

Exhibit 1

From: [Todd Meyers](#)
To: [Mitra Mehta-Cooper](#); [greg](#); [Trent Miller](#)
Cc: [thomas](#); [Abbey R. Germaine](#); [James Roddin](#); [Angie Michaels](#); [Andrew Knudsen](#); [Luke Rudolph](#); [Kendra Conder](#); CMeyer@hmh-llc.com
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset
Date: Tuesday, October 21, 2025 10:50:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[REV Exhibit 12 C1.00 from TIA Report 7.29.2025 Maverik proposed SITE WORK.pdf](#)

Good morning, Mitra,

Maverik has reviewed Trent Miller's October 13th email and finds the recommendations acceptable. We will revise the site plan accordingly and resubmit it prior to the November 20th Planning Commission meeting.

We have met with both the Idaho Department of Transportation and the Mountain Home Highway District. Both agencies confirmed that the Maverik project is permitted and that no additional improvements are required. They also noted that the Maverik side of the intersection is the safer side, as right-hand turns onto the highway are generally safer than left-hand turns.

As stated in the Staff Report, the Maverik applicants are in compliance with the county ordinance. Based on this information, Maverik is not interested in entering into a Memorandum of Understanding (MOU) with the County.

We look forward to the November hearing and anticipate final action on the project at that time.



Todd Meyers | Sr Site Development Manager
185 South State Street, suite 800
Salt Lake City, Utah 840111
Phone: 801-520-4072

From: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>
Sent: Wednesday, October 15, 2025 11:21 AM
To: greg <greg@huntday.co>; Trent Miller <TMiller@ppeng.com>
Cc: Todd Meyers <Todd.Meyers@maverik.com>; thomas <thomas@huntday.co>; Abbey R. Germaine <arg@elamburke.com>; James Roddin <jroddin@elmorecountyid.gov>; Angie Michaels <angie@ewsid.com>; Andrew Knudsen <knudsenandrewk@gmail.com>
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset

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Thank you, Greg. It seems like you are making progress.

From: [James Roddin](#)
To: [Todd Meyers](#); [Mitra Mehta-Cooper](#); [greg](#); [Trent Miller](#)
Cc: [thomas](#); [Abbey R. Germaine](#); [angie@ewsid.com](#); [Andrew Knudsen](#); [Luke Rudolph](#); [Kendra Conder](#); [Chanc Meyer](#)
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset
Date: Tuesday, October 28, 2025 4:27:44 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Todd,

We will need your revised site plans by October 31st in order to ensure adequate time to review prior to the November 20th hearing. If we do not receive the revised site plans by the 31st we may have to continue the November 20th hearing for adequate time to review. Considering the revised nature of the site improvements, in lieu of a Memorandum of Understanding (MOU), we will need written comments from both the Idaho Transportation Department (ITD) and the Mountain Home Highway District confirming that they agree with the new proposal and site plans for the intersection related improvements. We will need these comments from ITD and MHHD by November 7th.

Please let me know if you have any questions.



James Roddin
Land Use and Building Department
Interim Director
2280 American Legion Blvd
Mountain Home, Idaho 83647
208-587-2142 ext 1290
208-598-5364 (Cell)



From: Todd Meyers <Todd.Meyers@maverik.com>
Sent: Tuesday, October 21, 2025 10:49 AM
To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; greg <greg@huntday.co>; Trent Miller <TMiller@ppeng.com>
Cc: thomas <thomas@huntday.co>; Abbey R. Germaine <arg@elamburke.com>; James Roddin <jroddin@elmorecountyid.gov>; angie@ewsid.com; Andrew Knudsen <knudsenandrewk@gmail.com>; Luke Rudolph <luke.rudolph@itd.idaho.gov>; Kendra Conder <kendra.conder@itd.idaho.gov>; Chanc Meyer <cmeyer@hmm-llc.com>
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset

Working back from the November 20th P&Z Hearing date, I propose the following timeline:

1. Please provide the finalized proposed improvements to both MHHD and ITD by October 20, 2025.
2. The Department would arrange a Teams meeting with both agencies to receive their approval of the proposed improvements during the week of November 3rd. I would suggest that the Department invite Alan Roberts, EMS Director; Mike Hollingshead, County Sheriff; and Dan Brennen, ISP Officer to this meeting. My availability for that week:
 - a. Nov 3rd: 1-3pm
 - b. Nov 5th: 3-5pm
 - c. Nov 6th: 9am-5pm
3. The Applicant proposes a Draft MOU by November 12, 2025, for review by both agencies and Abbey.
4. Both agencies provide their initial comments on Draft MOU to the Department by November 19, 2025.

Please let me know if you need to discuss any of this further. Otherwise, let's get ready for the hearing.

Best,
Mitra

I will be in Clovis Office from Nov 3rd-Nov 7th.

Mitra Mehta-Cooper, AICP, CFM
Principal Planner
PROVOST & PRITCHARD CONSULTING GROUP
1965 S. Eagle Road, Suite 140, Meridian, ID 83642
Cell: (626) 893-3815
www.provostandpritchard.com | [LinkedIn](#)

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From: Greg Day <greg@huntday.co>

Sent: Tuesday, October 14, 2025 1:25 PM

To: Trent Miller <TMiller@ppeng.com>

Cc: Todd Meyers <Todd.Meyers@maverik.com>; thomas <thomas@huntday.co>; Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; Abbey R. Germaine <arg@elamburke.com>

Subject: Re: Agreement on Proposed Improvements/Design at Frontage and Sunset

We will revise the plan according and recirculate.

Thanks

Greg

On Mon, Oct 13, 2025 at 10:43 AM Trent Miller <TMiller@ppeng.com> wrote:

Hi Greg,

After meeting with Chanc at MHHD last Friday, we talked through NOT adding additional lane widening at the frontage road, but he understood the need for a larger radius and some form of taper for the exit movement.

I revised the exhibit on the Site Improvement side and is attached for your review and use.

I did run an autoturn (65' long truck) through this to make sure it will work, and as you can see it does. You might consider adding an additional stripe at the exit stop bar to channel the exiting trucks more to the left before making the right turn onto the roadway.

Reach out with any questions or concerns.

Thank You

Trent Miller

PROVOST & PRITCHARD CONSULTING GROUP

1965 S. Eagle Road, Suite 140, Meridian, ID 83642

Cell: (661) 330-8099

E-mail: tmiller@ppeng.com | Website: provostandpritchard.com

From: Greg Day <greg@huntday.co>

Sent: Wednesday, October 8, 2025 4:17 PM

To: Trent Miller <TMiller@ppeng.com>

Cc: Todd Meyers <Todd.Meyers@maverik.com>; thomas <thomas@huntday.co>

Subject: Re: Agreement on Proposed Improvements/Design at Frontage and Sunset

Thanks for sending this Trent. We have something very similar to this we are working on. Let our team review this tonight and we will be in touch tomorrow.

Greg

On Wed, Oct 8, 2025 at 3:54 PM Trent Miller <TMiller@ppeng.com> wrote:

Good Afternoon Gentlemen,

Well, it was nice to hear from ITD this morning. I'm a bit taken back from it. Public safety is the first ethics tenant of Civil Engineering.

My apologies for leaving promptly at 11 this morning. I had an active grain mill concrete pour that I was managing from afar this morning.

On to getting through this;

In the attached I outlined what is existing along the off-ramp and show the proposed Figure 2C4, the digital speed limit advisory sign.

I used street view, so if I missed something, please add to the existing sign list.

I did ask the question in the exhibit, do we want to post Figure 2C4 in both south bound and north bound directions?

Looks like these "solar w/battery signs" can run from \$5,000 to \$10,000 depending upon if you want remote device and data management.

Ongoing data management would be an annual cost.

Who would manage the data is a mystery at this point, but most likely ITD if they want that level of collected data.

This is framed as a discussion exhibit, so if anyone wants to add to it, please do.

As always, feel free to reach out to me.

Thank You

Trent Miller

PROVOST & PRITCHARD CONSULTING GROUP

1965 S. Eagle Road, Suite 140, Meridian, ID 83642

Cell: (661) 330-8099

E-mail: tmiller@ppeng.com | Website: provostandpritchard.com

From: Todd Meyers <Todd.Meyers@maverik.com>

Sent: Friday, October 3, 2025 12:33 PM

To: Trent Miller <TMiller@ppeng.com>; greg <greg@huntday.co>

Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset

I am available 10-1 pm on Monday.

From: Trent Miller <TMiller@ppeng.com>

Sent: Friday, October 3, 2025 11:19 AM

To: greg <greg@huntday.co>; Todd Meyers <Todd.Meyers@maverik.com>

Subject: Re: Agreement on Proposed Improvements/Design at Frontage and Sunset

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Hi Greg,

Can we do it Monday. I'm open 10:00 am to 3:00 PM.

Just send an invite and I'll accept between those times.

Thanks

Trent Miller

PROVOST & PRITCHARD CONSULTING GROUP

1965 S. Eagle Road, Suite 140, Meridian, ID 83642

Cell: (661) 330-8099

E-mail: tmiller@ppeng.com | Website: provostandpritchard.com

From: Greg Day <greg@huntday.co>

Sent: Friday, October 3, 2025 11:05 AM

To: Trent Miller <tmiller@ppeng.com>; Todd Meyers <Todd.Meyers@maverik.com>

Subject: Fwd: Agreement on Proposed Improvements/Design at Frontage and Sunset

Trent-

Do you have time for a call or a zoom meeting this afternoon or monday sometime?

Greg

----- Forwarded message -----

From: **Greg Day** <greg@huntday.co>

Date: Wed, Oct 1, 2025 at 7:51 AM

Subject: Re: Agreement on Proposed Improvements/Design at Frontage and Sunset

To: Andrew Knudsen <knudsenandrewk@gmail.com>

Cc: Abbey R. Germaine <ARG@elamburke.com>, Todd Meyers

<Todd.Meyers@maverik.com>, Mitra Mehta-Cooper <mmehtacooper@ppeng.com>,

Angie Michaels <angie@ewsid.com>, James Roddin <jroddin@elmorecountyid.gov>,

Trent Miller <tmiller@ppeng.com>, Thomas Hunt <thomas@huntday.co>

Hi Mitra-

I can be available on the 6th and happy to participate.

Trent-

Do you have time beforehand to review some notes from the meeting?

Thanks

Greg

On Tue, Sep 30, 2025 at 4:45 PM Andrew Knudsen <knudsenandrewk@gmail.com> wrote:

Hello Mitra, Abbey and Trent,

Thank you all for your hard work on this project. It has been a pleasure working with you. We appreciated the staff report recommending approval and confirming that we have complied with all zoning requirements.

We are happy to attend all meetings and to provide our input regarding the intersection with ITD and Mountain Home Highway District. We understand the community's concerns and want this to be a safe intersection.

That said, obtaining a Memorandum of Understanding from ITD and MHHD is ultimately outside of our control. We are happy to make a good-faith effort to pursue an MOU, and in the event that one cannot be executed in the next 30 days, would the County accept a Good Faith Coordination Clause instead? This clause would simply state that we agree to coordinate with ITD and MHHD regarding planning of intersection improvements.

Thank you again for your time and consideration. We look forward to continuing to work with you.

Thanks!

Andrew Knudsen

Mountain Home Commercial, LLC

435-760-9322

On Tue, Sep 30, 2025 at 8:45 AM Abbey R. Germaine <ARG@elamburke.com> wrote:

Todd,

I cannot advise you as to your role in obtaining a MOU from ITD. I believe Mitra has

outlined a path forward below, related to next steps with the agencies. I would assume a MOU will follow from that conversation once consensus is reached.

From what Mitra has outlined below, it looks like development of an intersection proposal is needed before meeting with the agencies and obtaining agreement.

Thanks,

Abigail R. Germaine | Shareholder



251 E. Front St., Ste. 300 | Boise, ID 83702

T: (208) 343-5454 | E: arg@elamburke.com

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From: Todd Meyers <Todd.Meyers@maverik.com>

Sent: Tuesday, September 30, 2025 8:18 AM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; Abbey R. Germaine <ARG@elamburke.com>

Cc: greg <greg@huntday.co>; Andrew Knudsen <knudsenandrewk@gmail.com>

Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset

Abbey,

What is my role in getting the MOU from ITD?

Todd

From: Todd Meyers
Sent: Monday, September 29, 2025 12:57 PM
To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; Abbey R. Germaine <arg@elamburke.com>
Cc: greg <greg@huntday.co>; Andrew Knudsen <knudsenandrewk@gmail.com>
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset

Please define what Maverik's role is in getting the MOU.



Todd Meyers | Sr Site Development Manager
185 South State Street, suite 800
Salt Lake City, Utah 840111
Phone: 801-520-4072

From: Todd Meyers
Sent: Friday, September 26, 2025 11:58 AM
To: 'Mitra Mehta-Cooper' <mmehtacooper@ppeng.com>; greg <greg@huntday.co>; Trent Miller <TMiller@ppeng.com>; Angie Michaels <angie@ewsid.com>
Cc: James Roddin <jroddin@elmorecountyid.gov>; Abbey R. Germaine <arg@elamburke.com>; Andrew Knudsen <knudsenandrewk@gmail.com>
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset

Hi Mitra & Abbey,

My key takeaway from last night's hearing is that state and local governments are struggling to collaborate effectively on this serious issue. The county wants a third party to convene the various jurisdictions and facilitate meaningful progress. That said, the motion did not outline my specific responsibilities. Could you please clarify what the "finish line" looks like for my role? Understanding the scope and expectations will help me move forward with purpose.

To get up to speed on the intersection in question, I'll be submitting GRAMA requests to the County, Idaho Department of Transportation, State Highway Patrol, and the Highway District. I want to assess how actively each jurisdiction has worked

to address this dangerous intersection. For example:

- Has the State Highway Patrol formally raised concerns with ITD?
- How many times has the Board of County Commissioners met with Julie Delorenzon or other ITD Board members?
- What coordinated efforts have law enforcement agencies taken to manage speed and improve safety?

Once I receive the GRAMA responses and your clarification on my role, I'll develop an action plan accordingly.

In the meantime, could you please send me the audio recording from last night's hearing? I'd like to share it with Julie Delorenzon as soon as possible.

Thank you,



Todd Meyers | Sr Site Development Manager
185 South State Street, suite 800
Salt Lake City, Utah 840111
Phone: 801-520-4072

From: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Sent: Friday, September 26, 2025 8:57 AM

To: greg <greg@huntday.co>; Trent Miller <TMiller@ppeng.com>; Angie Michaels <angie@ewsid.com>

Cc: James Roddin <jroddin@elmorecountyid.gov>; Abbey R. Germaine <arg@elamburke.com>; Andrew Knudsen <knudsenandrewk@gmail.com>; Todd Meyers <Todd.Meyers@maverik.com>

Subject: Agreement on Proposed Improvements/Design at Frontage and Sunset

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Good morning, Greg, Trent, and Angie,

I want to take a quick minute to thank you all for your participation at yesterday's P&Z hearing. We are very close to a solution for this intersection. We just need your (all three) agreement on what improvements are we going to propose for Traffic Agencies' consideration.

I need your help in creating an intersection design that:

1. Builds upon Trent's Proposal for the intersection; and
2. Takes into account HDR's 2018 Recommendations (you could add things for its integration, subtract from the current proposal and/or ignore it but articulate your reasonings); and
3. Proposed a realignment for better visibility.

Following your proposal, I will ask the Department to plan on a meeting with Traffic Agencies in the week of 10/6. You three will need to guide this conversation.

Thank you for your hard work and patience,
Mitra

I will be out of office for attending APA-CA and APA-ID from 9/25-10/3.

Mitra Mehta-Cooper, AICP, CFM
Principal Planner
PROVOST & PRITCHARD CONSULTING GROUP
1965 S. Eagle Road, Suite 140, Meridian, ID 83642
Cell: (626) 893-3815
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--

Greg Day, PE
Principal Engineer
Mobile: (801) 814-1778
Email: greg@HuntDay.co

--

Greg Day, PE
Principal Engineer
Mobile: (801) 814-1778
Email: greg@HuntDay.co

Exhibit 2

From: [James Roddin](#)
To: [Todd Meyers](#); [Mitra Mehta-Cooper](#); [greg](#); [Trent Miller](#)
Cc: [thomas](#); [Abbey R. Germaine](#); [angie@ewsid.com](#); [Andrew Knudsen](#); [Luke Rudolph](#); [Kendra Conder](#); [Chanc Meyer](#)
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset
Date: Tuesday, October 28, 2025 4:27:44 PM
Attachments: [image003.png](#)
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[image006.png](#)

Todd,

We will need your revised site plans by October 31st in order to ensure adequate time to review prior to the November 20th hearing. If we do not receive the revised site plans by the 31st we may have to continue the November 20th hearing for adequate time to review. Considering the revised nature of the site improvements, in lieu of a Memorandum of Understanding (MOU), we will need written comments from both the Idaho Transportation Department (ITD) and the Mountain Home Highway District confirming that they agree with the new proposal and site plans for the intersection related improvements. We will need these comments from ITD and MHHD by November 7th.

Please let me know if you have any questions.



James Roddin
Land Use and Building Department
Interim Director
2280 American Legion Blvd
Mountain Home, Idaho 83647
208-587-2142 ext 1290
208-598-5364 (Cell)



From: Todd Meyers <Todd.Meyers@maverik.com>
Sent: Tuesday, October 21, 2025 10:49 AM
To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; greg <greg@huntday.co>; Trent Miller <TMiller@ppeng.com>
Cc: thomas <thomas@huntday.co>; Abbey R. Germaine <arg@elamburke.com>; James Roddin <jroddin@elmorecountyid.gov>; angie@ewsid.com; Andrew Knudsen <knudsenandrewk@gmail.com>; Luke Rudolph <luke.rudolph@itd.idaho.gov>; Kendra Conder <kendra.conder@itd.idaho.gov>; Chanc Meyer <cmeyer@hmm-llc.com>
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset

10/29/2025 4:39:58 PM HUNTDAY_1 C:\Users\HuntDay_1\OneDrive\Dropbox\Projects\100-41 Elmore County, ID\00-CAD\01-AutoCAD\ID-6573 - CIVIL - SET - 10.15.2025.dwg

General Notes

1. ALL WORK AND CONSTRUCTION OF THIS PROJECT ON PRIVATE PROPERTY SHALL CONFORM TO MAVERIK STANDARD SPECIFICATIONS, **ELMORE COUNTY SPECIFICATIONS**, AND THE SPECIFICATIONS/DETAILS SHOWN ON THESE PLANS.
2. ALL WORK AND CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY AND EASEMENTS SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, STANDARD DETAILS, AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF THE **COUNTY OF ELMORE, IDAHO DOT**, AND THE GRANTOR OF THE EASEMENT AS APPLICABLE.
3. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT, WHICH ARE INCORPORATED BY REFERENCE ON THESE PLANS. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
5. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
6. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
8. THE CONTRACTOR SHALL CONTACT **DIGLINE OF IDAHO AT #811** A MINIMUM OF 72 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
9. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANYTOTHOLING OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
10. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
12. THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
13. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
14. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
15. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
19. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
20. FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
21. CONTRACTOR MUST COORDINATE ALL CONSTRUCTION WITH THE DESIGNATED MAVERIK CONSTRUCTION PROJECT MANAGER.
22. CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.
23. PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
24. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
25. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS, ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
26. NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNER'S REPRESENTATIVE.
27. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH

- CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
28. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
29. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
30. GENERAL CONTRACTOR SHALL COORDINATE WITH POSTMASTER TO DETERMINE MAILBOX LOCATION.

SITE PLAN NOTES

1. DIMENSIONS SHOWN ON THE SITE PLAN ARE TO FACE OF CURB LINE IN CURBED AREAS AND EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.
2. A SEPARATE SIGN APPLICATION TO THE **COUNTY OF ELMORE** IS REQUIRED FOR ALL SIGNS.

DEMOLITION PLAN NOTES

1. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA AND ANTICIPATED DEMOLITION REQUIREMENTS.
2. CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
3. ALL EXISTING PAVEMENT ONSITE SHALL BE REMOVED UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO PAVING PLAN FOR DETAILS ON LIMITS OF PAVING DEMOLITION, AND EROSION CONTROL PLAN FOR PERIMETER CONTROL.
5. ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.
6. THIS DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE OWNER.
7. CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY MAVERIK PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.
8. THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.
9. CONTRACTOR TO COMPLETELY REMOVE TREES DESIGNATED TO BE REMOVED, STUMPS, AND ROOT SYSTEMS.
10. PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
11. ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH UTILITY COMPANY.
12. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
13. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
14. CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.
15. SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO NEAREST EXISTING JOINT WHEN LESS THAN 5' FROM PROPOSED SAWCUT.

GRADING PLAN NOTES

1. PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
2. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
3. ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
6. SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY **CMT TECHNICAL SERVICES, MAY 10, 2024 - PROJ. NO. 22153**.
7. IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE OWNER IMMEDIATELY.
8. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF **8-INCHES** AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
9. ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.

10. THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
11. FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY. PROOFROLLING IS NOT RECOMMENDED IN THE AREAS OF THE NEW FUEL TANKS OR DELIVERY LINE INSTALLATION.
12. SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF **4 TO 8** INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
13. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
14. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES AS NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING RECOMMENDATIONS.
15. ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.

STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL NOTES

1. THIS PROJECT REQUIRES A PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE STATE'S GOVERNING AUTHORITY. CONTRACTOR TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM THE STATE'S GOVERNING AUTHORITY. **A LOCAL CONSTRUCTION STORMWATER PERMIT IS ALSO REQUIRED BY THE COUNTY OF ELMORE.**
2. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED **STORMWATER POLLUTION PREVENTION PLAN (SWPPP)**.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
4. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL, "BEST MANAGEMENT PRACTICES" (BMPs) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
5. THE PLACEMENT OF EROSION AND SEDIMENT BMPs SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPs AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH ANY CHANGES WITHIN THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
6. A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
7. GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH THE PERMIT FOR STORMWATER DISCHARGE.
8. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPs EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPs, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPs.
9. TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSION ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND **STORMWATER POLLUTION PREVENTION PLAN (SWPPP)**.
10. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
11. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
12. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
13. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
14. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
15. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
16. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
17. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
18. CONTRACTOR SHALL PROVIDE A COMPLETED "NOTICE OF TERMINATION" TO OWNER, FOR OWNERS SUBMITTAL TO THE STATES GOVERNING AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPs HAVE BEEN REMOVED.
19. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

PAVING NOTES

1. ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY **CMT TECHNICAL SERVICES, MAY 10, 2024 - PROJ. NO. 22153**. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY OWNER IMMEDIATELY.
2. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED PAVING PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 308R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH **COUNTY OF PAYETTE STANDARD DETAILS**. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
3. ALL **CONCRETE PAVEMENT AND CONSTRUCTION SHALL MEET COUNTY OF PAYETTE STANDARDS**. CONCRETE PAVEMENT SHALL HAVE A **MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI**, TYPE III PORTLAND CEMENT (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR HIGHER SULFATE RESISTANCE), A SLUMP OF 4 INCHES +/- 1 INCH, AND AN AIR CONTENT OF 6% +/- 1%.
4. PAVEMENT MUST HAVE A SOLAR REFLECTANCE INDEX (SRI) OF 29 OR HIGHER.
5. ALL RADIUS DIMENSIONS SHOWN ON THE PAVING PLAN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE YELLOW MARKINGS, CONFORMING TO AASHTO M248 READY MIXED YELLOW TRAFFIC PAINT.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
8. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%
9. (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORMWORK PRIOR TO PLACING ANY CONCRETE. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.

UTILITY NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
3. THE CONTRACTOR SHALL CONSTRUCT ALL WATER AND SANITARY SEWER SERVICE LINES AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OR LOCAL UTILITY PROVIDER.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
5. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
7. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
8. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.

STORM SEWER NOTES

1. STORM SEWER PIPE MATERIALS SHALL **MEET THE MAVERIK STANDARD SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL JOINTS AND STRUCTURE CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM)**.
2. STORM SEWER PIPE SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH THE DETAILS INCLUDED IN THE PLANS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND/OR STANDARD DETAILS INCLUDED BY REFERENCE.
3. ALL CAST-IN-PLACE CONCRETE DRAINAGE STRUCTURES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, TYPE II CEMENT (UNLESS OTHERWISE SPECIFIED) WITH AIR ENTRAINING ADMIXTURES AND SHALL CONFORM TO THE LOCAL CITY'S SPECIFICATIONS.
4. SMALL DIAMETER STORM SEWER CONNECTIONS (12 INCH DIAMETER AND LESS) SHALL BE MADE WITH REDUCING WYES, 45 DEGREE BENDS, AND REDUCING COUPLERS, UNLESS OTHERWISE INDICATED. REFER TO PLAN AND DETAILS FOR SYSTEM LAYOUT.
5. ALL CAST-IN-PLACE AND PRE-FABRICATED DRAINAGE STRUCTURES WITHIN PAVED AREAS MUST BE INSTALLED TO MEET (AT A MINIMUM) AASHTO H-20/H5-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER OF ANY PRE-FABRICATED STRUCTURE TO CONFIRM INSTALLATION MEASURES REQUIRED TO ENSURE THE AFOREMENTIONED LOAD RATING IS ACHIEVED. FOR ALL PRE-FABRICATED NYLOPLAST® DRAIN BASINS, THE GENERAL CONTRACTOR SHALL POUR A CONCRETE COLLAR UNDER THE FRAME/GRATE/HOOD ASSEMBLY IN THE MINIMUM DIMENSIONS SPECIFIED ON THE MANUFACTURER'S STANDARD DETAIL DRAWINGS TO ACHIEVE H-20/H5-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONTACT OWNER FOR ADDITIONAL DIRECTION IF H-20/H5-20 INSTALLATION GUIDELINES CANNOT BE OBTAINED FROM THE MANUFACTURER OF ANY PROPOSED PRE-FABRICATED STRUCTURE.



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ARCHITECT/ENGINEER:



3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

STAMP:



MAVERIK, INC.
PROPOSED MAVERIK C-STORE
I-84 BUSINESS & W FRONTAGE RD,
ELMORE COUNTY, IDAHO 83647
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN

ISSUANCE

Δ	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO CITY	07/01/2024
1	SITE PLAN UPDATE	08/01/2024
2	WELL & SIGNAGE UPDATES	09/27/2024
3	CITY/CLIENT UPDATES	01/21/2025
4	HIGHWAY/CUP UPDATES	03/05/2025

DRAWN BY: TRP APPROVED BY: TJH

DRAWING ISSUE

REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY
PROJECT NUMBER: ID-0574 STORE #: TBD

SHEET NAME

GENERAL NOTES

SHEET NUMBER

C0.10

Linetypes

	PROPERTY LINE
	PROPERTY LINE ABUTTING ROW
	PROPERTY LINE
	CENTERLINE
	ADJACENT LOT LINE
	EASEMENT
	SETBACK
	CHAINLINK FENCE
	WOODEN FENCE
	VINYL FENCE
	RAILROAD
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	UTILITY FLOW DIRECTION
	EX UNKNOWN UTILITY
	EX OVERHEAD POWER
	EX UNDERGROUND POWER
	OVERHEAD POWER
	POWER
	EX NATURAL GAS
	NATURAL GAS
	EX CABLE TV
	CABLE TV
	EX COMMUNICATIONS
	COMMUNICATIONS
	EX FIBER OPTIC
	FIBER OPTIC
	EX TRAFFIC SIGNAL
	TRAFFIC SIGNAL
	EX TELEPHONE
	TELEPHONE
	EX CULINARY WATER
	EX x" CULINARY WATER
	CULINARY WATER
	x" CULINARY WATER
	EX FIRE SERVICE
	FIRE SERVICE
	x" FIRE SERVICE
	EX SANITARY SEWER
	EX FORCE MAIN
	EX x" SANITARY SEWER
	SANITARY SEWER
	FORCE MAIN
	x" SANITARY SEWER
	EX STORM DRAIN
	EX x" STORM DRAIN
	STORM DRAIN
	ROOF DRAIN
	x" STORM DRAIN
	x" ROOF DRAIN
	EX IRRIGATION
	EX LAND DRAIN
	EX SECONDARY WATER
	EX x" IRRIGATION
	IRRIGATION
	LAND DRAIN
	SECONDARY WATER
	x" IRRIGATION

Abbreviations

FE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FL	= FIRE HYDRANT
FH	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Hatching

	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT

Symbols

	SIGN
	STREET LIGHT
	LIGHT
	SD MH, INLET, AND COMBO BOX
	SEWER MANHOLE
	CLEAN-OUT
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	WATER METER
	FIRE HYDRANT
	POWER POLE
	ELECTRICAL BOX
	TRAFFIC BOX
	TELEPHONE MANHOLE
	IRRIGATION VALVE
	PROP STREET MONUMENT
	EX STREET MONUMENT
	SECTION CORNER
	SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.

Detail Identification

MAVERIK

185 S. State Street | Salt Lake City, Utah 84111

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USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION
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ARCHITECT/ENGINEER

HUNT DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

STAMP:



MAVERIK, INC.
PROPOSED MAVERIK C-STORE
I-84 BUSINESS & W FRONTAGE RD,
ELMORE COUNTY, IDAHO 83647
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN

ISSUANCE

Δ	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO CITY	07/01/2024
1	SITE PLAN UPDATE	08/01/2024
2	WELL & SIGNAGE UPDATES	09/27/2024
3	CITY/CLIENT UPDATES	01/21/2025
4	HIGHWAY/CUP UPDATES	03/05/2025

DRAWN BY: TRF

APPROVED BY: TJH

DRAWING ISSUE

REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY

PROJECT NUMBER: ID-0574

STORE #: TE

SHEET NAME

GENERAL LEGEND & ABBREVIATIONS

SHEET NUMBER

C0.11

3445 Antelope Drive, St 200
Syracuse, UT 84075
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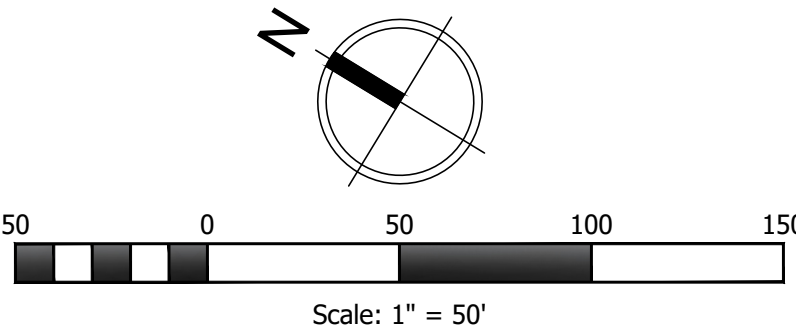
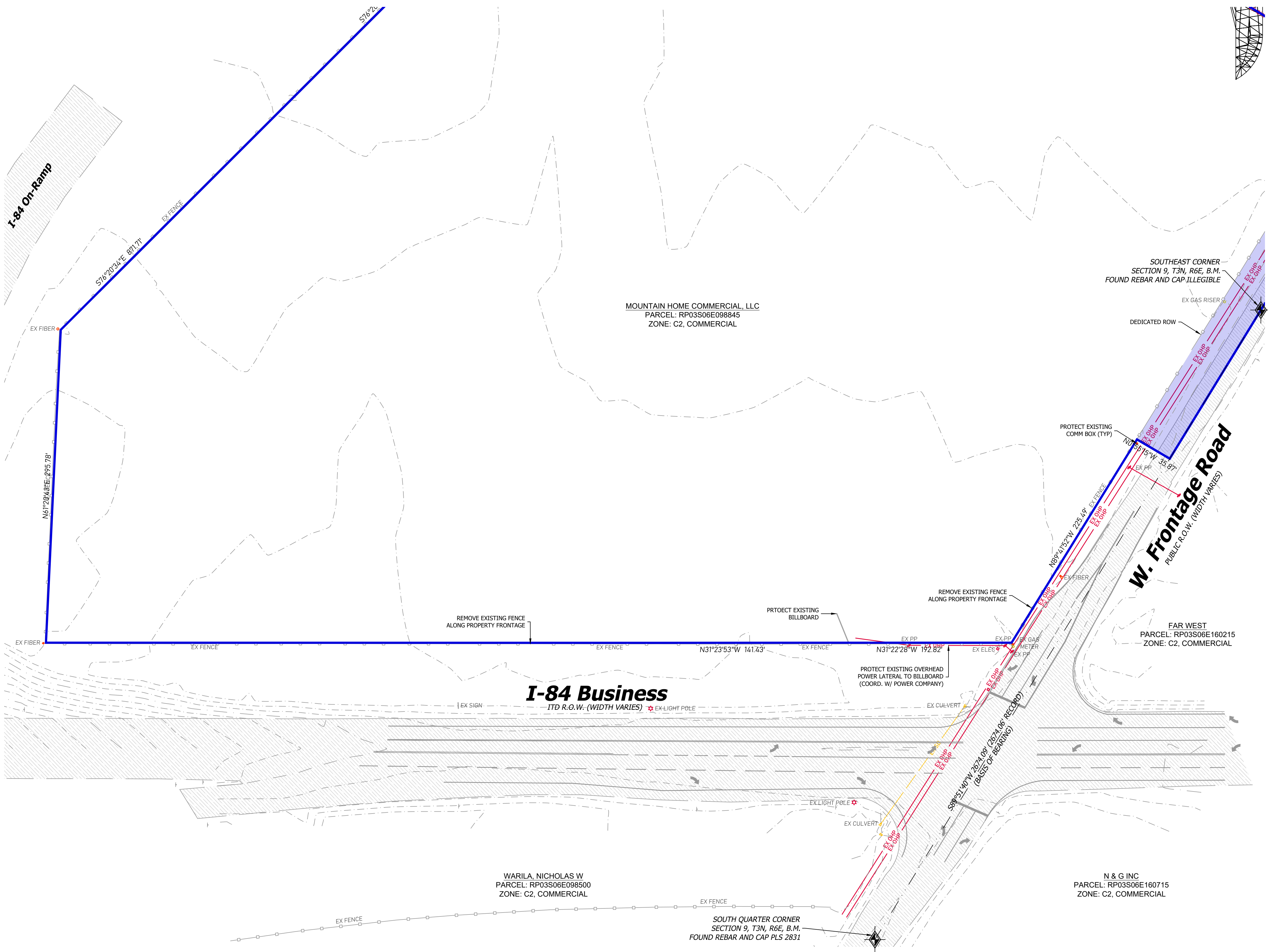
PROJECT NUMBER: ID-0574 STORE #: TBD

SHEET NAME

EXISTING SITE PLAN

SHEET NUMBER

C0.20



General Notes

1. ALL EXISTING UTILITY INFRASTRUCTURE SHALL BE PROTECTED UNLESS SPECIFICALLY CALLED OUT FOR DEMOLITION.

Legend



= EXISTING FEATURE TO BE DEMOLISHED. LEGALLY DISPOSE OF DEMOLITION WASTE.

= AREA OF DEMOLITION. LEGALLY DISPOSE OF DEMOLITION WASTE.

Benchmark and Basis of Bearing

DESC: FOUND ROW MONUMENT,
ROW STA 2101x08.8
N: 547867.992
E: 2626464.809
ELEV: 3143.26'

THE BASIS OF BEARING IS THE SOUTH LINE
OF THE SOUTHEAST QUARTER OF SECTION
9, TOWNSHIP 3 SOUTH, RANGE 6 EAST,
BOISE MERIDIAN WHICH BEARS SOUTH
89°51'40" WEST.

Flood Zone

FEMA FLOOD ZONE "X", AREA OUTSIDE OF 500-YR FLOOR PLAIN.
REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 16002120600B
DATED 06/19/1989.

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.





10/29/2025 4:40:01 PM HUNTDAY 1 C:\Users\HuntDay 1\Hunt Day Dropbox\Projects\100-41 Elmore County, ID\00-CAD\01-AutoCAD\ID-0573 - CIVIL SET - VER 1 - 10.15.2025.dwg

1. CONCRETE SIDEWALK LOCATED ON SITE TO BE 4-INCH THICK MINIMUM WITH MEDIUM BROOM TEXTURE.
2. WALKWAY IS TO BE FLUSH WITH ASPHALT AT PERIMETER OF BUILDING.
3. UNDERGROUND FUEL STORAGE TANKS SHOWN FOR REFERENCE ONLY. REFERENCE FUELING DISPENSING DRAWINGS FOR TANK EXACT LAYOUT AND DIMENSIONS.
4. CONCRETE PETROLEUM TRENCH CAP SHOWN FOR REFERENCE ONLY. REFERENCE FUELING DISPENSING DRAWINGS FOR EXACT FUEL PIPING ALIGNMENT AND TRENCH WIDTH.
5. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDED FOR EXACT LOCATION OF ELECTRICAL TRANSFORMER.
6. CONTRACTOR TO ENSURE SITE LIGHTING MEETS OWNER PROVIDED SPACING REQUIREMENTS.

1. HOUSEKEEPING PAD, REFERENCE ARCHITECTURAL DRAWINGS
2. BUILDING ENTRY, REFERENCE ARCHITECTURAL DRAWINGS
3. MISC. VENDING, TO BE DETERMINED BY OPERATIONS TEAM AT OPENING
4. PROPANE VENDING LOCATION
5. PICNIC TABLES, TO BE SUPPLIED BY OWNER
6. HI-ROLLER BICYCLE RACK, SEE DETAIL E, SHEET C1.93
7. ACCESSIBLE VAN PARKING SIGN W/ 6" PARKING BOLLARD
8. ACCESSIBLE PARKING SIGN W/ 6" PARKING BOLLARD
9. CONCRETE ACCESSIBLE PARKING SPACES W/ CHAMFERED CORNERS, SEE DETAIL F / SHEET C1.90
10. 6" PARKING BOLLARD, SEE DETAIL A, B, G / SHEET C1.92
11. PIPE BOLLARD, SEE DETAIL D / SHEET C1.92
12. HOOP BOLLARD, SEE DETAIL C / SHEET C1.92
13. WEDGE BOLLARD, SEE DETAIL E / SHEET C1.92
14. CONCRETE WALKWAY, SEE DETAIL H / SHEET C1.90
15. CONCRETE WALKWAY AT BUILDING, SEE DETAIL I / SHEET C1.90
16. ON-SITE 'CATCH' CURB & GUTTER, SEE DETAIL A / SHEET C1.91
17. ON-SITE 'SPILL' CURB & GUTTER, SEE DETAIL B / SHEET C1.91
18. ON-SITE MOUNTABLE 'CATCH' CURB & GUTTER, SEE DETAIL C / SHEET C1.91
19. ON-SITE MOUNTABLE 'SPILL' CURB & GUTTER, SEE DETAIL D / SHEET C1.91
20. TRANSITION BETWEEN CURB TYPES.
21. RUNOUT PAD, SEE DETAIL K / SHEET C1.91
22. CURB TRANSITION FROM 0" TO 6" HEIGHT OVER 24" RUN
23. TRUNCATED DOME PAD
24. CONCRETE PAD UNDER FUEL CANOPY, SEE DETAIL F / SHEET C1.91
25. FUEL TANK PAD W/ CHAMFERED CORNERS, SEE DETAIL G / SHEET C1.91 (VERIFY FUEL PIPING ALIGNMENT AND TRENCH WIDTH WITH FUELING DISPENSING DRAWINGS)
26. CONCRETE PETROLEUM TRENCH CAP, SEE DETAIL J / SHEET C1.91 (VERIFY FUEL PIPING ALIGNMENT AND TRENCH WIDTH WITH FUELING DISPENSING DRAWINGS)
27. TRASH ENCLOSURE, REFERENCE ARCHITECTURAL DRAWINGS
28. TRASH ENCLOSURE FOUNDATION, REFERENCE STRUCTURAL DRAWINGS
29. CONCRETE TRASH ENCLOSURE ACCESS PAD W/ CHAMFERED CORNERS, SEE DETAIL G / SHEET C1.90
30. MODERATE / LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL A / SHEET C1.90
31. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL B / SHEET C1.90
32. XACTAIR AIR STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS, SEE DETAIL E / SHEET C1.93
33. ELECTRICAL TRANSFORMER, REFERENCE ELECTRICAL DRAWINGS
34. SITE LIGHTING (TYPICAL)
35. MONUMENT SIGN, REFERENCE YESCO DRAWINGS
36. POLE SIGN, REFERENCE YESCO DRAWINGS.
37. "NO PARKING" SIGN, REFERENCE YESCO DRAWINGS
38. R1-1 "STOP" SIGN PER MUTCD STANDARDS
39. NEW UTILITY STRUCTURE, REFERENCE SHEET C4.00
40. 7.0" WIDE CHANNEL LINED W/ 3" - 6" MINUS RIP-RAP (TYP)
41. STORM DRAIN INLET CONCRETE COLLAR, SEE DETAIL UT-1
42. ACCESSIBLE CONCRETE WATERWAY, SEE DETAIL I / SHEET C1.91
43. 4.0" CURB DRAIN, SEE DETAIL I / SHEET C1.91
44. MUTCD X-10-7 "DO NOT BLOCK INTERSECTION" SIGN

1. 25k UNLEADED GASOLINE
2. 25k DIESEL #2
3. 8k ETHANOL-FREE GASOLINE
4. 9k PREMIUM GASOLINE
5. 8k DEF

LOCATION:	ELMORE COUNTY, IDAHO	
ZONING:	C-2, HIGHWAY COMMERCIAL	
INTENDED USE:	FUEL SALES, SERVICE STATION	
PARCEL AREA:	304,920 SF	7.00 AC
BUILDING AREA:	5,951 SF	0.14 AC
IMPERVIOUS AREA:	151,678 SF	3.48 AC
LANDSCAPE AREA:	1147,291 SF	3.38 AC

	= ACCESSIBLE PATH
	= AREAS TO COMPLY WITH ADA STANDARDS
	= SPILL CURB, SEE APPLICABLE CURBING DETAIL
	= AREA OF MODERATE DUTY. ALL OTHER ASPHALT PAVEMENT OUTSIDE OF ENCLOSED AREA CONSIDERED HEAVY DUTY.
	= MOUNTABLE CURB, SEE DETAIL C10 / C11
	= PARKING STALL QUANTITY

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DRAWN BY: TRP	APPROVED BY: TJH
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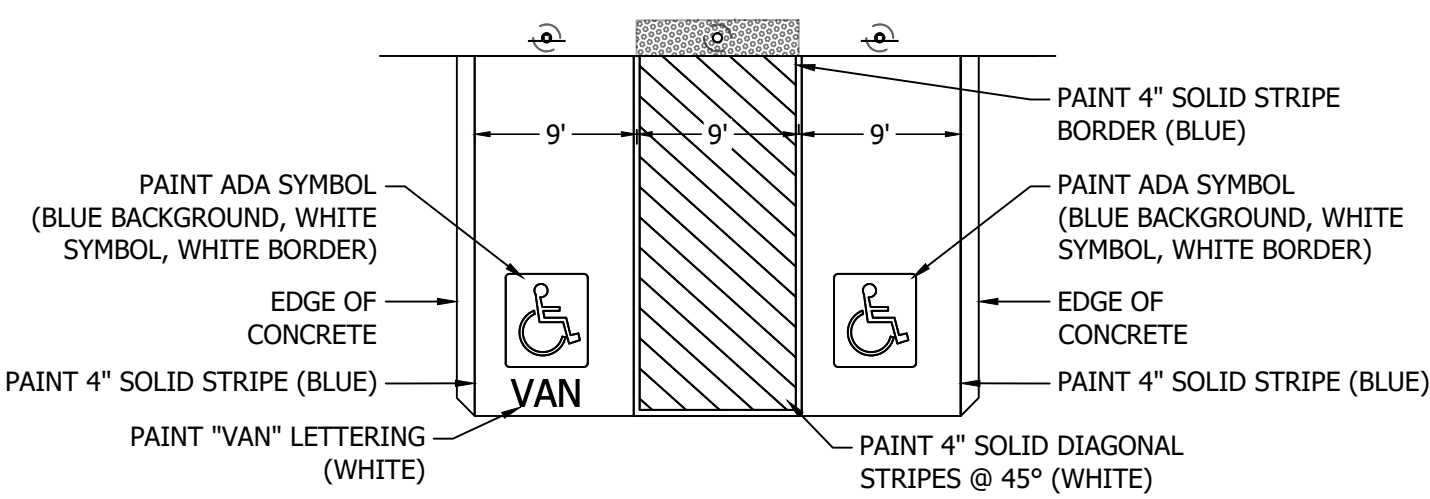
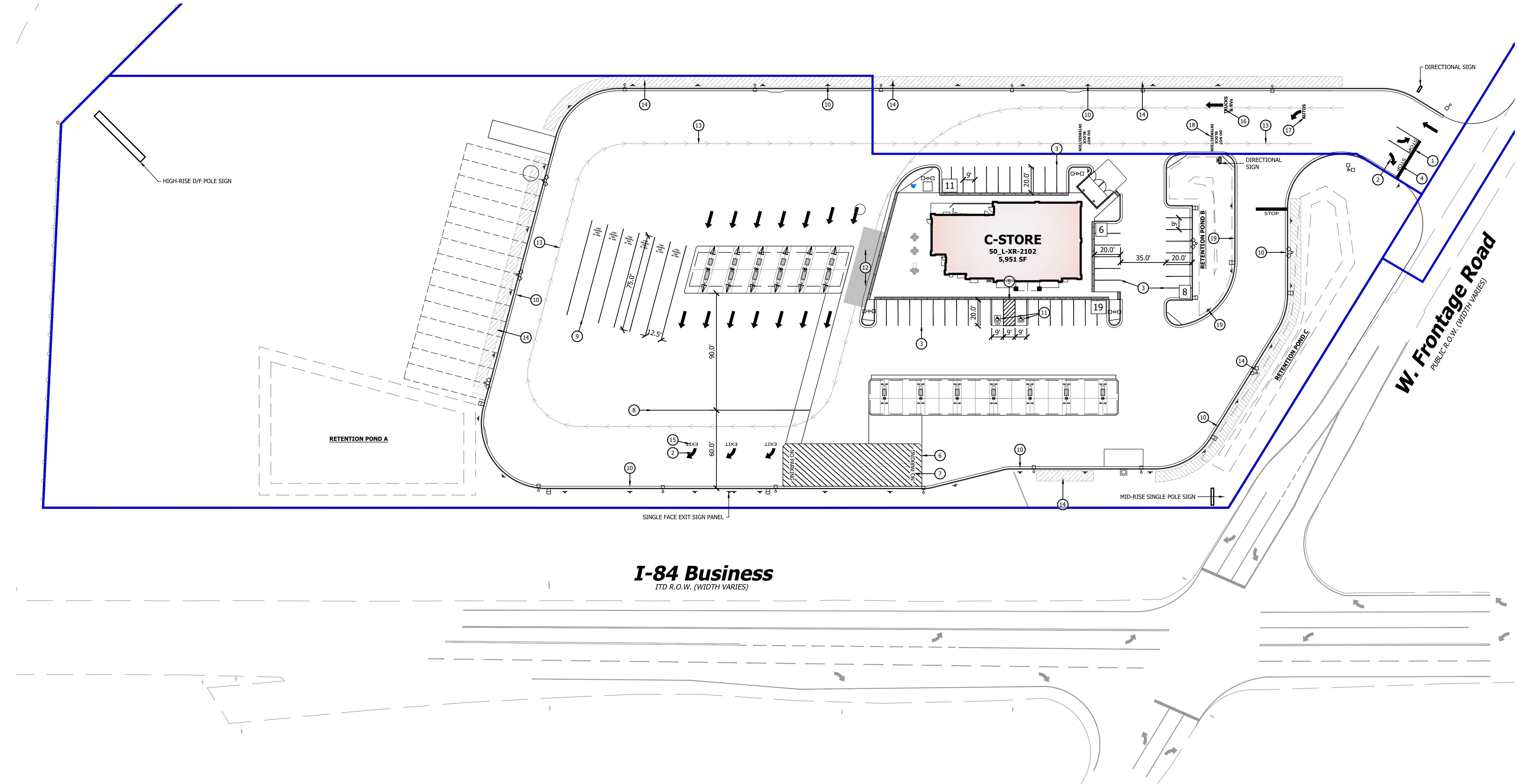
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PROPOSED SITE PLAN

SHEET NUMBER

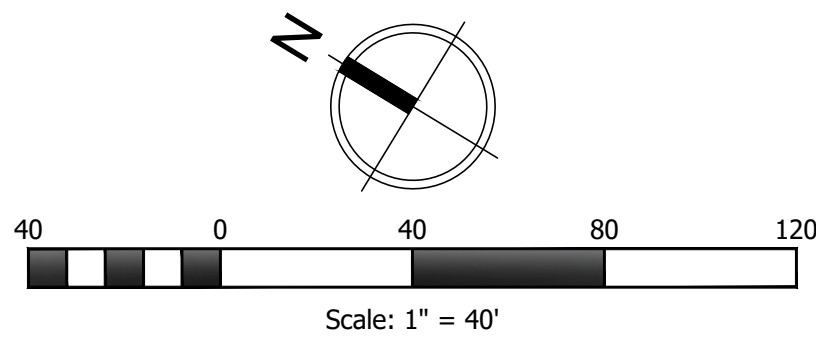
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- NOTE:**
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.
 2. WHILE CONCRETE PAD MAY EXTEND BEYOND THE DESIGNATED ADA PARKING STALLS, THE ADA PARKING STALLS THEMSELVES MUST BE ENCOMPASSED COMPLETELY BY CONCRETE PAD.

ACCESSIBLE PARKING DETAIL
SCALE: NONE



General Notes

1. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
2. FOR FIRE LANES AND NO PARKING LANES, PAINT CURB RED. DO NOT STENCIL LETTERING ON CURB UNLESS REQUIRED BY THE JURISDICTION. PROVIDE "NO PARKING" SIGNS EVERY 50 FEET MIN.
3. ALL RIGHT-OF-WAY STRIPING TO BE DONE IN ACCORDANCE WITH JURISDICTIONAL OR DOT REQUIREMENTS. ENGINEER TO SPECIFY MEANS AND METHODS AS APPROPRIATE.
4. TWO COATS OF PAINT ARE REQUIRED FOR NEW CONSTRUCTION SITE STRIPING AND RESTRIPIING.

Key Notes

1. 12" - 24" SOLID STRIPE (YELLOW)
2. DIRECTION ARROWS (YELLOW)
3. 4" SOLID STRIPE (YELLOW)
4. "STOP" LETTERING (YELLOW)
5. 4" SOLID DIAGONAL STRIPES @ 45° (YELLOW)
6. 4" SOLID DIAGONAL STRIPES @ 45° + 3' O.C. (YELLOW)
7. "NO PARKING" (YELLOW)
8. 12" WIDE PULL-FORWARD LINE (YELLOW) 90' FROM EDGE OF CONCRETE PAD UNDER FUELING CANOPY.
9. "MAX 30 MIN. PARKING ONLY" (YELLOW)
10. PAINT CURB RED AND INSTALL "NO PARKING" SIGNS EVERY 50' (MIN.) AT FIRE LANES AND NO PARKING LANES. DO NOT STENCIL LETTERING ON CURB
11. ACCESSIBLE PARKING SYMBOLS AND STRIPING PER DETAIL / THIS SHEET
12. PROPOSED LOADING AND UNLOADING ZONE (NOT STRIPED)
13. ASSUMED DELIVERY TRUCK ROUTE
14. SNOW STORAGE
15. "EXIT" LETTERING (YELLOW)
16. "TRUCKS & RVs" LETTERING (YELLOW)
17. "AUTOS" LETTERING (YELLOW)
18. "DO NOT BLOCK INTERSECTION" LETTERING (YELLOW)
19. INSTALL "NO PARKING" SIGNS EVERY 50' (MIN.), DO NOT PAINT CURB.



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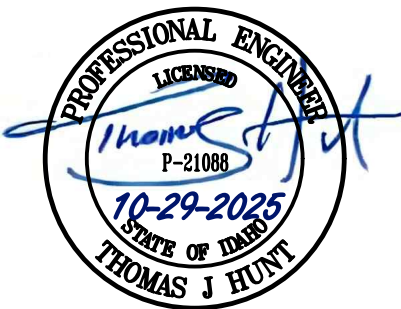
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DRAWN BY: TRP

APPROVED BY: TJH

DRAWING ISSUE

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PROJECT NUMBER: ID-0574 STORE #: TBD

SHEET NAME

**SITE STRIPING &
SIGNAGE PLAN**

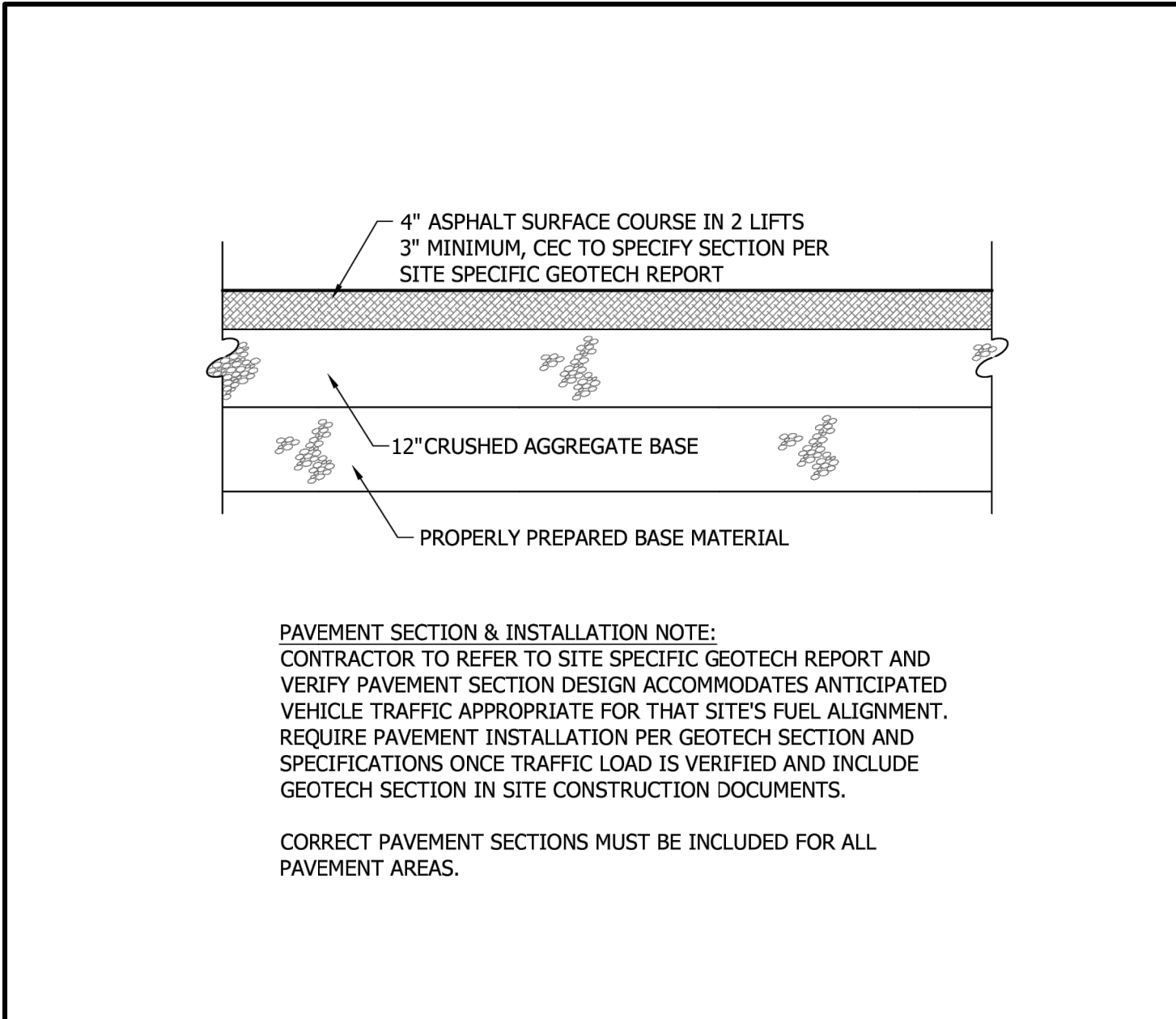
SHEET NUMBER

C1.10



Know what's below.
Call before you dig.

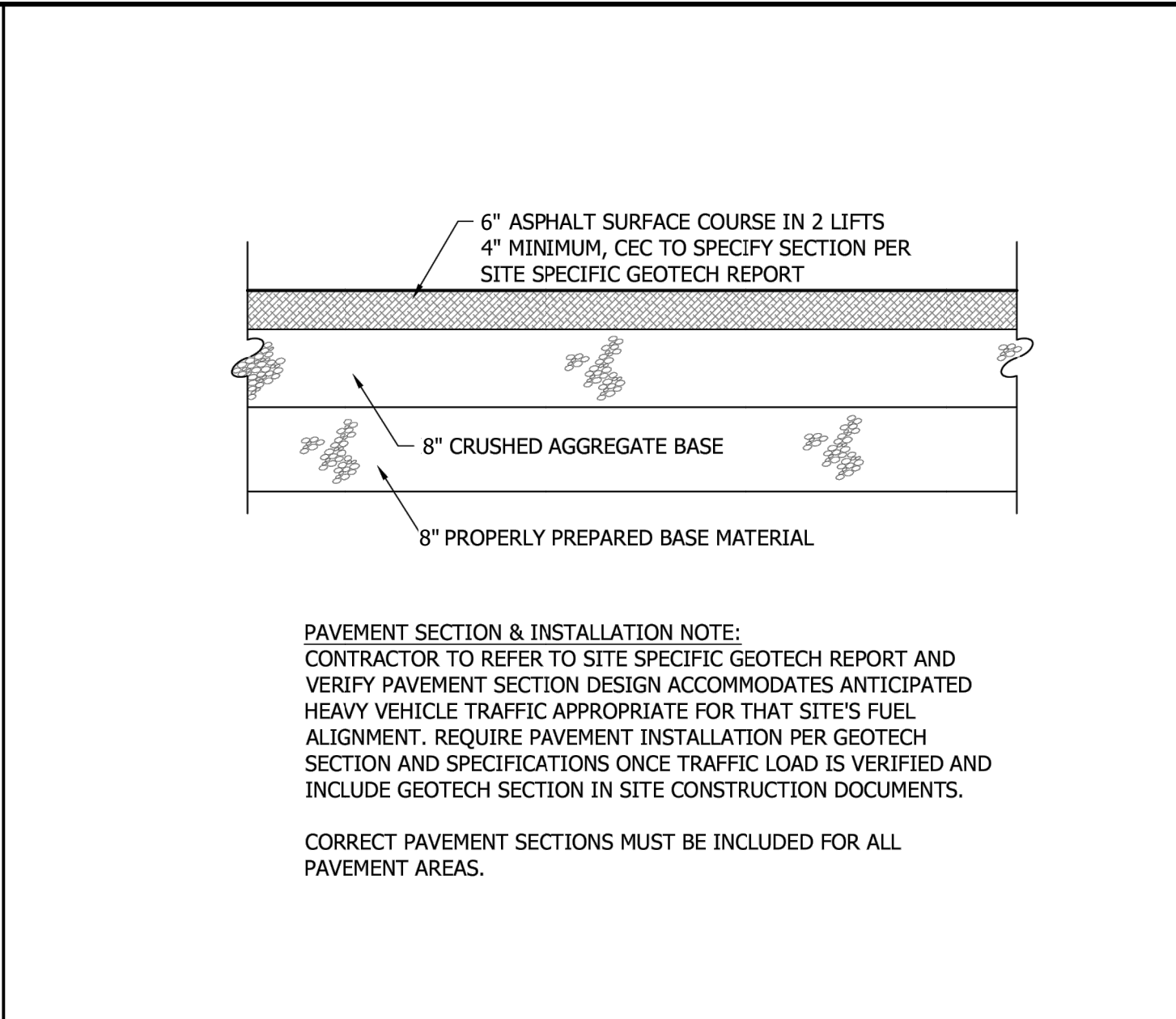
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A MODERATE/LIGHT DUTY ASPHALT PAVEMENT

SCALE: NTS

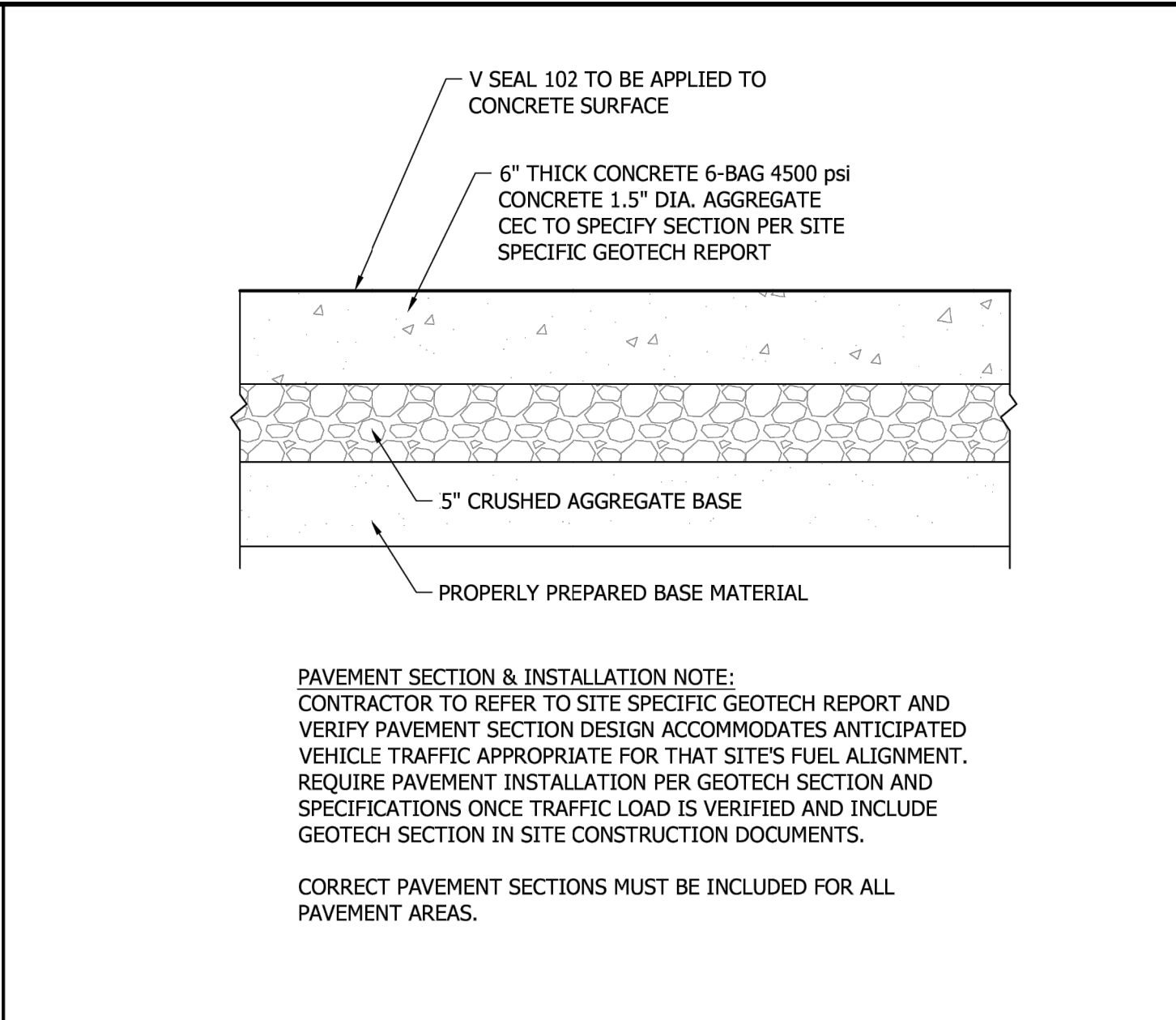
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B HEAVY DUTY ASPHALT PAVEMENT

SCALE: NTS

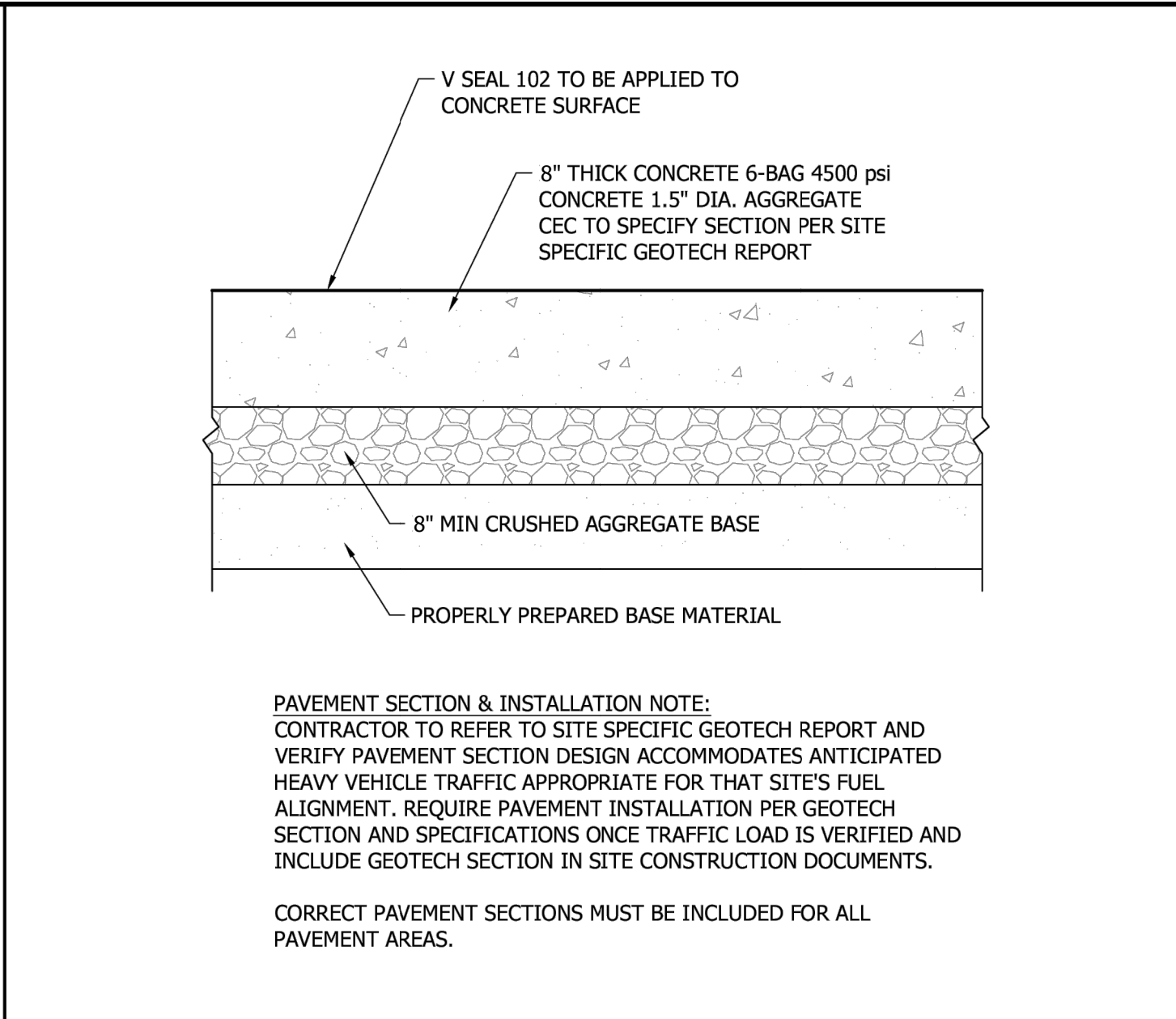
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C MODERATE/LIGHT DUTY CONCRETE PAVEMENT

SCALE: NTS

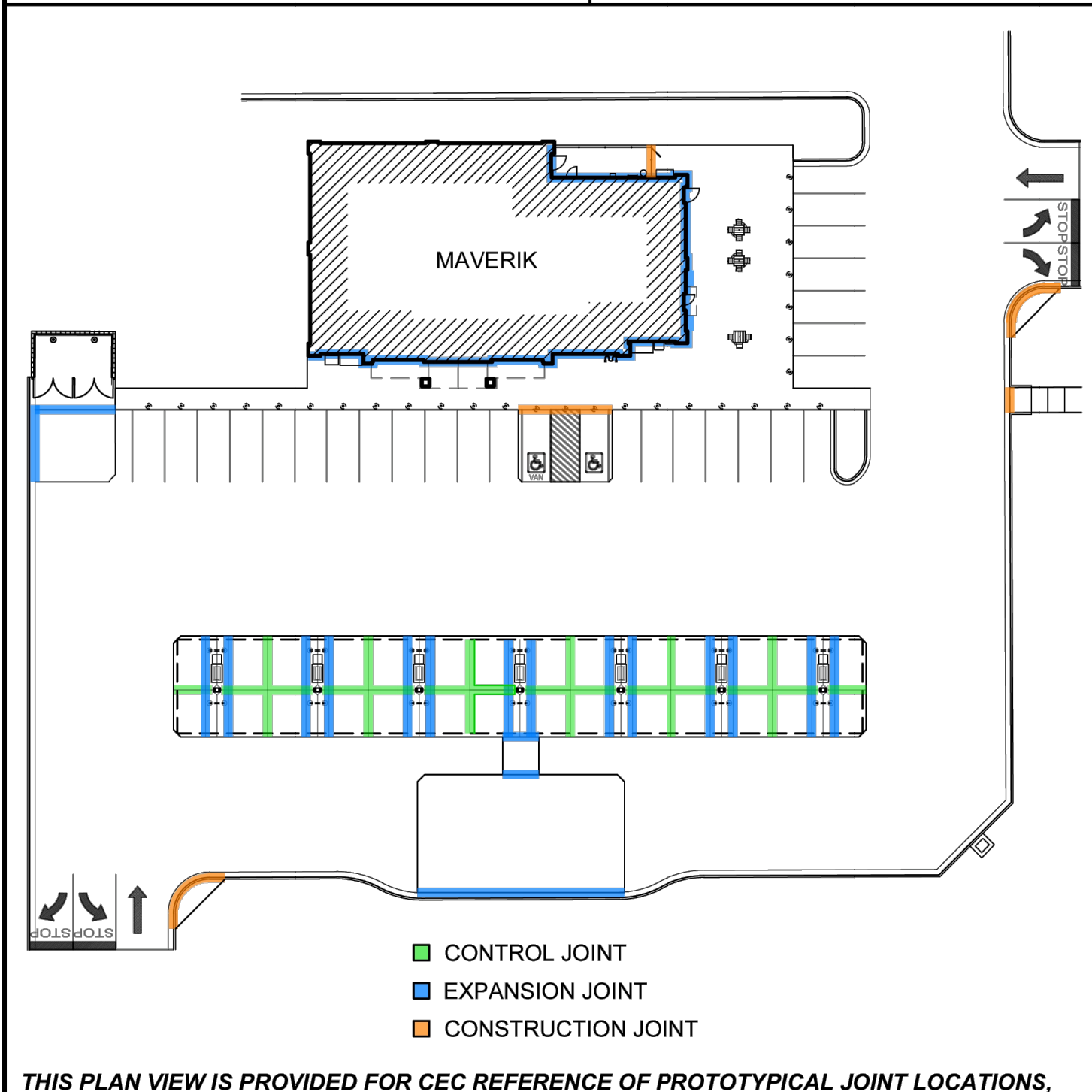
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D HEAVY DUTY CONCRETE PAVEMENT

SCALE: NTS

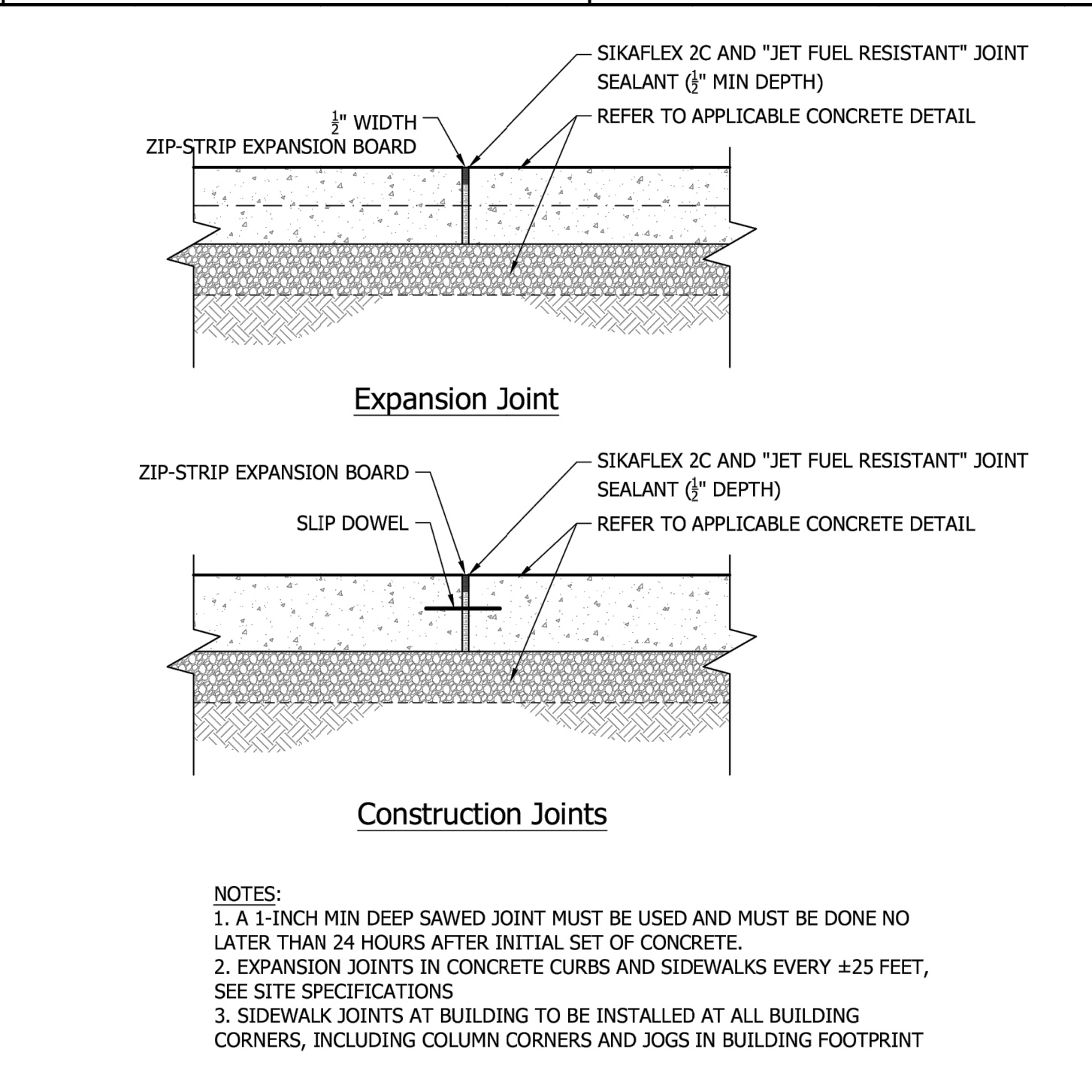
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E CONCRETE JOINT DETAIL

SCALE: NTS

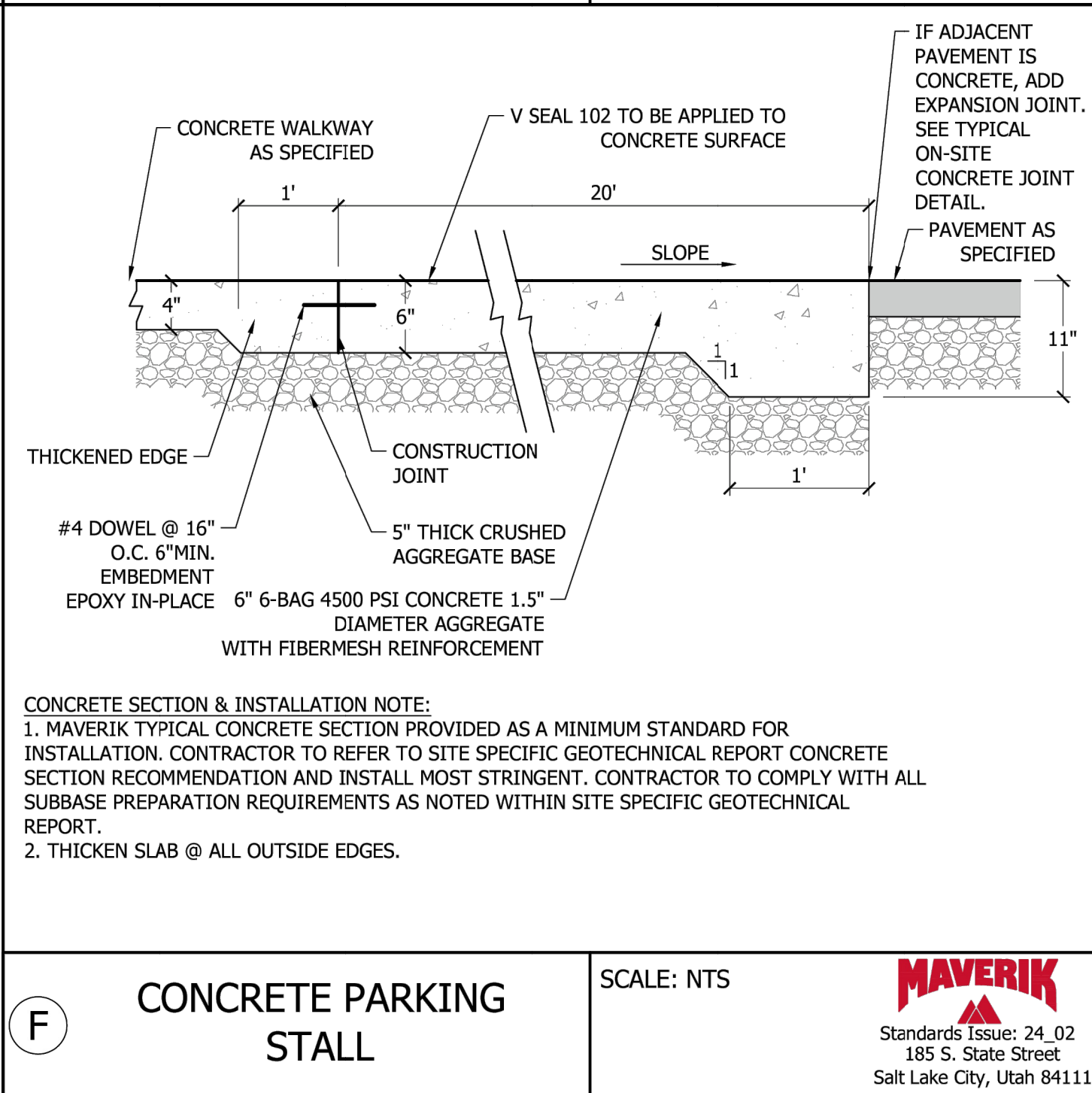
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F CONCRETE WALKWAY

SCALE: NTS

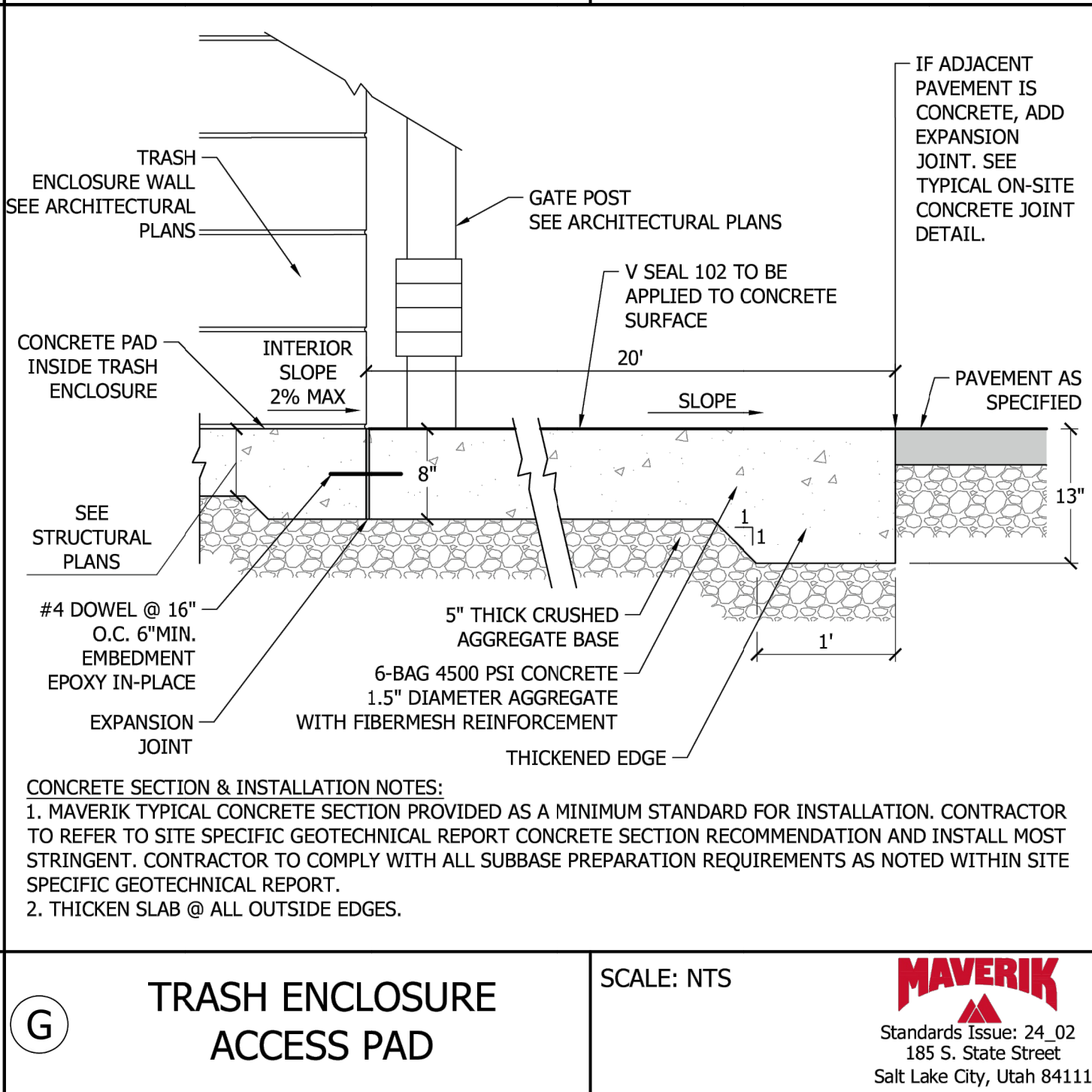
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G CONCRETE PARKING STALL

SCALE: NTS

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H TRASH ENCLOSURE ACCESS PAD

SCALE: NTS

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HUNT DAY

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PH: 801.664.4724
EM: Thomas@HuntDay.co

STAMP:

PROFESSIONAL ENGINEER
Thomas J. Hunt
P-21085
10-29-2025
STATE OF UTAH
THOMAS J. HUNT

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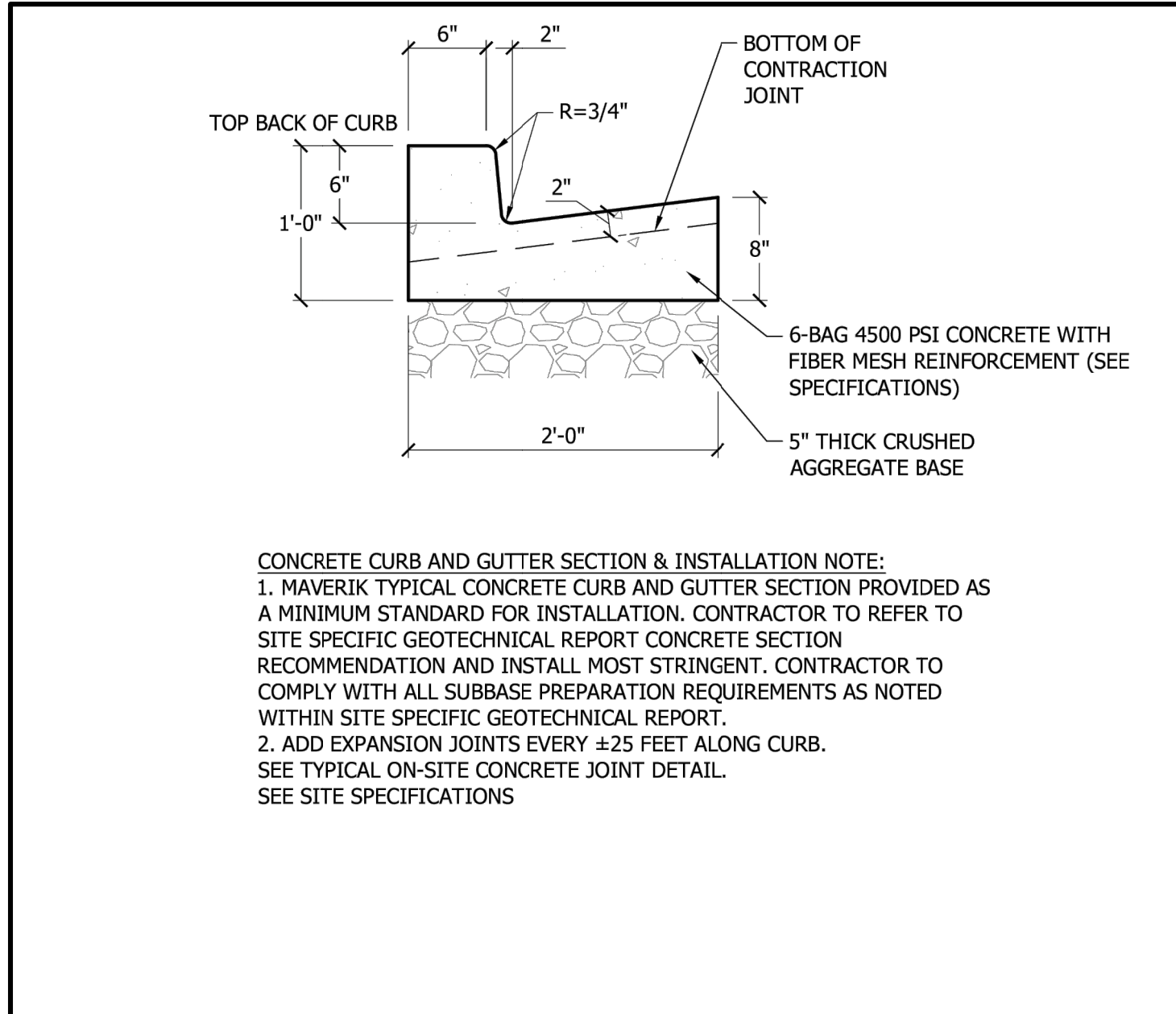
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SITE DETAILS

SHEET NUMBER

C1.90

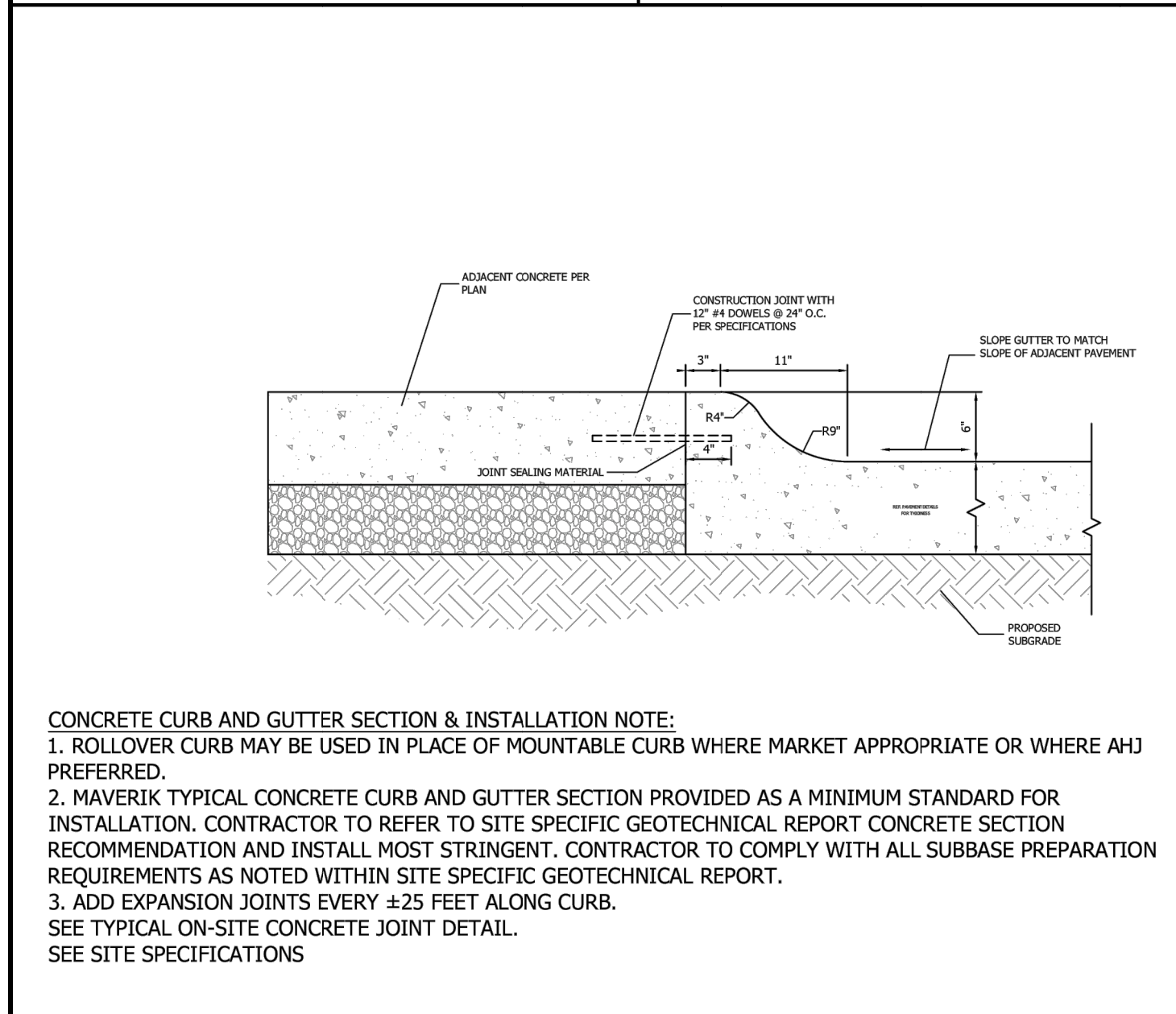
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A ON-SITE 'CATCH' CURB AND GUTTER

SCALE: NTS

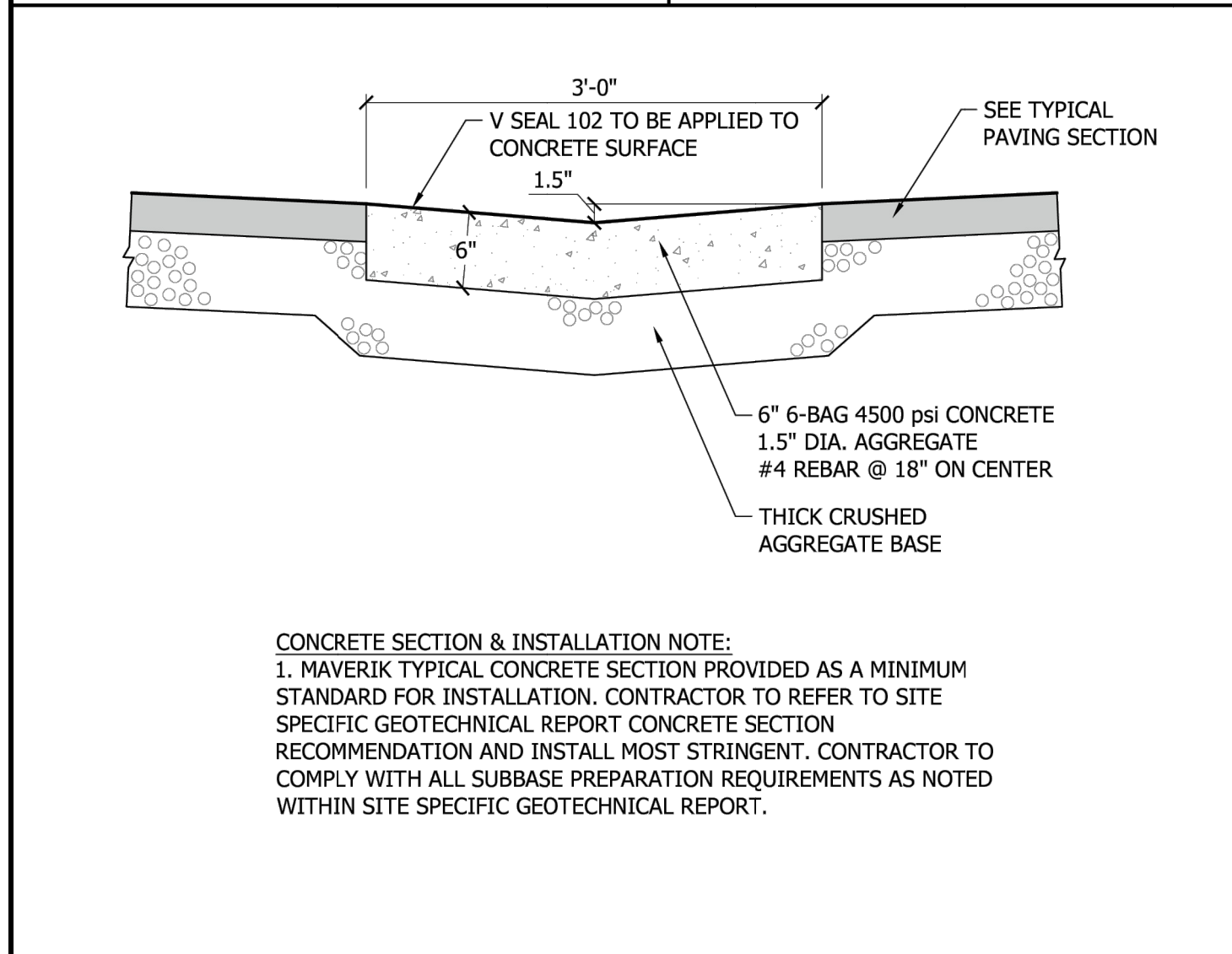
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E ROLLOVER CURB AND GUTTER

SCALE: NTS

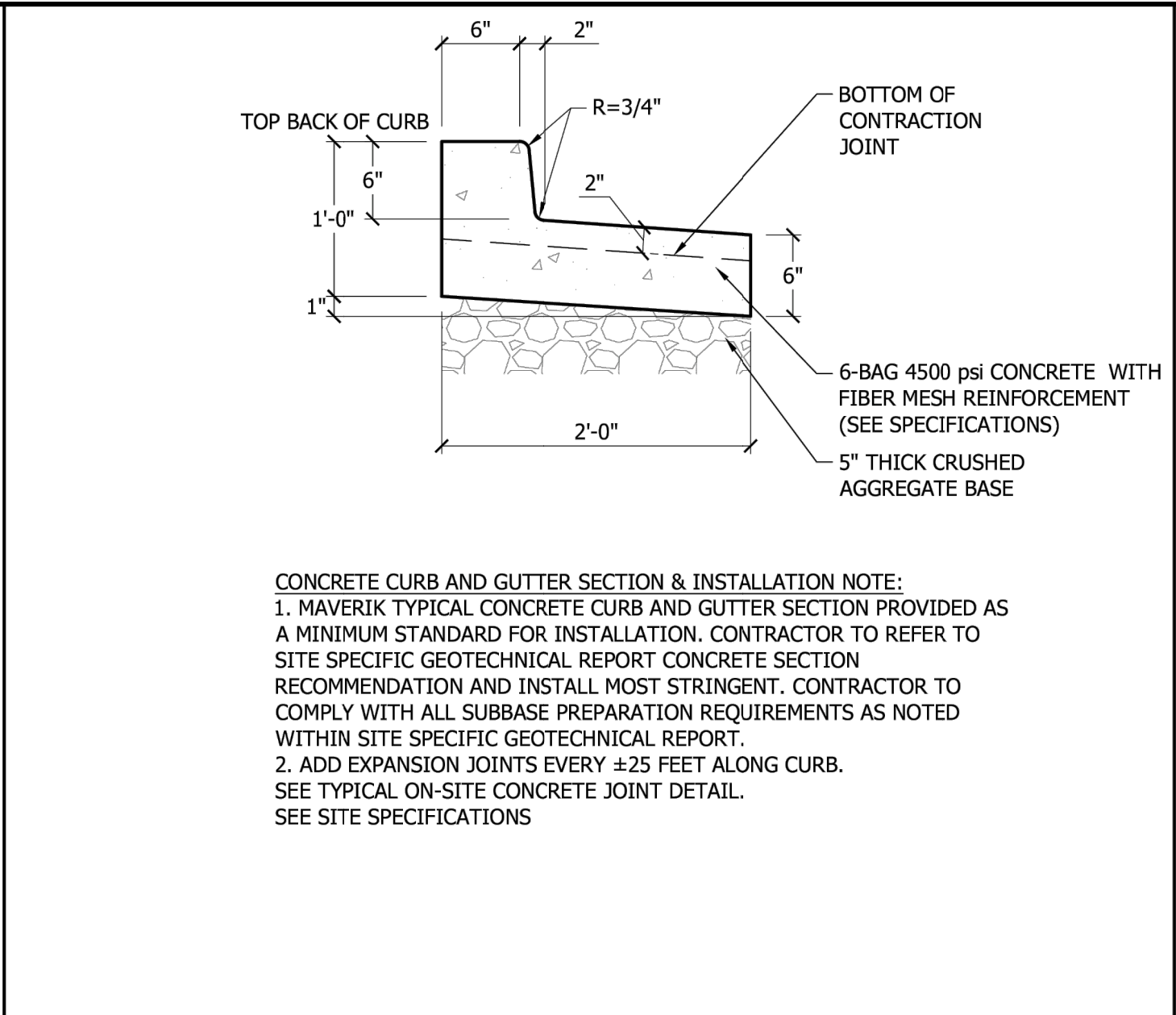
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H 3' CONCRETE WATERWAY

SCALE: NTS

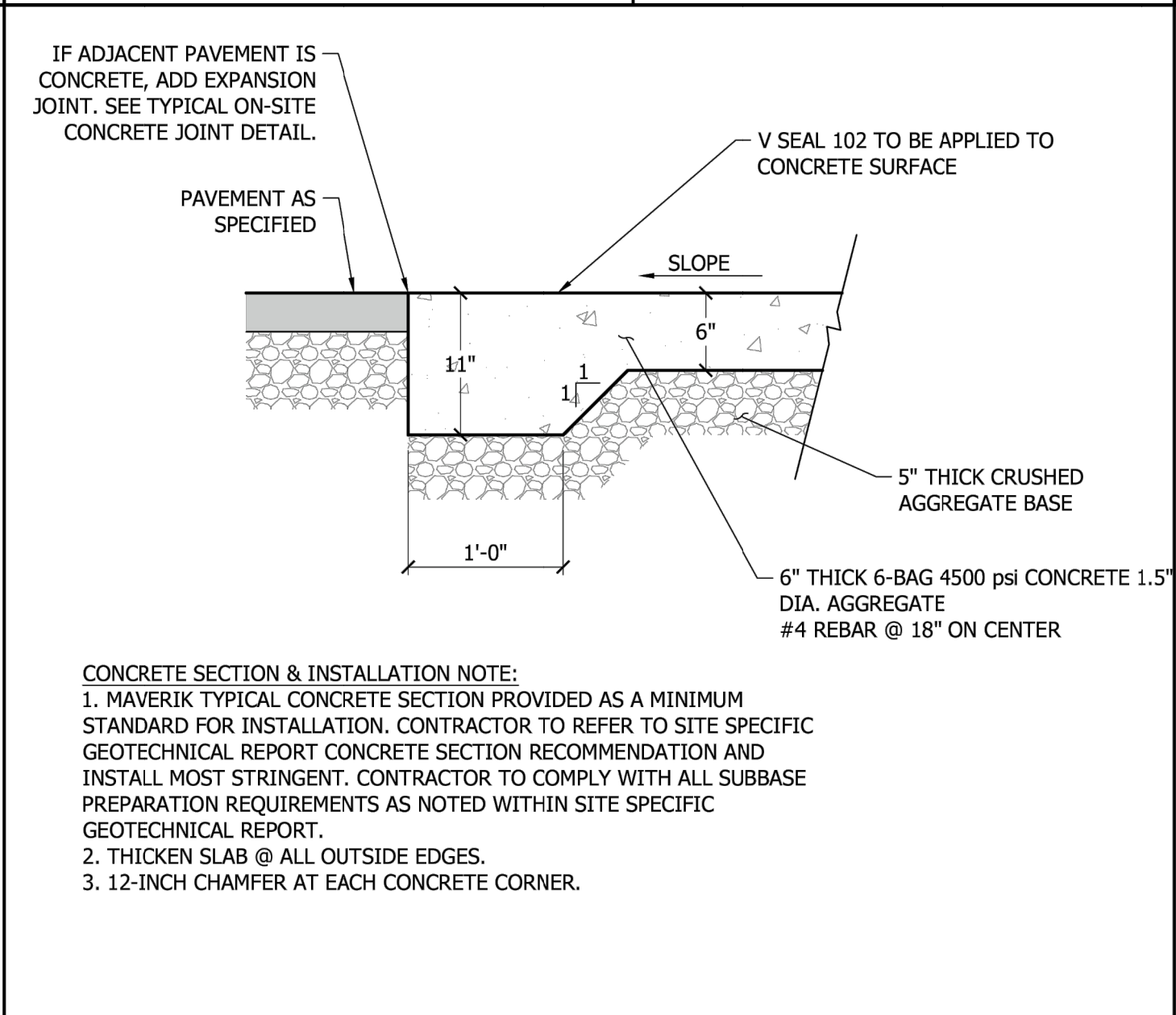
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B ON-SITE 'SPILL' CURB & GUTTER

SCALE: NTS

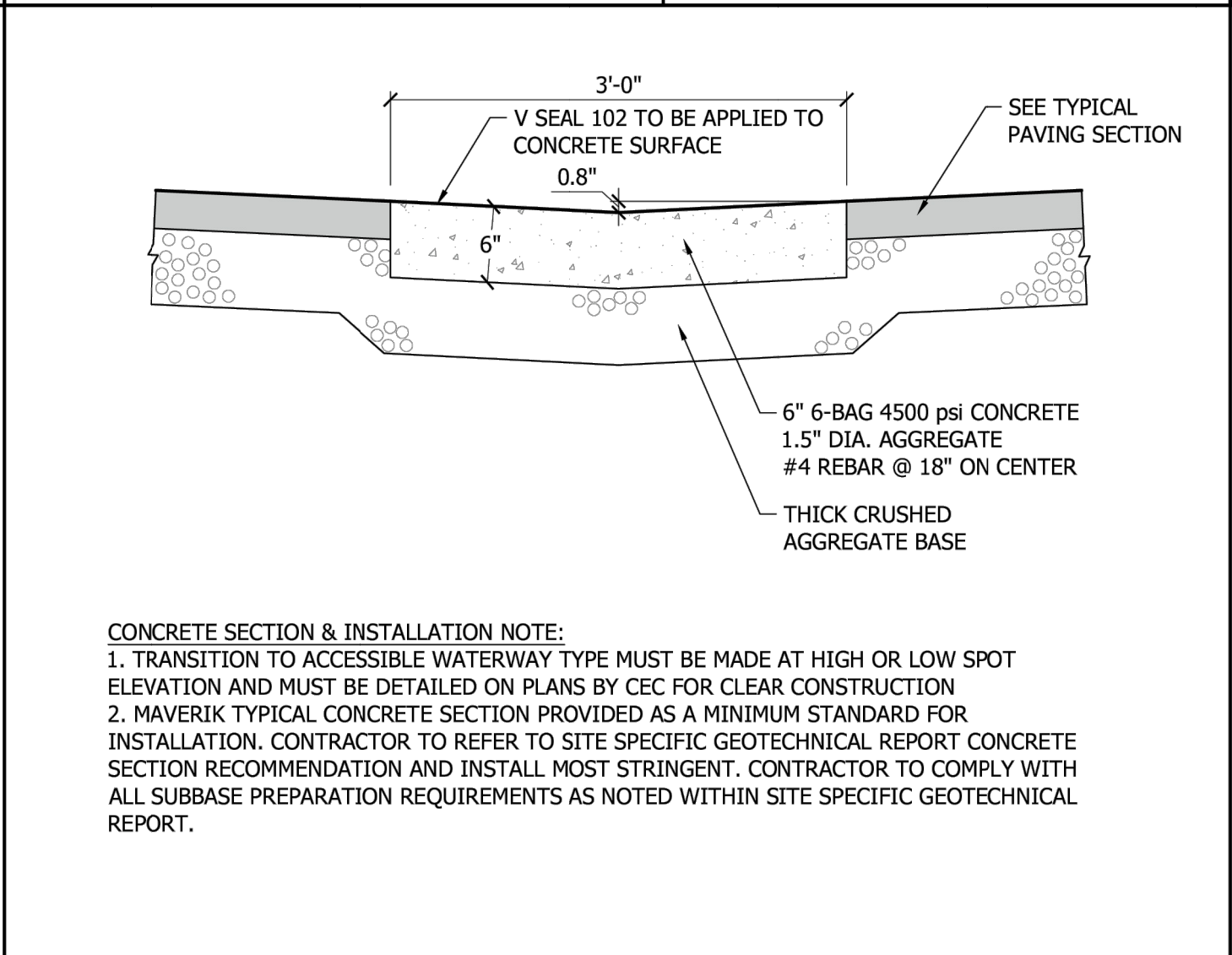
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F CONCRETE PAD UNDER FUEL CANOPY

SCALE: NTS

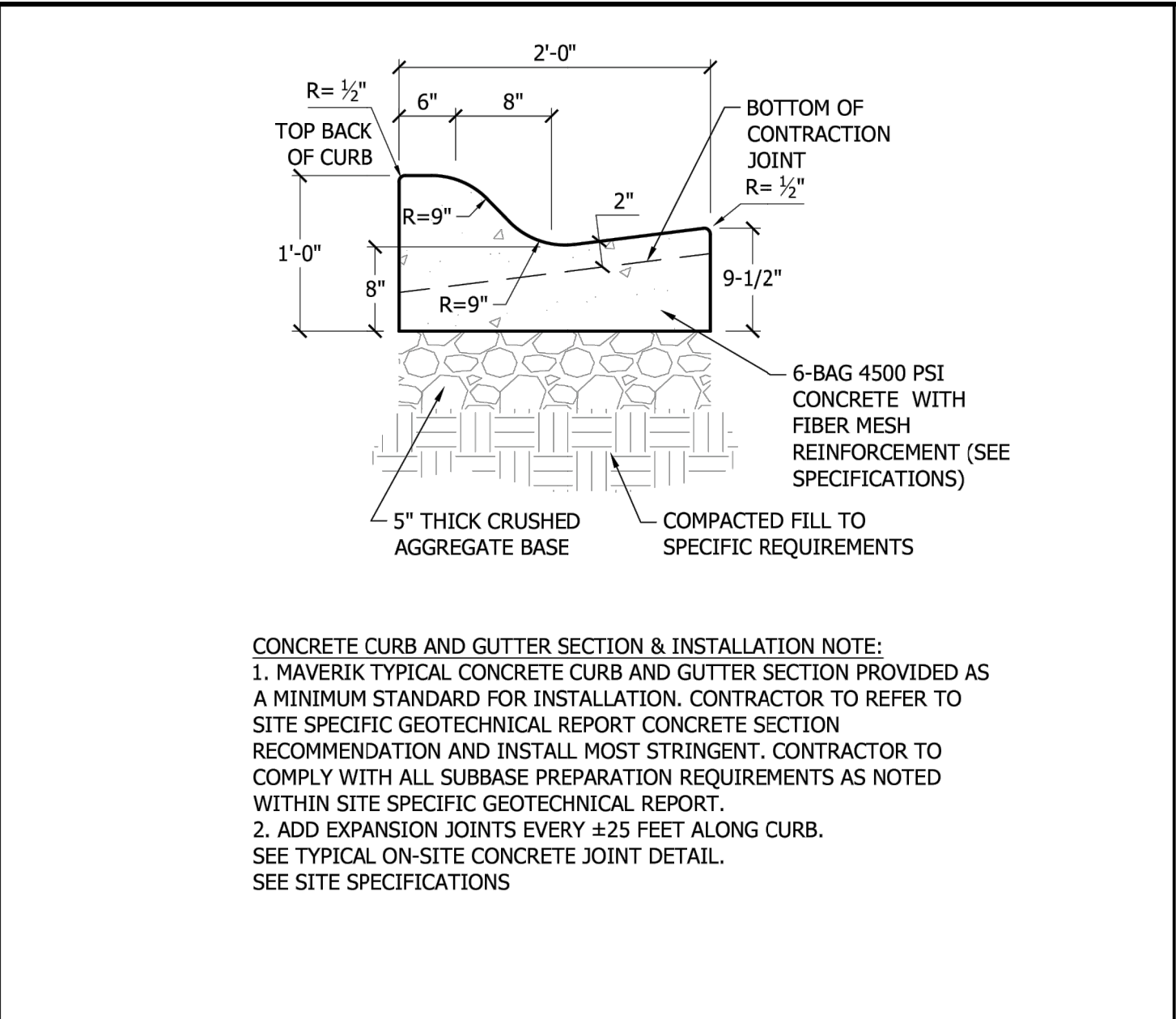
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I CONCRETE WATERWAY (ACCESSIBLE)

SCALE: NTS

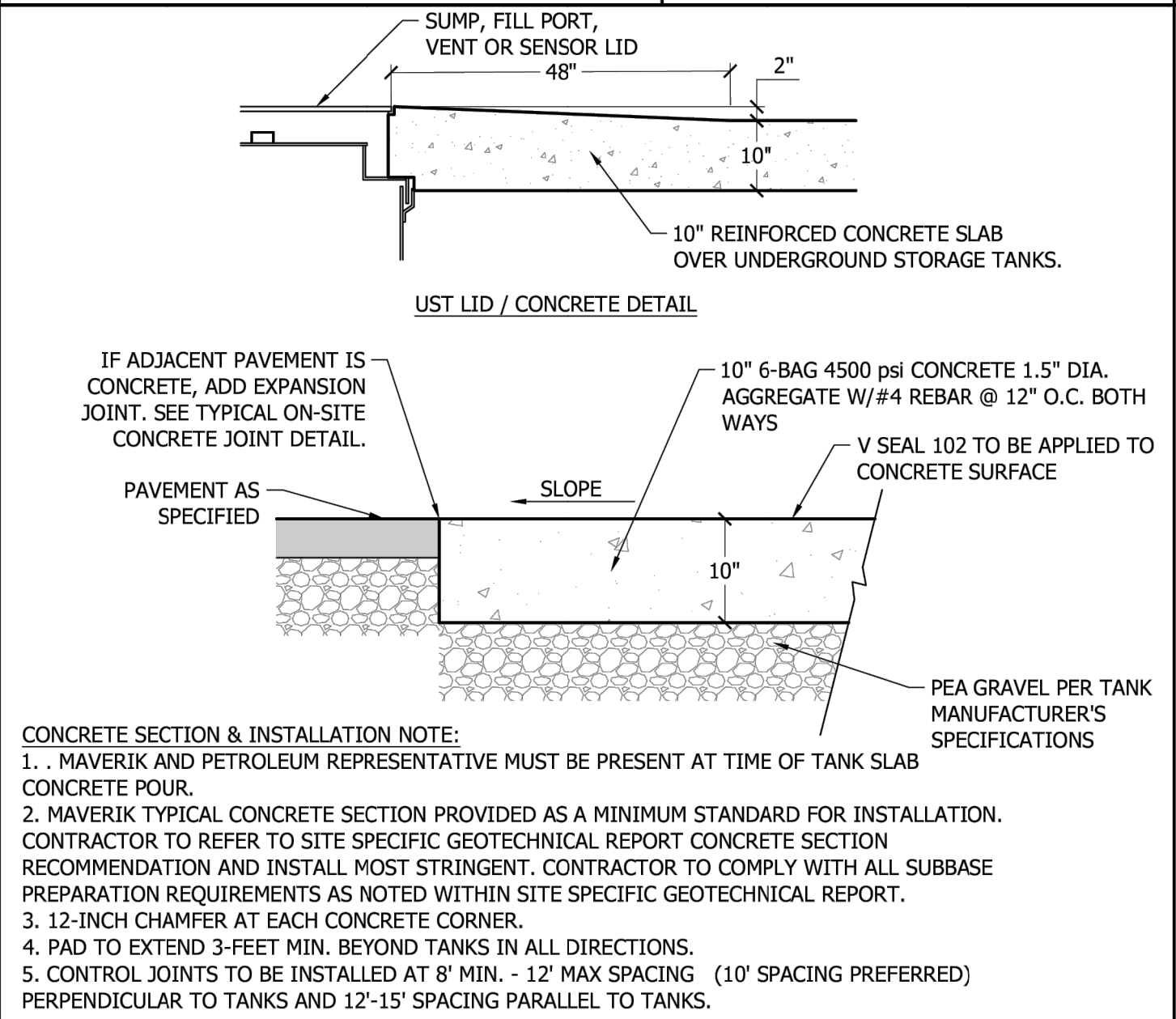
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C ON-SITE MOUNTABLE CATCH CURB AND GUTTER

SCALE: NTS

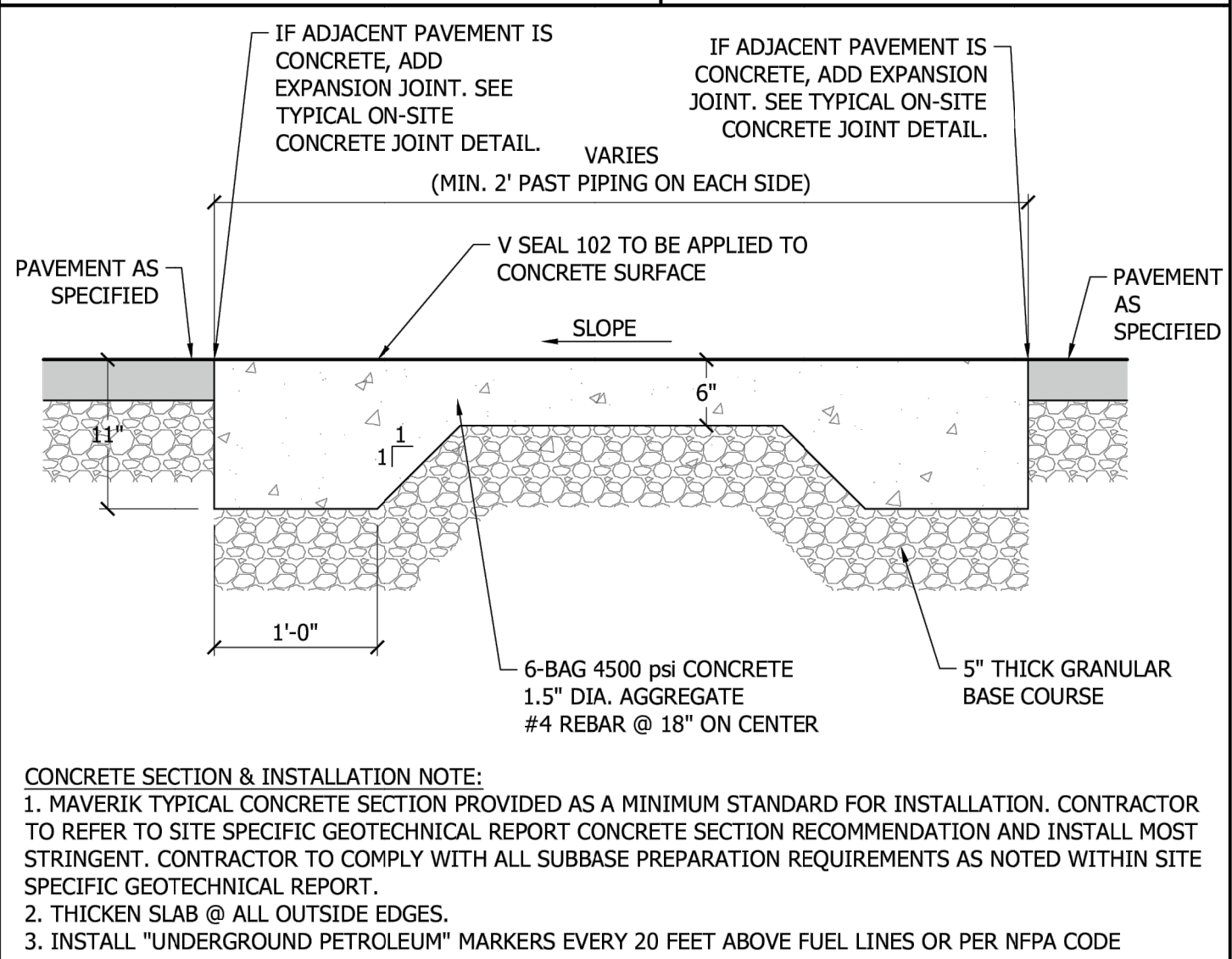
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G FUEL TANK PAD

SCALE: NTS

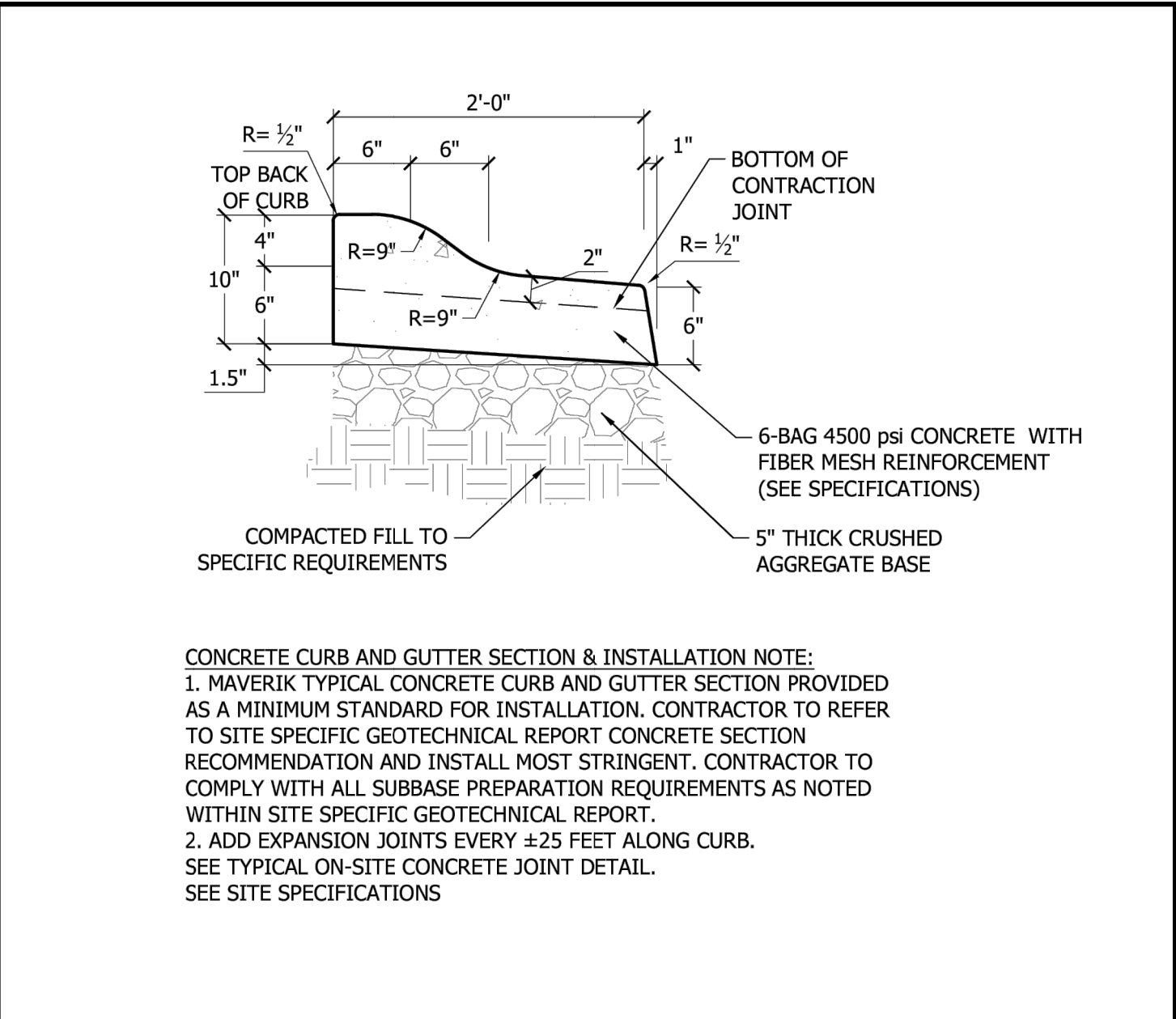
MAVERIK
Standards Issue: 24_02
185 S. State Street
Salt Lake City, Utah 84111



J CONCRETE TRENCH CAP SECTION

SCALE: NTS

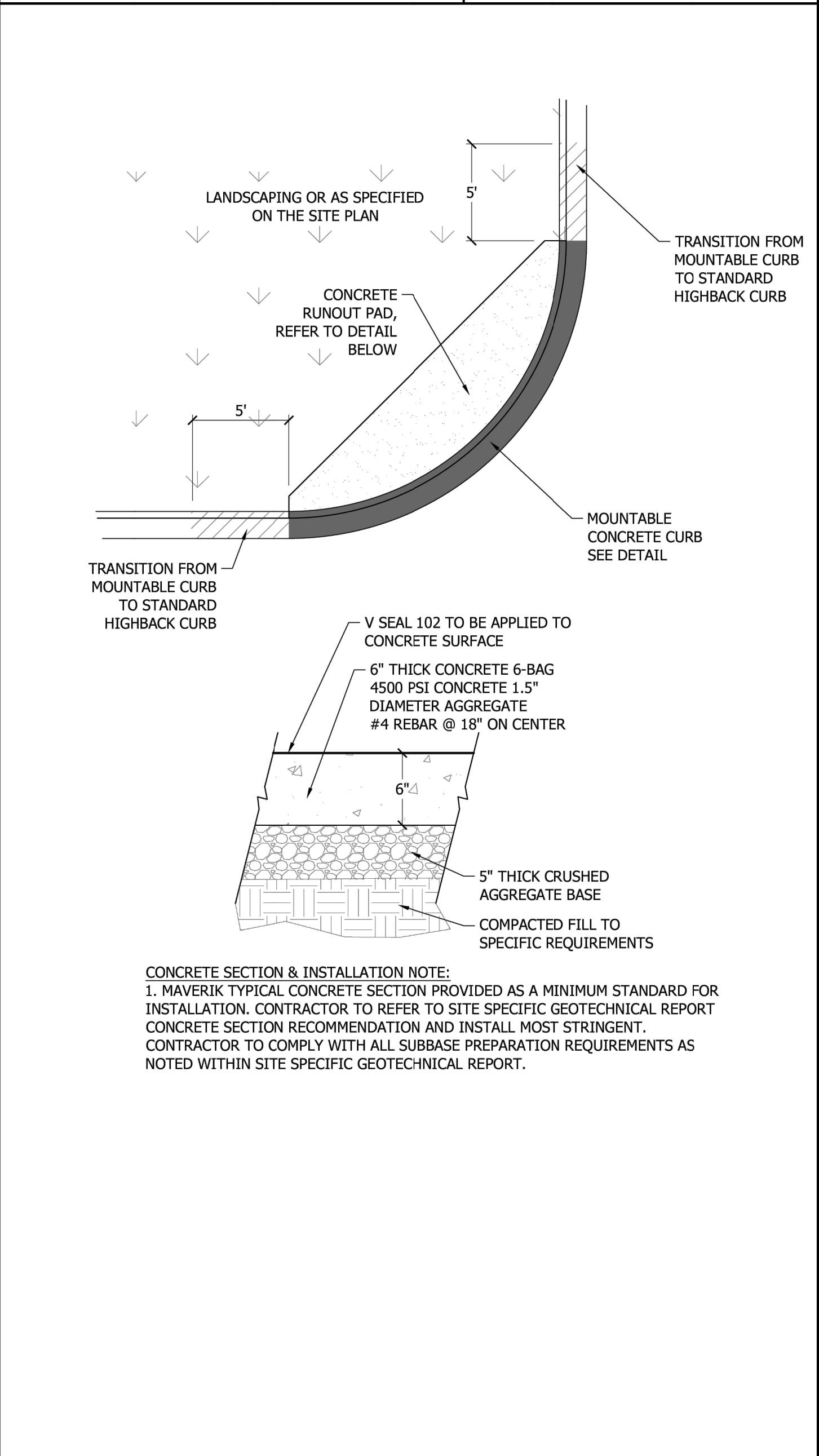
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Standards Issue: 24_02
185 S. State Street
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D ON-SITE MOUNTABLE 'SPILL' CURB AND GUTTER

SCALE: NTS

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K CONCRETE RUNOUT PAD

SCALE: NTS

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ARCHITECT/ENGINEER:

HUNT DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

STAMP:

PROFESSIONAL ENGINEER
Thomas J. Hunt
P-21085
10-29-2025
STATE OF UTAH
THOMAS J. HUNT

MAVERIK, INC.

PROPOSED MAVERIK C-STORE

I-84 BUSINESS & W FRONTAGE RD,
ELMORE COUNTY, IDAHO 83647

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN

ISSUANCE

Δ	DESCRIPTION	DATE
0	INITIAL SUBMITTAL TO CITY	07/01/2024
1	SITE PLAN UPDATE	08/01/2024
2	WELL & SIGNAGE UPDATES	09/27/2024
3	CITY/CLIENT UPDATES	01/21/2025
4	HIGHWAY/CUP UPDATES	03/05/2025

DRAWN BY: TRP

APPROVED BY: TJH

DRAWING ISSUE

REVIEW / PERMIT / CONSTRUCTION

MM/DD/YYYY

PROJECT NUMBER: ID-0574

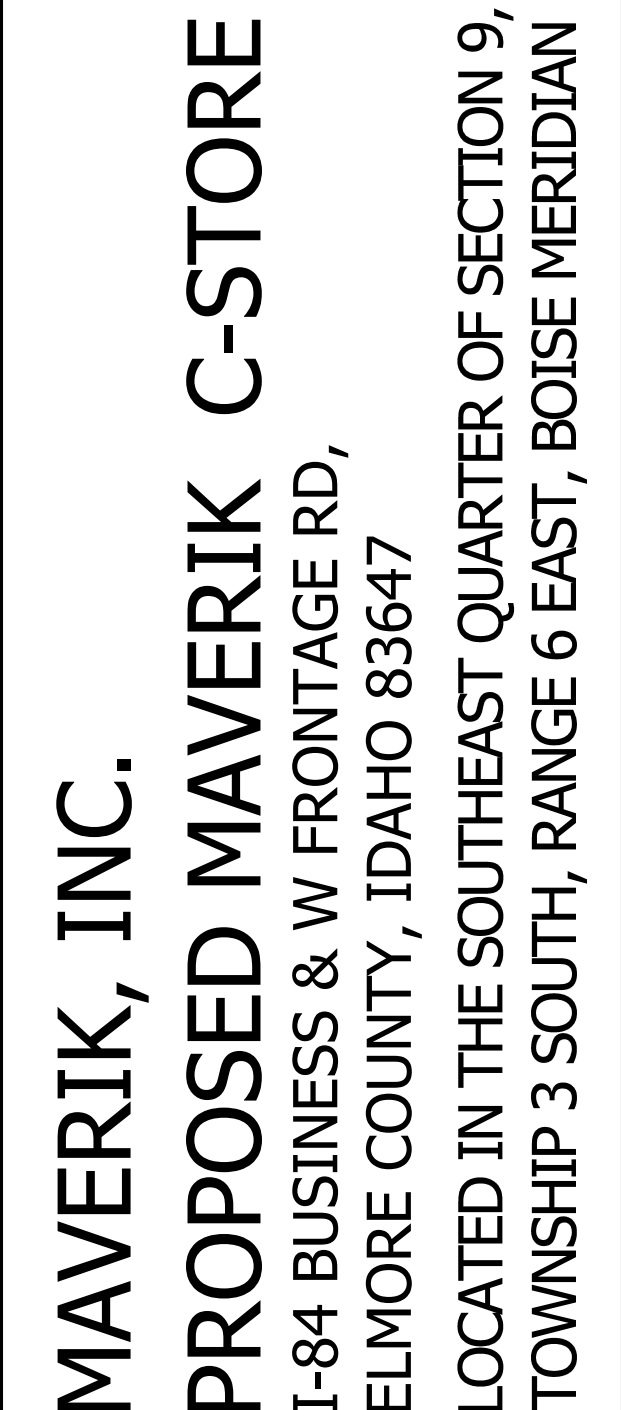
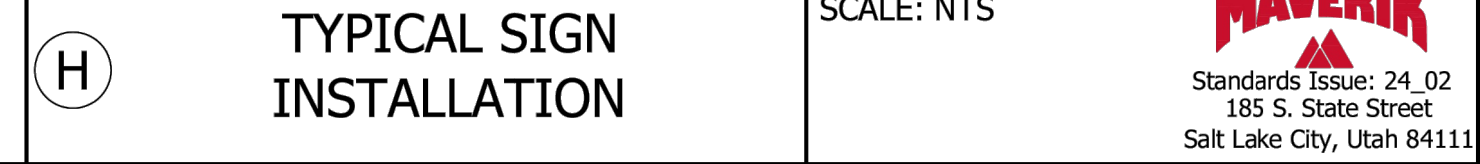
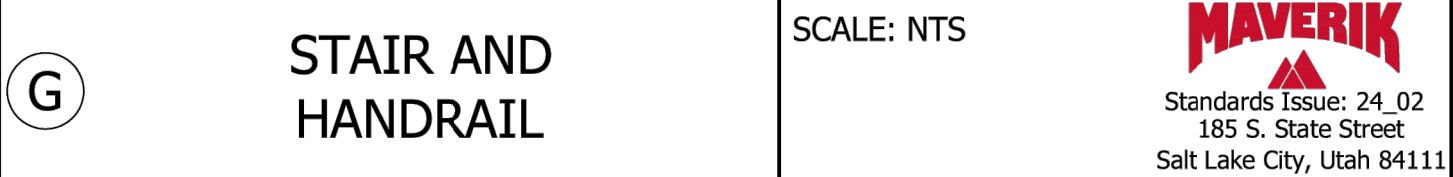
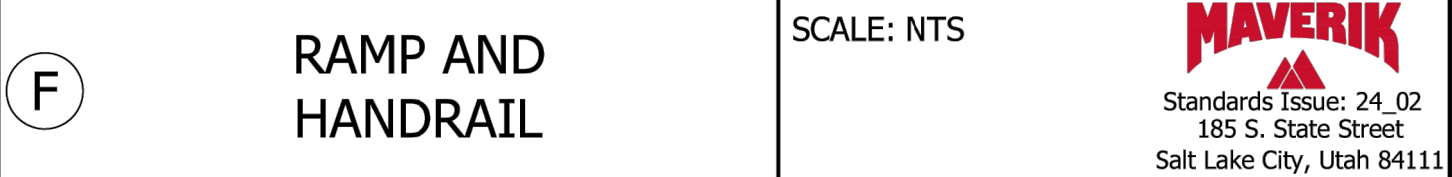
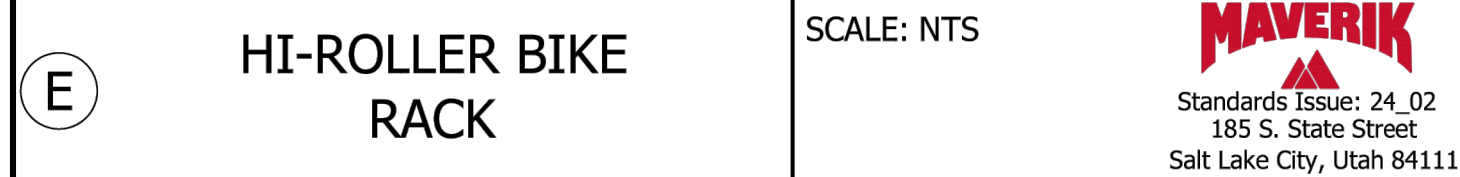
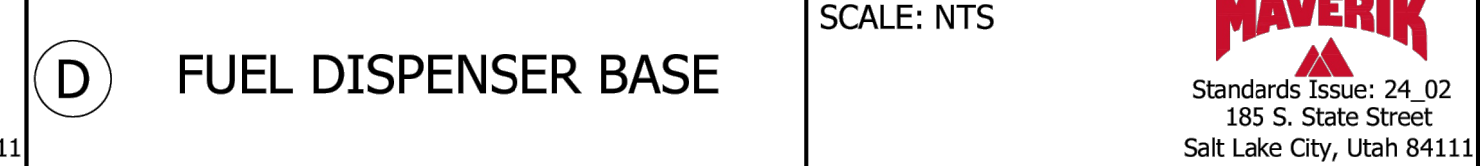
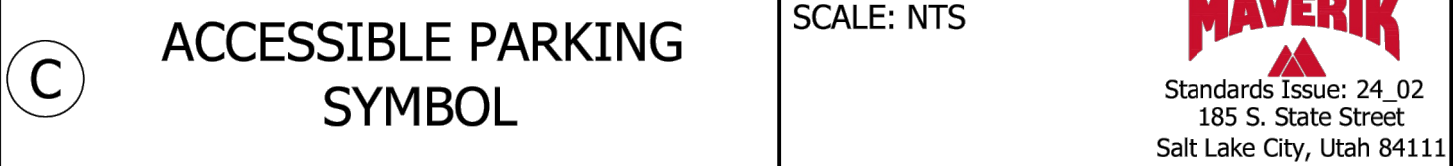
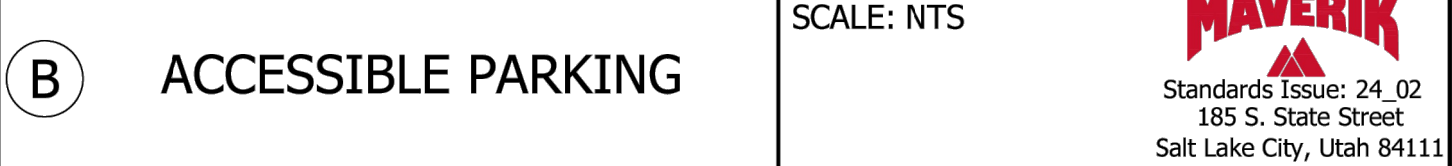
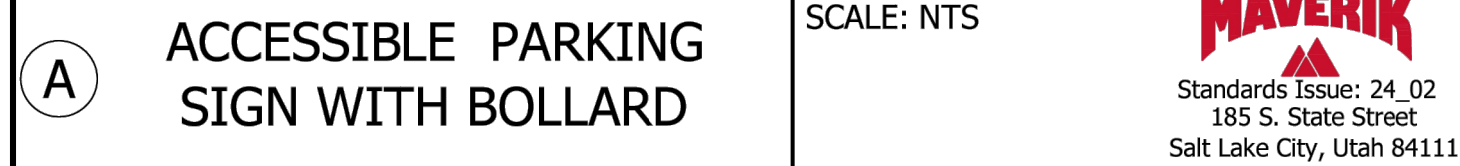
STORE #: TBD

SHEET NAME

SITE DETAILS

SHEET NUMBER

C1.91



SHEET NUMBER

C1.93

HUNT DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

MAVERIK, INC.
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I-84 BUSINESS & W FRONTAGE RD,
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LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
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DRAWING ISSUE

REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY

PROJECT NUMBER: ID-0574 STORE #: TBD

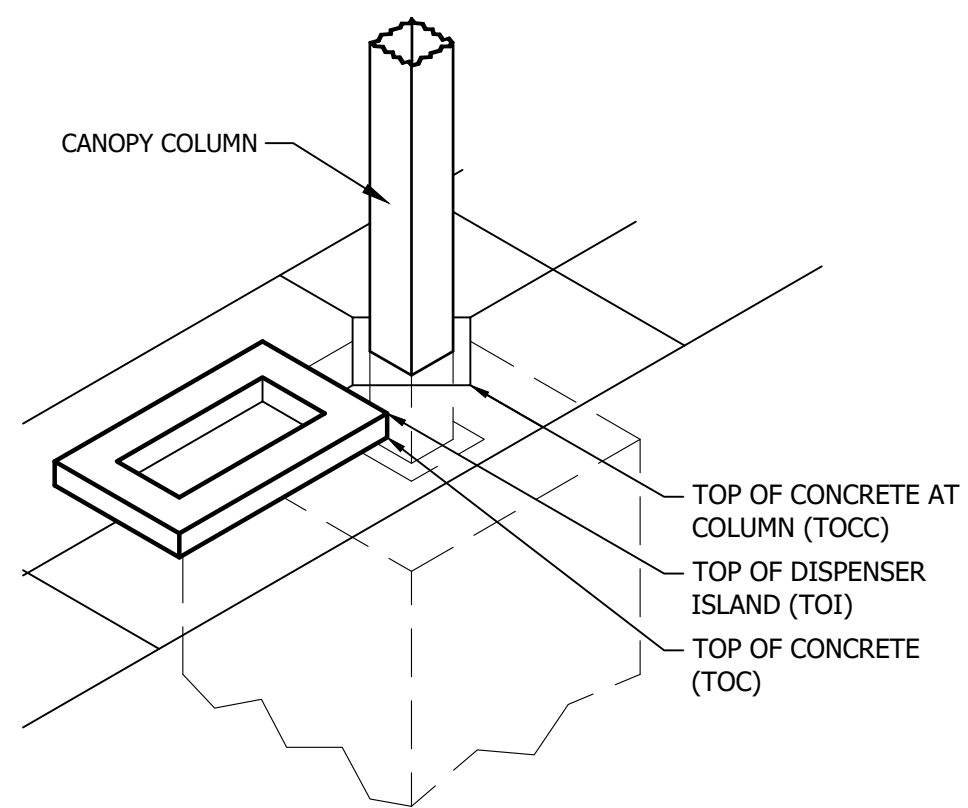
FUELING AREA GRADING PLAN

C2.10



SCALE: 1' = 8' - 0"

FUEL DISPENSER ELEVATIONS - FOURCOURT			
FUEL DISPENSER	TOP OF ISLAND	T.O.C. @ COLUMN	TOP OF COL. FTG.
1	43.36	42.88	NOTE: TOP OF CONCRETE TO TOP OF COLUMN FOOTING SEPARATION IS 36" MINIMUM. SEE SITE SPECIFIC CANOPY STRUCTURAL DESIGN PLANS.
2	43.52	43.04	
3	43.74	43.26	
4	43.96	43.49	
5	44.18	43.71	
6	43.91	43.42	
7	43.61	43.11	



NOTE:

1. AFTER THE 5'-0" X 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS.
2. SEE SITE DETAIL DRAWINGS FOR FUEL DISPENSER BASE DETAILS.
3. TOP OF ISLAND (TOI) SPOT ELEVATION IS GIVEN AT THE HIGHEST POINT OF EACH DISPENSER BASE.
4. PAINT THE CURB AT EACH DISPENSER ISLAND 'SAFETY RED (P4)' USING TWO COATS. .

FUEL DISPENSER BASE SPOT ELEVATION KEY

SCALE: NONE



SCALE: 1" = 8' - 0"

FUEL DISPENSER ELEVATIONS - COMMERCIAL			
FUEL DISPENSER	TOP OF ISLAND	T.O.C. @ COLUMN	TOP OF COL. FTG.
1	46.49	45.96	NOTE: TOP OF CONCRETE TO TOP OF COLUMN FOOTING SEPARATION IS 36" MINIMUM. SEE SITE SPECIFIC CANOPY STRUCTURAL DESIGN PLANS.
2	46.30	45.78	
3	46.11	45.59	
4	45.93	45.41	
5	45.74	45.22	
6	45.56	45.04	
7	46.46	45.96	
8	46.28	45.78	
9	46.09	45.59	
10	45.91	45.41	
11	45.72	45.22	
12	45.54	45.04	

NOTE: TOP OF CONCRETE TO
TOP OF COLUMN FOOTING
SEPARATION IS 36" MINIMUM.
SEE SITE SPECIFIC CANOPY
STRUCTURAL DESIGN PLANS.

General Notes

1. REFERENCE SHEET C300 / GRADING PLAN FOR ROOF DRAIN DESIGN.
2. SITE STRIPING OTHER THAN PROVIDED PARKING HAS BEEN REMOVED FOR CLARITY. REFERENCE SHEET C1.10 FOR SITE STRIPING DESIGN.

Key Notes

1. CONCRETE PAD UNDER FUEL CANOPY, SEE DETAIL F / SHEET C1.91
2. CONCRETE PETROLEUM TRENCH CAP, SEE DETAIL J / SHEET C1.91
3. CANOPY ABOVE FUEL DISPENSERS, REFERENCE ARCHITECTURAL DRAWINGS
4. FUEL DISPENSER BASE (TYP), SEE DETAIL D / SHEET C1.93
5. HOOP BOLLARD, SEE DETAIL D / SHEET C1.92
6. CANOPY SUPPORT (TYP)
7. FREEZEPROOF HOSE-BIB OR FROSTLESS HYDRANT, SEE DETAIL EX-2
8. WEDGE BOLLARD, SEE DETAIL G / SHEET C1.92

Legend

- 
 = ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%
- 
 = ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION

Notice To Contractors

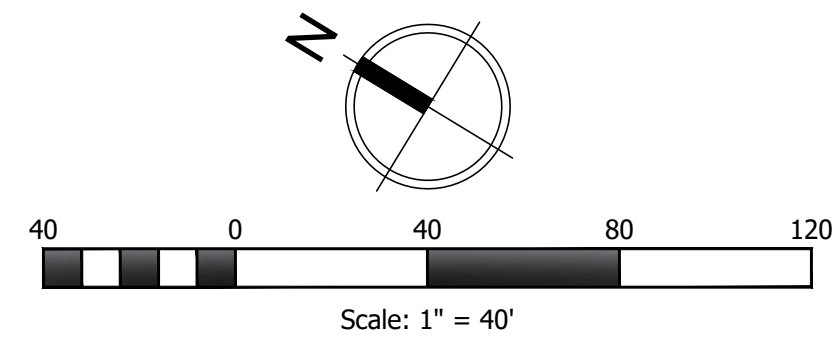
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



EX. CHUTE E2.01mp

W. Frontage Road

PUBLIC R.O.W. (WIDTH VARIES)



Vicinity Map

The map shows the proposed site location at the intersection of Sunset Blvd and Vietnam Veterans Memorial Hwy. The map includes labels for Highway 101, Highway 101, Sunset Blvd, Vietnam Veterans Memorial Hwy, W Frontage Rd, and Old Oregon Trail Hwy. A red arrow points to the proposed site location.

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 7.66 ACRES. AN ESTIMATED 7.66 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE CURRENT SITE IS MOSTLY UNIMPROVED, WITH RUNOFF BEING CONTAINED ON-SITE.
3. THE INITIAL SITE IS APPROXIMATELY 1% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 52% IMPERVIOUS.

1. THE PROJECT EXTENTS CONSIST OF 1 INDIVIDUALLY GRADED COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, BUILDING CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
2. THE BMPs AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMPs THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPs WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:
HUNT DAY
345 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE
STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF
THIS PROJECT.

 = INLET PROTECTION

 = SILT FENCE

 = CONSTRUCTION ENTRANCE

 = CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

MAVERIK INC
ATTN: TODD MEYERS
185 SOUTH STATE STREET SUITE 800
SALT LAKE CITY, UTAH 84111
PH: (801) 520-4072



3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

STAMP:



MAVERIK, INC.
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I-84 BUSINESS & W FRONTAGE RD,
ELMORE COUNTY, IDAHO 83647
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN

[illegible]

DRAWN BY: TRP	APPROVED BY: TJH
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DRAWING ISSUE

REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY

PROJECT NUMBER: ID-0574

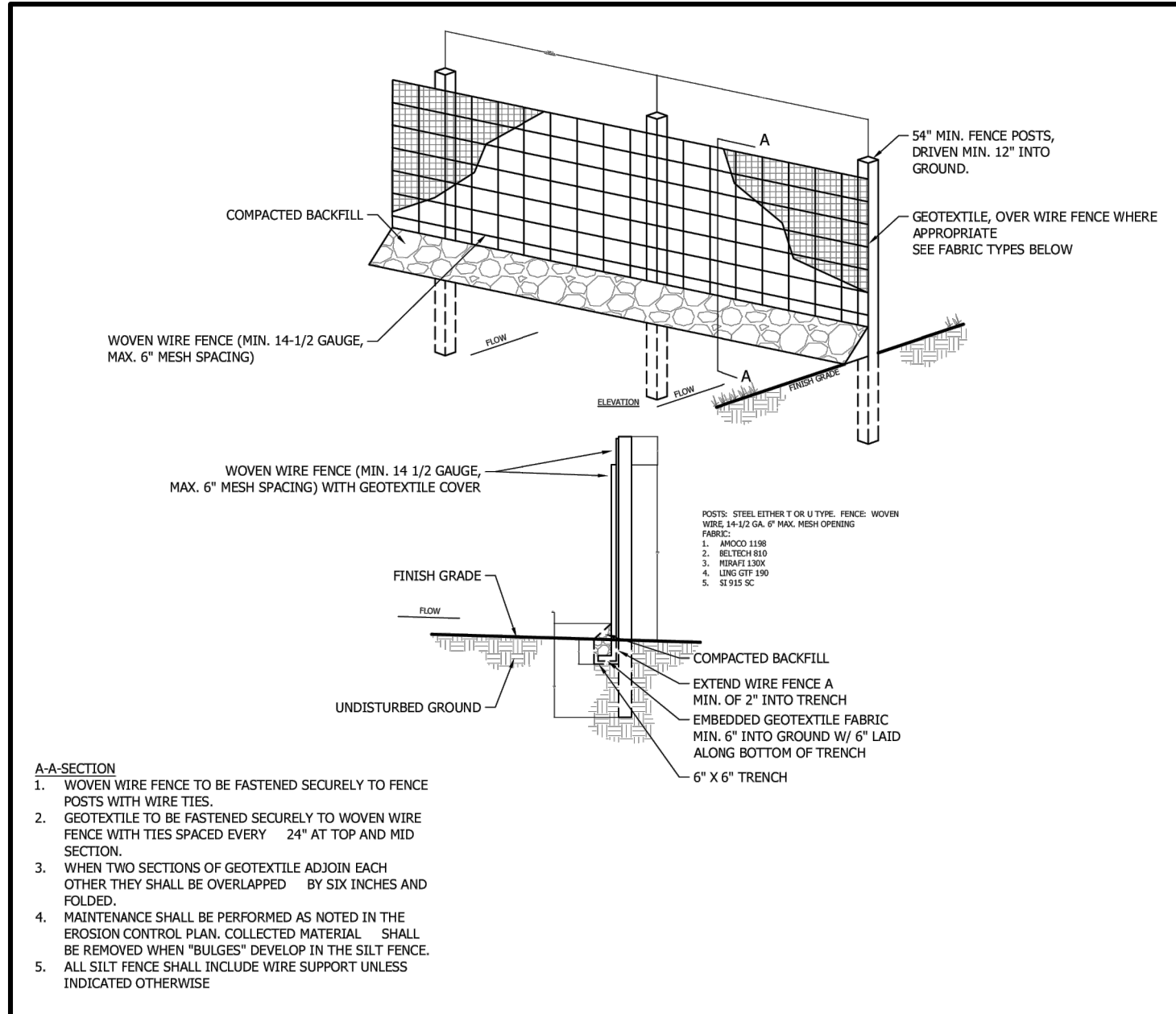
SHEET NAME

STORMWATER POLLUTION PREVENTION PLAN

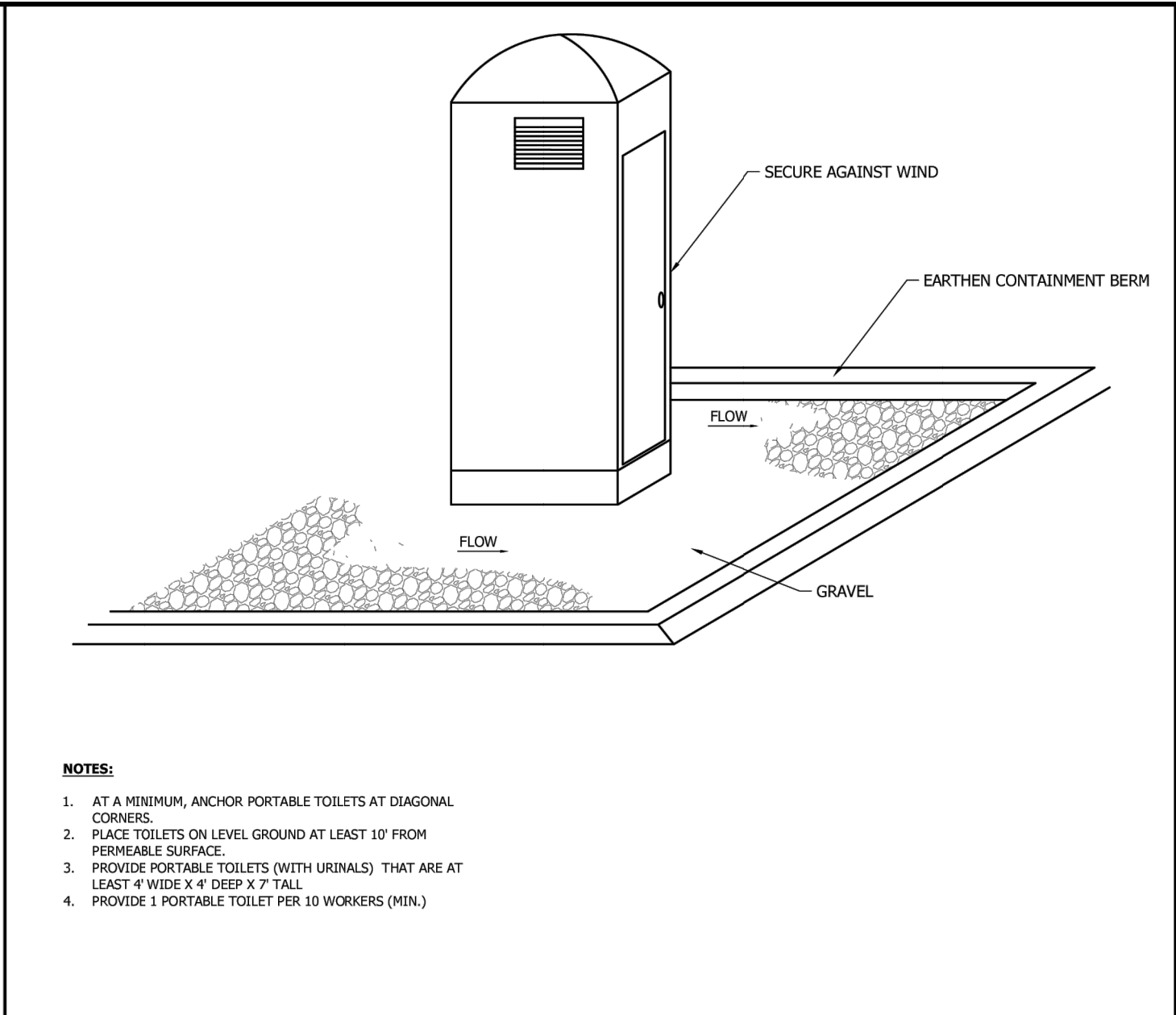
SHEET NUMBER

C3.00

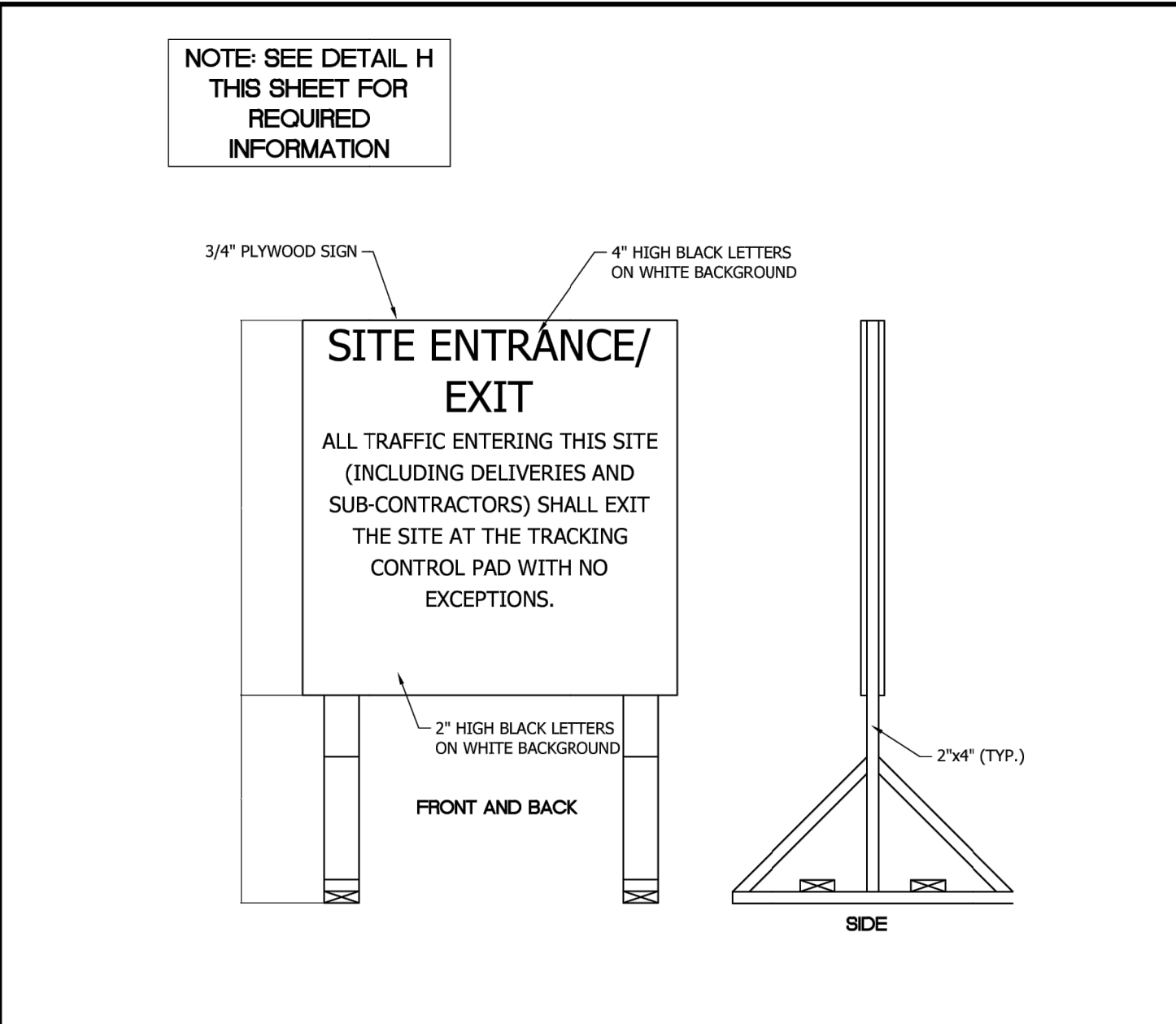
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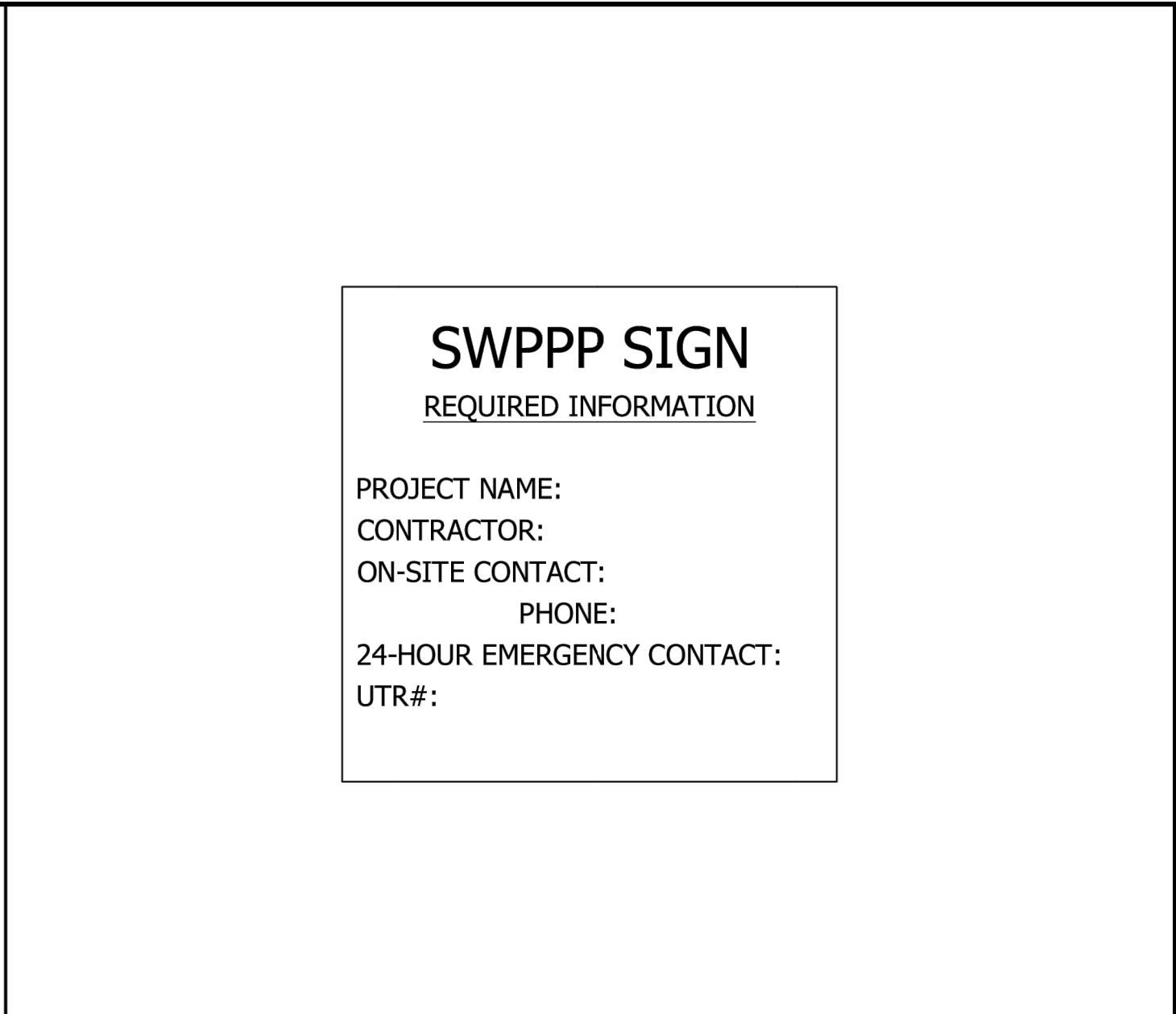
A SILT FENCE SCALE: NTS
MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111



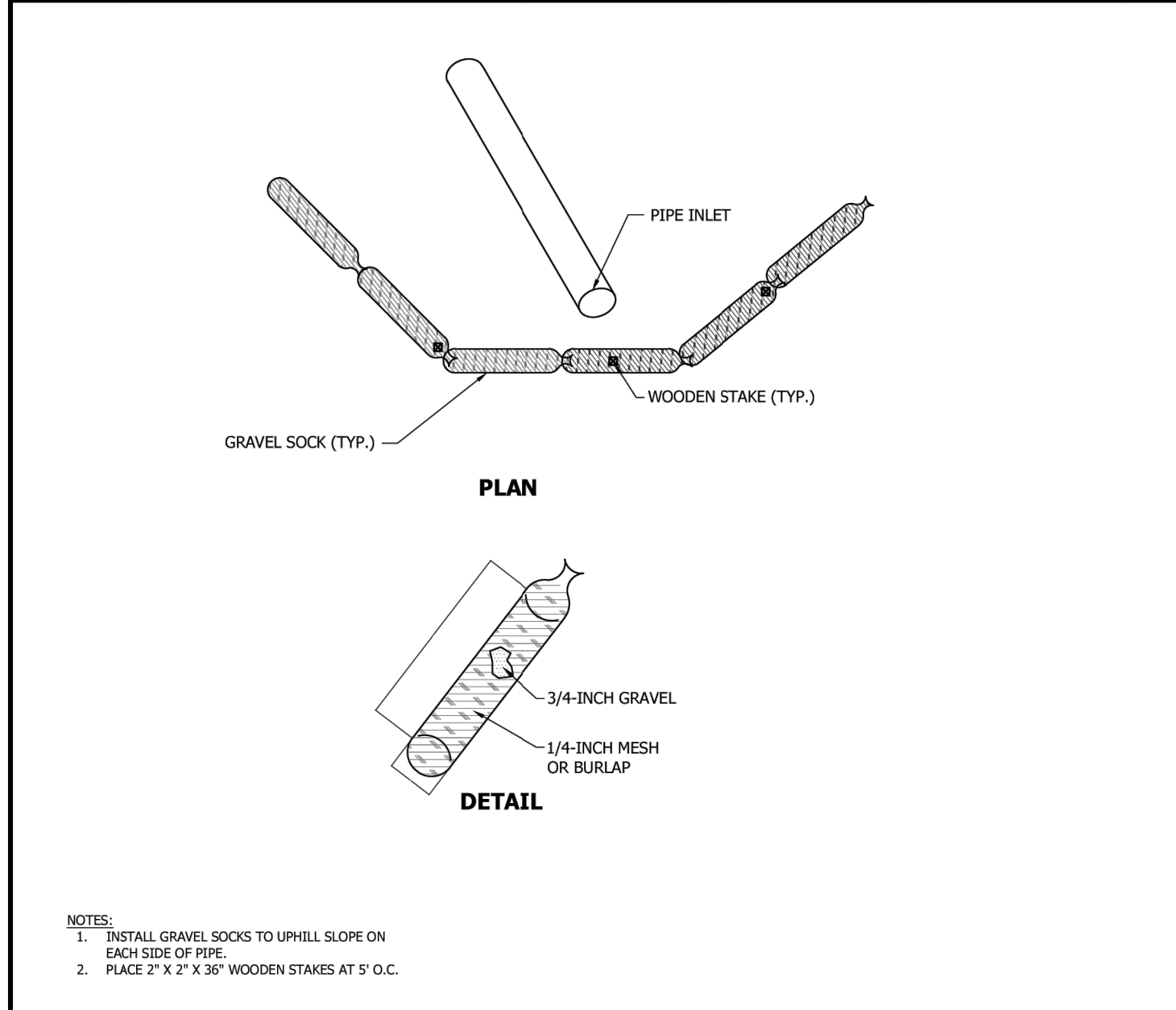
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MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111



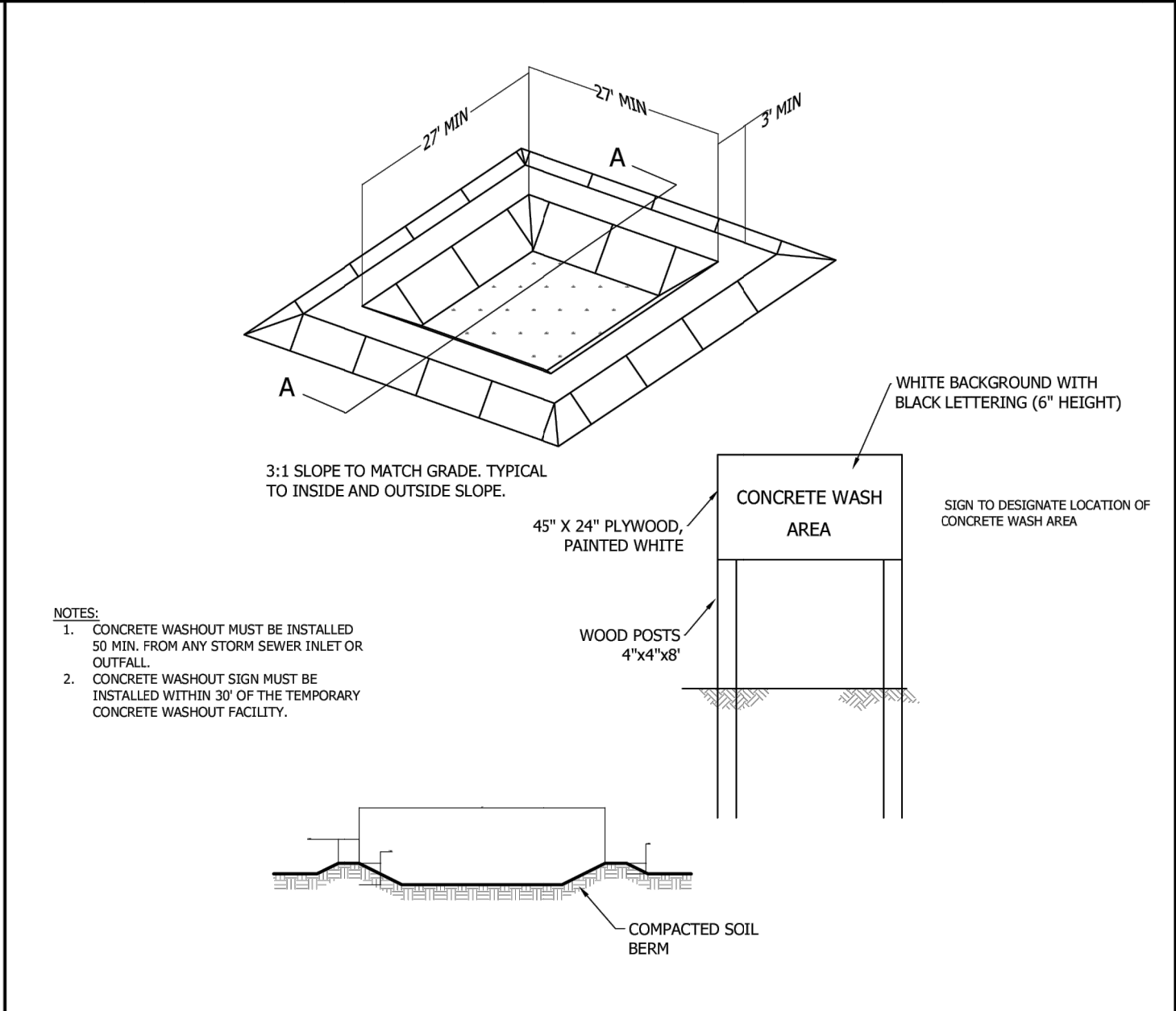
C CONSTRUCTION ENTRANCE SIGN SCALE: NTS
MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111



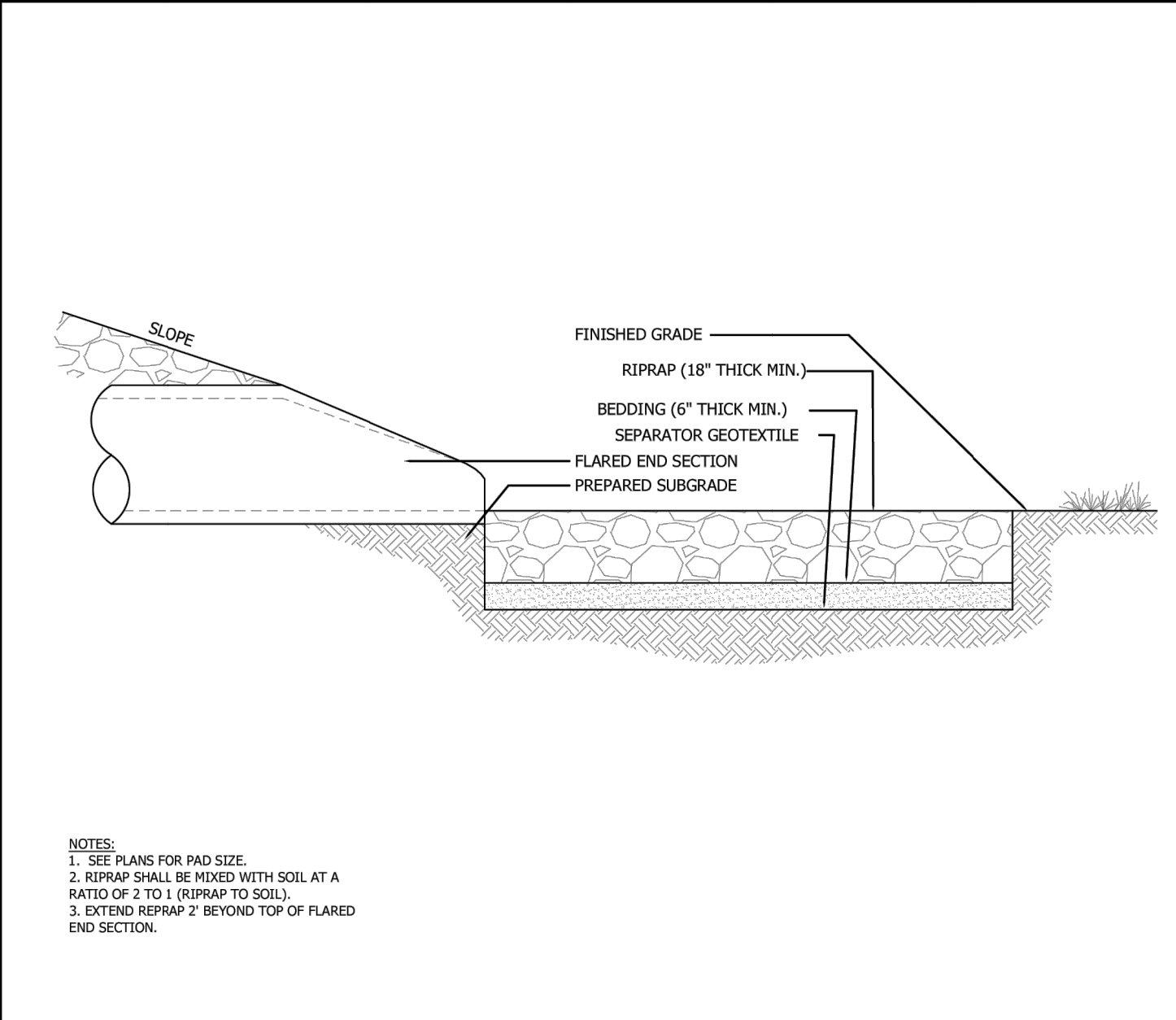
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MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111



E CHECK DAM SCALE: NTS
MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111



F CONCRETE WASHOUT SCALE: NTS
MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111



G RIP RAP PROTECTION AT OUTFALL LOCATION SCALE: NTS
MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111

DIVERSION SLOPE	ROCK CHECK DAM SPACING (FT)		
	1 FT HIGH DAM	2 FT HIGH DAM	3 FT HIGH DAM
< 2%	100	200	300
2% - 5%	40	80	120
5% - 10%	20	40	60
10% - 15%	13	25	40
15% - 20%	10	20	30
> 20%	- NOT RECOMMENDED -		

GENERAL RULE FOR SPACING: THE ELEVATION OF THE BOTTOM OF THE UPSTREAM BERM SHOULD BE EQUAL TO THE ELEVATION OF THE TOP OF THE SUCCEEDING DOWNSTREAM BERM.

CHECK DAMS IN SWALE

2 ACRES OR LESS OF DRAINAGE AREA

2-10 ACRES OF DRAINAGE AREA

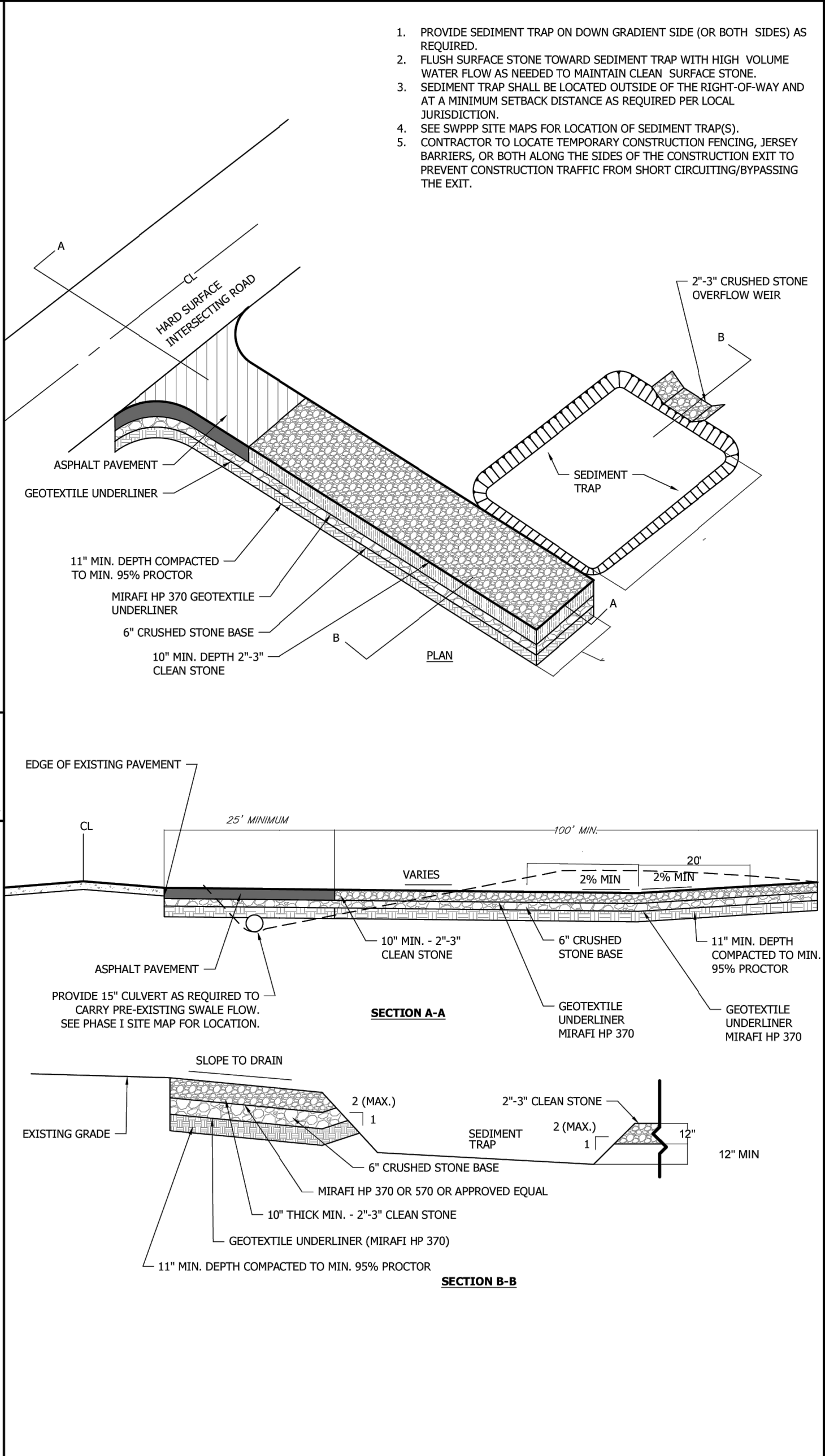
DOWNSTREAM VIEW

DOWNSTREAM VIEW

ELEVATION A

ELEVATION B

I ROCK CHECK DAM SCALE: NTS
MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111



H CONSTRUCTION ENTRANCE/EXIT SCALE: NTS
MAVERIK Standards Issue: 24_01 185 S. State Street Salt Lake City, Utah 84111

MAVERIK
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ARCHITECT/ENGINEER:
HUNT DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co
STAMP:
PROFESSIONAL ENGINEER
LICENSED
Thomas J Hunt
P-21083
10-29-2025
STATE OF UTAH
THOMAS J HUNT

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DRAWN BY: TRP APPROVED BY: TJH

DRAWING ISSUE
REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY
PROJECT NUMBER: ID-0574 STORE #: TBD

SHEET NAME
STORMWATER POLLUTION PREVENTION PLAN DETAILS
SHEET NUMBER

C3.90

ARCHITECT/ENGINEER

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

AMP:



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DRAWN BY: TRP	APPROVED BY: TJ
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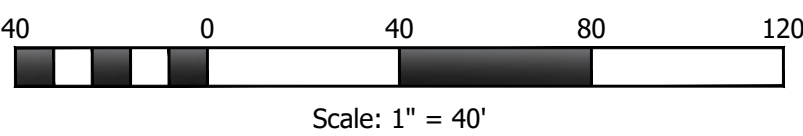
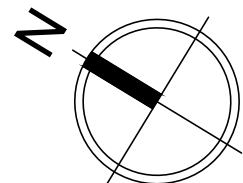
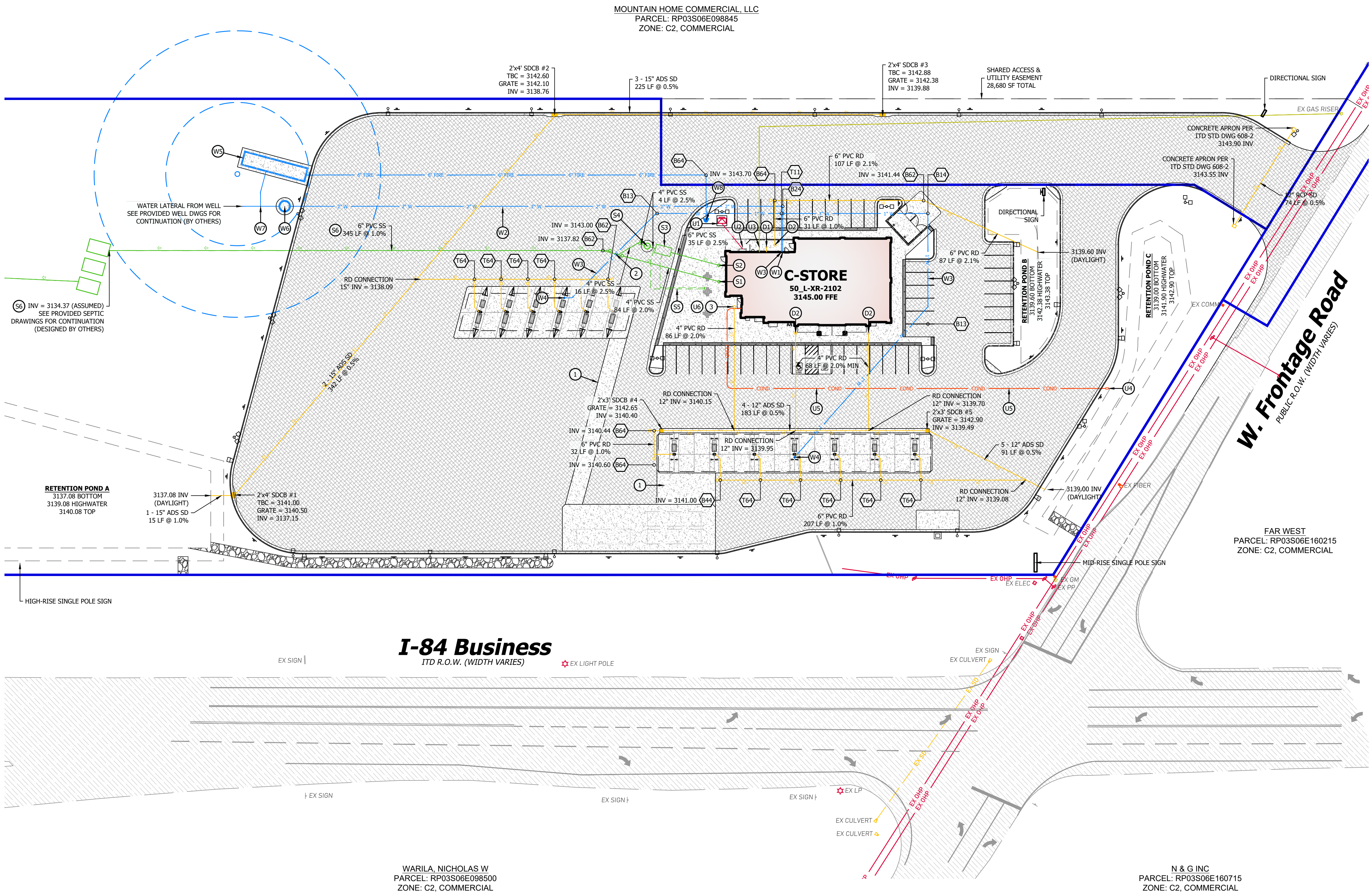
PROJECT NUMBER: ID-0574 STORE #: TBD

SHEET NAME

SITE UTILITY SERVICE PLAN

SHEET NUMBER

C4.00



General Notes

1. REFERENCE SHEET C2.90 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.
2. FUEL TANKS, PIPING & BACKFILL PER FUELING PLANS. CIVIL CONSTRUCTION DOCUMENTS TO APPROXIMATE AREA OF TANK PAD & FUEL TRENCH CAP BUT DIMENSIONS & ROUTE ARE PER FUELING PLANS.
3. ALL STORM DRAIN / SANITARY SEWER STRUCTURES LOCATED WITHIN DRIVE AREAS TO INCLUDE TRAFFIC RATED LIDS AND CONCRETE COLLARS.
4. ENSURE 4.0' MINIMUM COVER IS PROVIDED FOR CULINARY WATER SERVICE LINE / SANITARY SEWER LATERALS.
5. SITE STRIPING OTHER THAN PROVIDED PARKING HAS BEEN REMOVED FOR CLARITY. REFERENCE SHEET C1.10 FOR SITE STRIPING DESIGN.

Key Notes

GENERAL

1. ENSURE NO UTILITIES CROSS FUEL TRENCH.
2. ENSURE 18" VERTICAL SEPARATION BETWEEN ANY SEWER / WATER CROSSINGS.
3. CLEAN-OUT FRAME & COLLAR, SEE DETAIL UT-2 (TYP)

DRAINAGE

- D1. ROOF DRAIN OVERFLOW, REFERENCE PLUMBING DRAWINGS
D2. ROOF DRAIN CLEAN-OUT, REFERENCE PLUMBING DRAWINGS

DRY UTILITIES

- U1. TRANSFORMER, COORDINATE WITH POWER COMPANY FOR EXACT LOCATION
- U2. POWER METER / POINT OF SERVICE TO BUILDING, COORDINATE WITH POWER COMPANY FOR SIZE, TYPE, AND ROUTING INFORMATION
- U3. NATURAL GAS METER / POINT OF SERVICE TO BUILDING, COORDINATE WITH UTILITY PROVIDER FOR SIZE, TYPE, AND ROUTING INFORMATION
- U4. 12" x 24" PLASTIC YARD BOX WITH 6" OF CONDUIT EXPOSED, COORDINATE INSTALL WITH TELE / INTERNET COMPANY (ENSURE BOX STAYS CLOSED AFTER INSTALLATION FOR CONDUIT PROPT.)
- U5. 1 (ONE) 2" AND 1 (ONE) 4" CONDUIT, ROUTE CONDUIT AROUND FUEL DISPENSING AREA SUCH THAT IT DOES NOT INTERFERE WITH FUEL DISPENSING EQUIPMENT
- U6. TELECOMMUNICATIONS POINT OF SERVICE TO BUILDING, COORDINATE INSTALL WITH TELE / INTERNET COMPANY
- U7. SITE LIGHTING (TYP), REFERENCE PHOTOMETRIC DRAWINGS

SANITARY SEWER

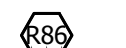
- S1. 4-1/2" SANITARY CLEAN-OUT / POINT OF SERVICE FROM RESTROOMS, REFERENCE PLUMBING DRAWINGS
INV = 3139.50
- S2. 6-1/2" SANITARY CLEAN-OUT / POINT OF SERVICE FROM KITCHEN, REFERENCE PLUMBING DRAWINGS
INV = 3139.50
- S3. 1,500 GALLON GREASE INTERCEPTOR
RIM = 3144.65
INV IN / OUT = 3138.63
- S4. 5.0" Ø SANITARY SEWER SAMPLING MANHOLE
RIM = 3144.75
INV IN / OUT = 3138.53
- S5. VENT LINES FROM GREASE INTERCEPTOR TO BUILDING, REFERENCE PLUMBING DRAWINGS
- S6. 6" PVC SANITARY SEWER LATERAL (CLEAN-OUTS AT 150' MAX SPACING)

WATER

- W1. POINT OF SERVICE TO BUILDING, REFERENCE PLUMBING DRAWINGS
W2. 2" POLYETHYLENE CULINARY WATER SERVICE LINE
W3. 1" POLYETHYLENE WATER SERVICE LINE TO FUEL ISLANDS
W4. 1" WOODFORD FROST PROOF YARD HYDRANT WITH 3/4" FEMALE BRASS CONNECTION AND RED HANDLE
W5. FIRE WATER STORAGE TANK, REFERENCE PROVIDED HDR PLANS
W6. DOMESTIC WATER BUFFER TANK, REFERENCE PROVIDED HDR PLANS
W7. TEE AND BACKFLOW PREVENTER FROM DOMESTIC WATER TO FIRE WATER STORAGE TANK
W8. FIRE HYDRANT PER IPSWC STD DWG NO. SD-404

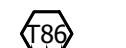
Fitting Legend

REDUCERS



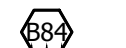
SIZE IN INCHES (SMALL END)
 SIZE IN INCHES (LARGE END)
 FITTING DESIGNATION (REDUCER)

TEES



SIZE IN INCHES (BRANCH)
 SIZE IN INCHES (THRU PIPE)
 FITTING DESIGNATION (TEE)

BENDS



TYPE OF BEND (SEE LEGEND)
SIZE IN INCHES
FITTING DESIGNATION (BEND)

NOTE: NOT ALL FITTINGS ARE SHOWN, AND PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL ALL FITTINGS REQUIRED TO FOLLOW THE ALIGNMENT PROVIDED IN THE DRAWINGS

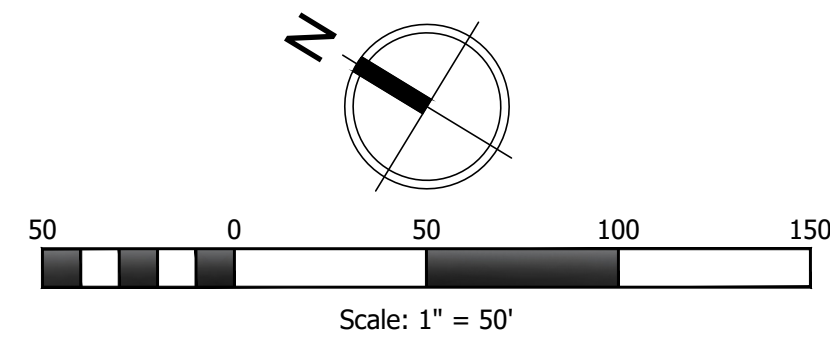
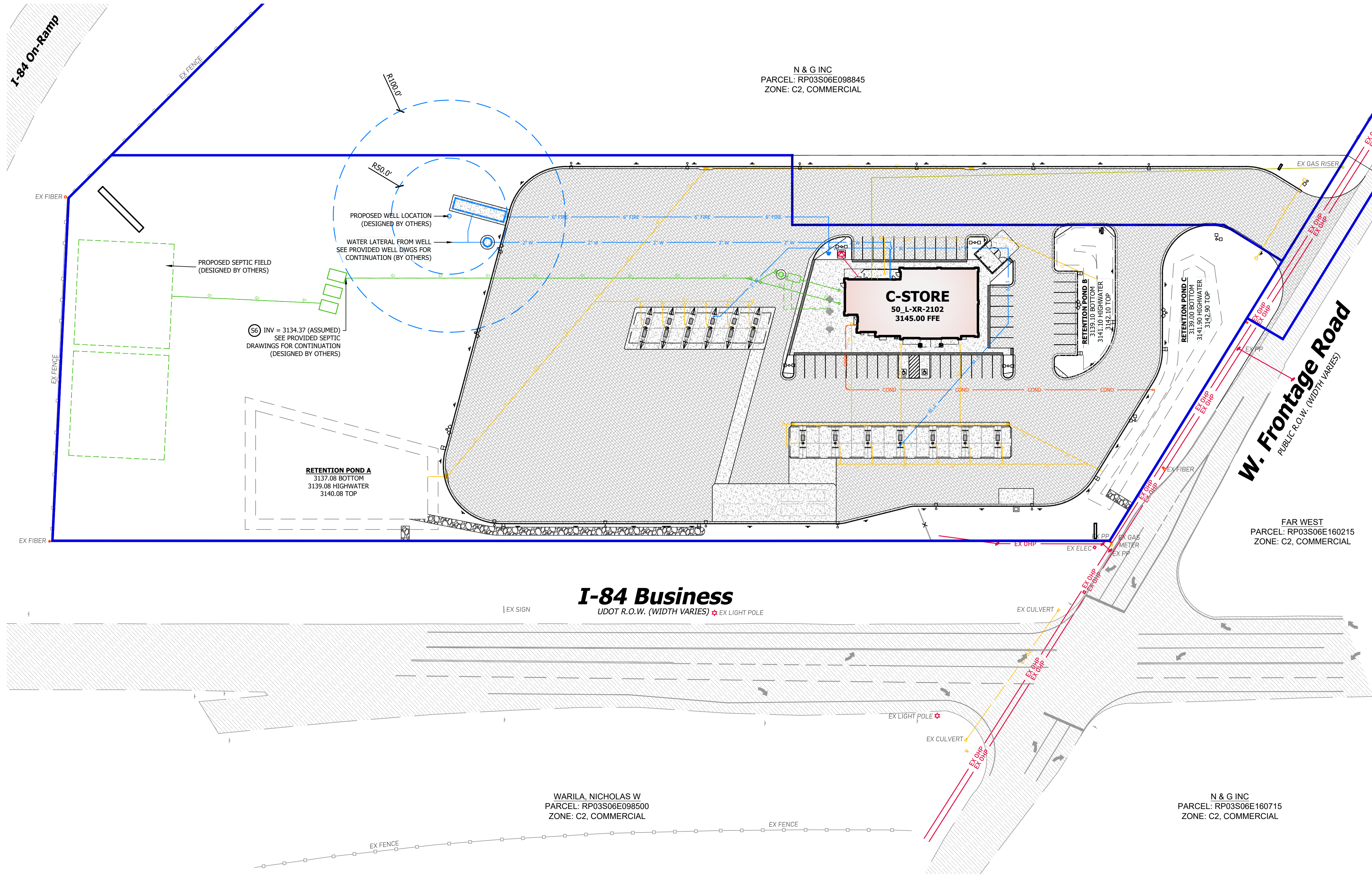
Notice To Contractors

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

10/29/2025 4:40:46 PM HUNTDAY_1 C:\Users\HuntDay_1\Hunt Day Dropbox\Projects\100-41 Elmore County, ID\100-CAD\01-AutoCAD\100-41 - CIVIL SET - VER 1 - 10.15.2025.dwg



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ARCHITECT/ENGINEER:

HUNT DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

STAMP:

MAVERIK, INC.

PROPOSED MAVERIK C-STORE

I-84 BUSINESS & W FRONTAGE RD,

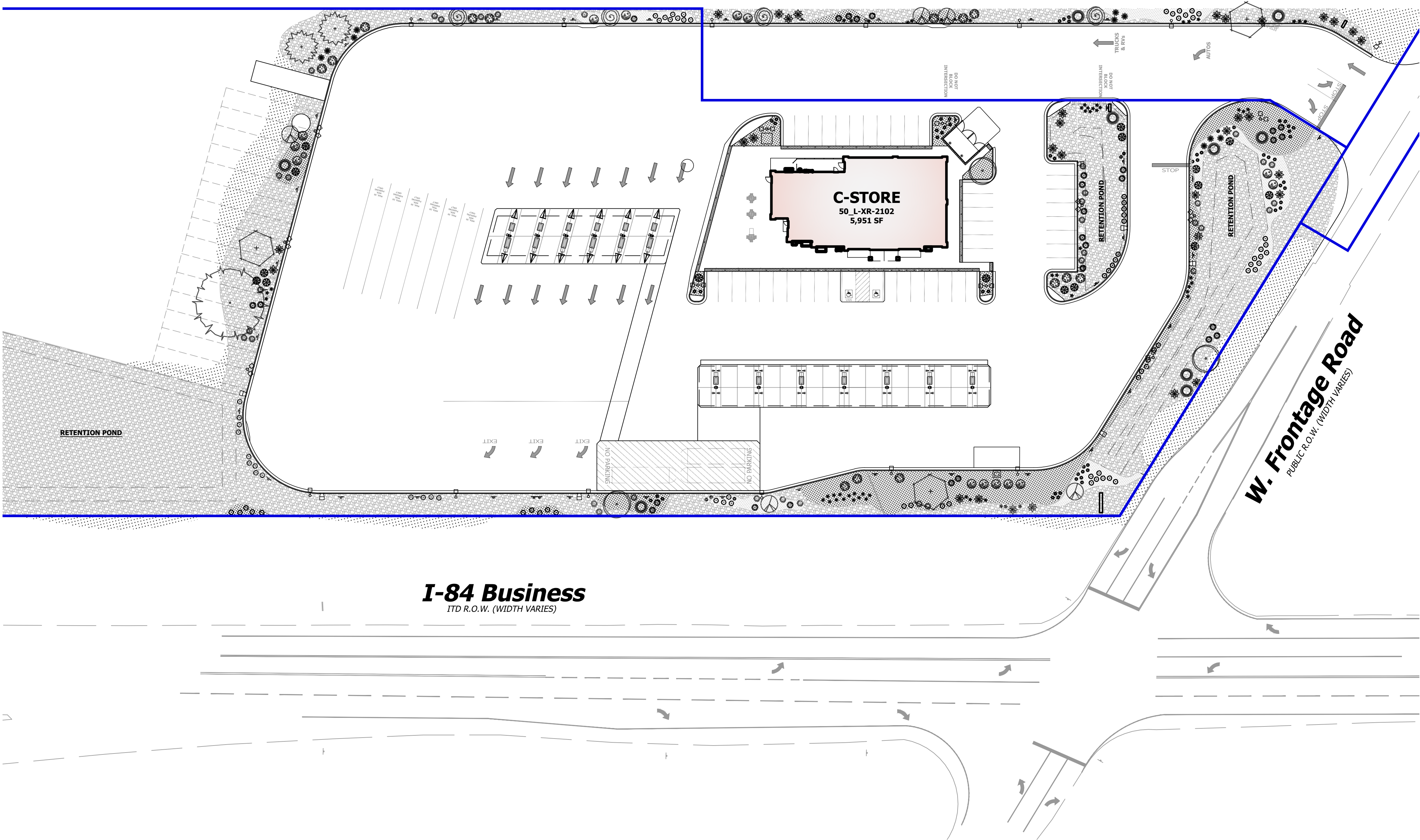
ELMORE COUNTY, IDAHO 83647

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,

TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN

ISSUANCE		
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DRAWN BY: TRP		APPROVED BY: TJH
DRAWING ISSUE		
REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY		
PROJECT NUMBER: ID-0574		STORE #: TBD
SHEET NAME		
SITE UTILITY SERVICE PLAN (CONT'D)		
SHEET NUMBER		
C4.01		

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Planting Schedule

EVERGREEN TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JUNP	4	JUNIPERUS SCOPULORUM	UPRIGHT JUNIPER	6' TALL
WHIT	2	ABIES CONCOLOR	WHITE FIR	6' TALL

DECIDUOUS TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
REDB	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL
MYRT	5	ACER TATARICUM SUBSP. GINNALA	GRAPE MYRTLE	2" CAL
CRAB	3	MALLUS x 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL
ZELK	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL

SHRUBS

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BURN	14	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL
YUCC	10	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
BLUE	14	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL
BUSH	17	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL
SAND	9	PRUNUS x CISTENA	PURPLE LEAF SAND CHERRY	5 GAL
SUMC	32	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL
GOLD	36	SPIREA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL
WEIG	28	WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	5 GAL

GRASSES

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
REED	81	CALAMAGROSTIS x ACUTOFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL

PERENNIALS

CODE	QTY	BOTANICAL NAME	COMMON NAME
LILY	57	HEMEROCALLIS x 'STELLA DE ORO'	STELLA DE ORO DAYLILY
CNDY	61	IBERIS SEMPERVIRENS	CANDYTUFT

Material Schedule

	'ROOTS ROCK & BARK YARD'
	RAINBOW ROCK, 1-1/2" MIX (OR APPROVED EQUAL)
	SNAKE RIVER COBBLESTONE, 4" - 10" MIX (OR APPROVED EQUAL)
	AUTUMN BLEND, 1" MIX (OR APPROVED EQUAL)
	SEED MIX PER I.T.D. ROADSIDE VEGETATION GUIDE

Planting Notes

- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECTS AND OWNER'S SATISFACTION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISH BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER-RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
- ALL PLANTING AREAS TO HAVE TWO-INCH DEPTH OF COMPOSTED MULCH APPLIED AND TILLED IN TO A SIX-INCH DEPTH.
- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED.
- TOP DRESS ALL SPREADING PERENNIALS AND GROUND COVERS WITH TWO-INCH DEPTH OF SOIL PER.
- TOP DRESS ALL TREES, SHRUBS, NON-SPREADING PERENNIALS, AND GROUND COVERS WITH THREE-INCH DEPTH OF SHREDDED BARK MULCH.
- REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
- PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS. PLANTS SHALL NOT BE PLACED WITHIN TWELVE INCHES OF A SPRINKLER HEAD.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

Development Summary

LOCATION:	ELMORE COUNTY, IDAHO		
ZONING:	C-2, HIGHWAY COMMERCIAL		
INTENDED USE:	FUEL SALES, SERVICE STATION		
PARCEL AREA:	304,920 SF	7.00 AC	(100%)
BUILDING AREA:	5,951 SF	0.14 AC	(2%)
IMPERVIOUS AREA:	151,678 SF	3.48 AC	(50%)
LANDSCAPE AREA:	1147,291 SF	3.38 AC	(48%)
PARKING:	42 PARKING STALLS PROVIDED		
	2 ADA STALL PROVIDED (1 ADA + 1 VAN)		
	44 TOTAL PARKING STALLS PROVIDED		
	2 TRUCK PARKING PROVIDED		
	3 BICYCLE SPACES PROVIDED		



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ARCHITECT/ENGINEER:

HUNT DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
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EM: Thomas@HuntDay.co

STAMP:



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I-84 BUSINESS & W FRONTAGE RD,
ELMORE COUNTY, IDAHO 83647
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
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DRAWN BY: TRP

APPROVED BY: TJH

DRAWING ISSUE

REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY

PROJECT NUMBER: ID-0574 STORE #: TBD

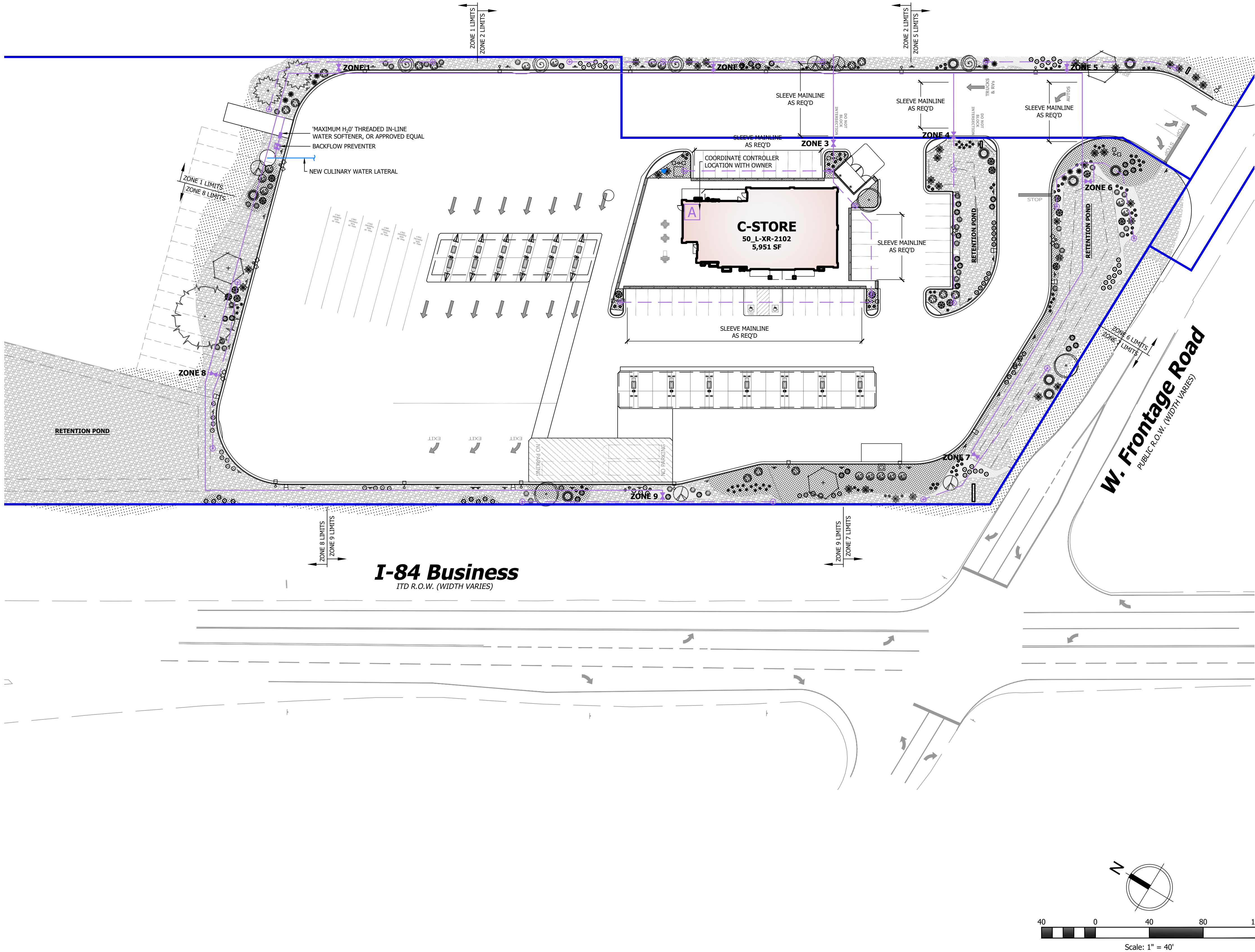
SHEET NAME

**SITE LANDSCAPE
PLAN**

SHEET NUMBER

L1.00

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Legend

- MAINLINE - SCHEDULE 40 PVC
- DRIP LATERAL LINE - POLY PIPE MAY BE USED
- THREADED IN-LINE WATER SOFTENER
- RAINBIRD INDOOR/OUTDOOR MOUNT BASE CONTROLLER
- RPZ BACKFLOW PREVENTION, SIZE PER CITY STANDARDS
- LOW FLOW DRIP VALVE
- PVC TO DRIP TUBING TRANSITION IN 6" DRIP BOX WITH RISER
- AREAS TO RECEIVE DRIP IRRIGATION

Irrigation Notes

- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING CONSTRUCTION SHALL BE ARRANGED AND CONDUCTED BY THE CONTRACTOR.
- BEFORE ANY TRENCHING, EXCAVATION OR DIGGING BELOW THE SURFACE FOR ANY REASON IS BEGUN, THE CONTRACTOR SHALL HAVE THE AREA "BLUE STAKED" IN ORDER TO DETERMINE AS CLOSE AS POSSIBLE THE LOCATIONS OF ALL UNDERGROUND UTILITIES. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- IRRIGATION DESIGN IS SCHEMATIC IN NATURE. PIPING, IRRIGATION VALVES AND OTHER IRRIGATION EQUIPMENT ARE OFTEN SHOWN FOR CLARITY IN AREAS ADJACENT TO LOCATIONS WHERE THEY WILL BE INSTALLED. IRRIGATION LINES AND EQUIPMENT MAY BE SHOWN ON PAVEMENT, INSIDE BUILDINGS OR ACROSS PROPERTY LINES. THE CONTRACTOR SHALL PLACE ALL IRRIGATION LINES, VALVES, ETC. IN PLANTING AREAS AND ON THE PROPERTY WHEN POSSIBLE.
- INSTALL A PRESSURE REGULATOR WITH BACKFLOW PER DETAIL, SIZE AND INSTALL PRESSURE REGULATOR ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL CONDUCT WORK IN SUCH A MANNER TO PROTECT ALL SITE CONDITIONS AND UTILITIES TO REMAIN FROM DAMAGE. WHEN OCCURS, THE CONTRACTOR SHALL REPAIR THE DAMAGE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED WATERING OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS CAN BE COMPLETED BY HAND WATERING, THE USE OF TEMPORARY IRRIGATION SYSTEMS, OR THE CONTINUED OPERATION OF EXISTING SYSTEMS NOT DISTURBED BY CONSTRUCTION.
- SLEEVE CONTROL WIRES IN A 2 INCH CONDUIT NEXT TO, OR UNDER, IRRIGATION MAINLINE.
- LANDSCAPE CONTRACTOR TO COORDINATE PLANT PLACEMENT WITH SPRINKLERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
- INSTALL WALL MOUNT CONTROLLER IN THE BUILDING AS SHOWN ON PLANS. PROVIDE 120V ELECTRICAL SERVICES FOR THE CONTROLLER (COORDINATE WITH ELECTRICAL ENGINEER).
- SCHEDULE 40 PVC 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
- FOR DRIP LINE USE RAINBIRD XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR (1 EMITTER/1 GAL PLANT; 2 EMITTERS/5 GAL).
- USE STRONG BOX SBRC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.
- USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.
- SLEEVING - SCHEDULE 40 PVC 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.

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ARCHITECT/ENGINEER:

HUNT DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

STAMP:



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PROPOSED MAVERIK C-STORE
I-84 BUSINESS & W FRONTAGE RD,
ELMORE COUNTY, IDAHO 83647
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN

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4	HIGHWAY/CUP UPDATES	03/05/2025

DRAWN BY: TRP

APPROVED BY: TJH

DRAWING ISSUE

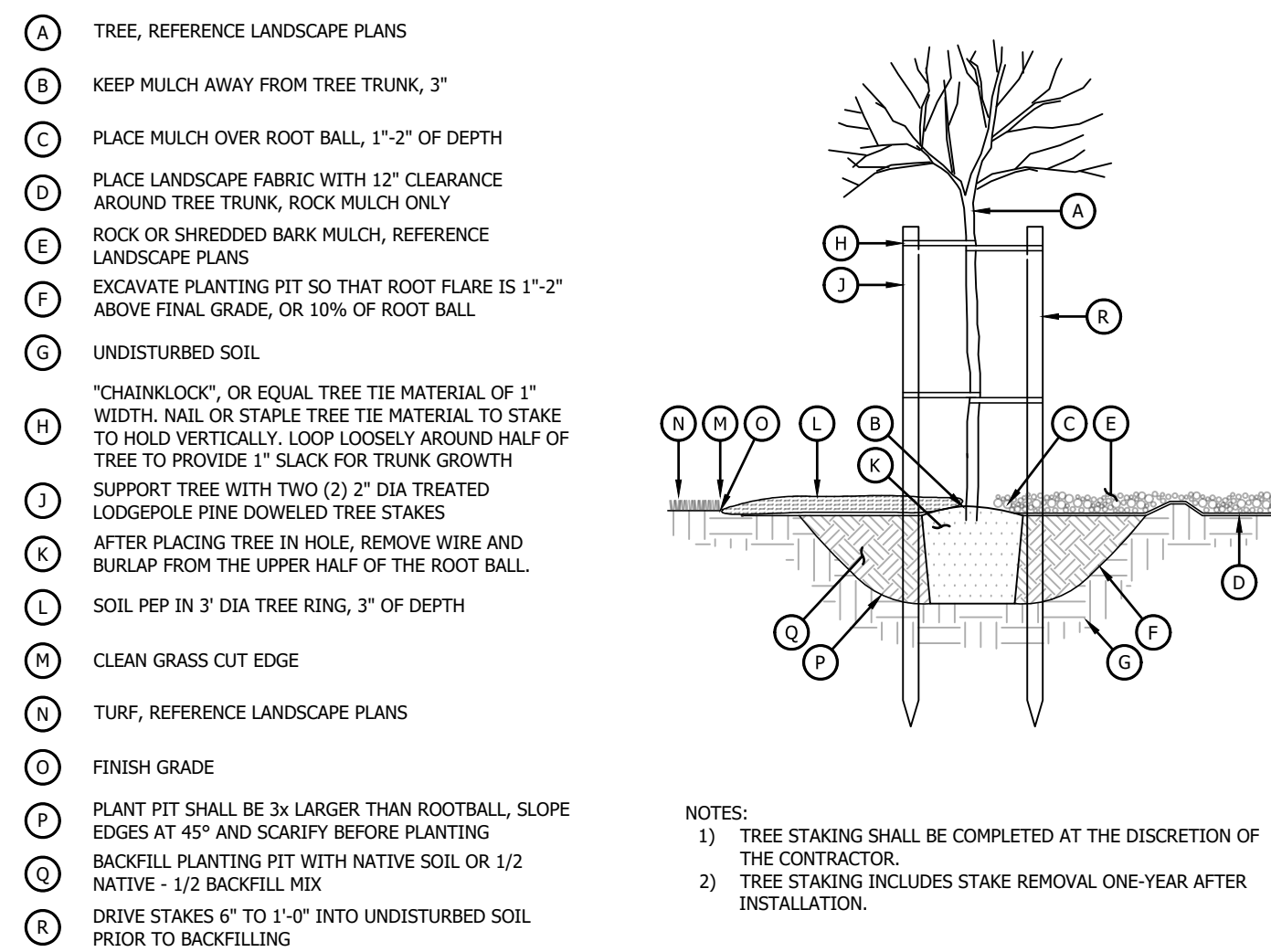
REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY
PROJECT NUMBER: ID-0574 STORE #: TBD

SHEET NAME

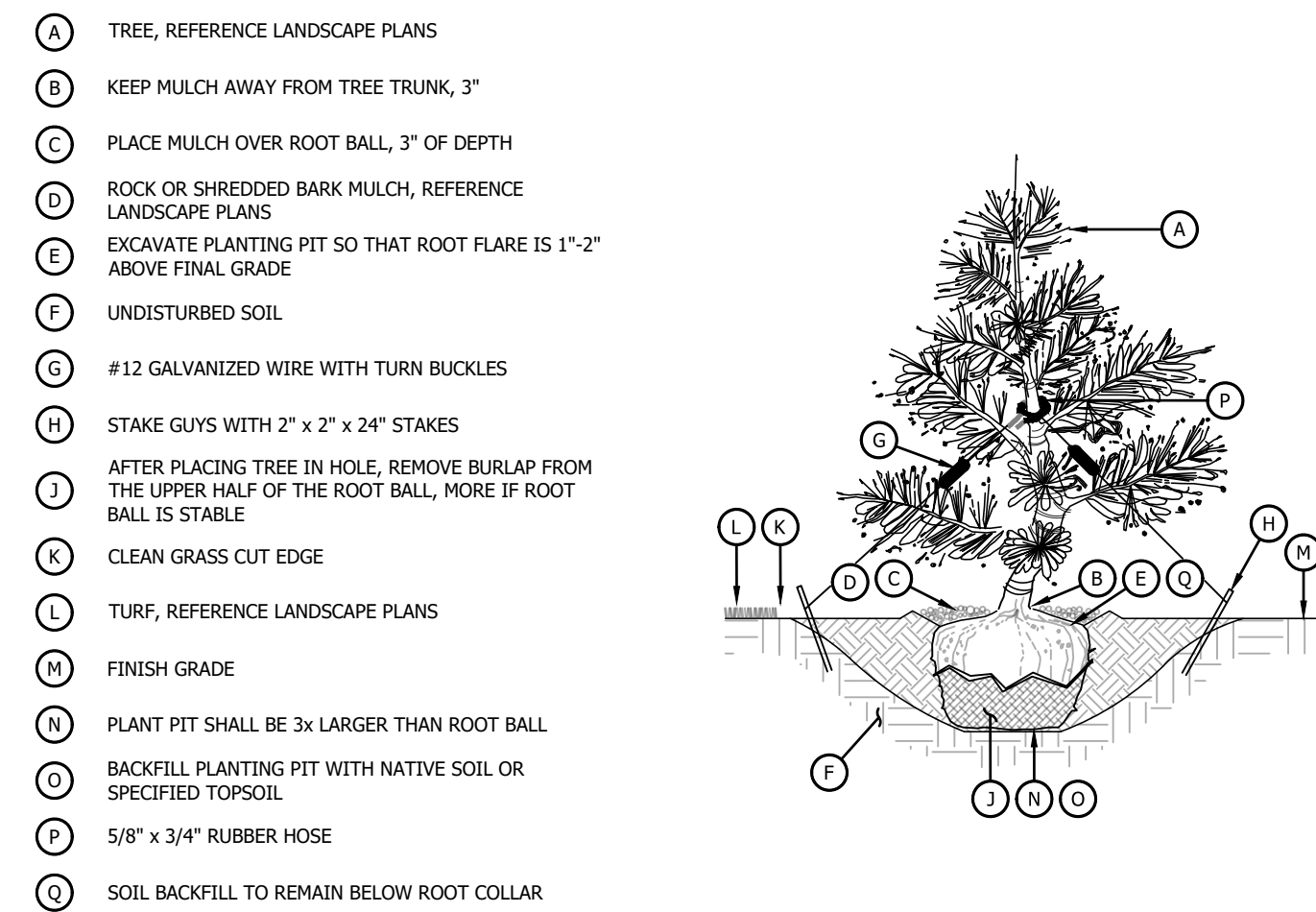
SITE IRRIGATION PLAN

SHEET NUMBER

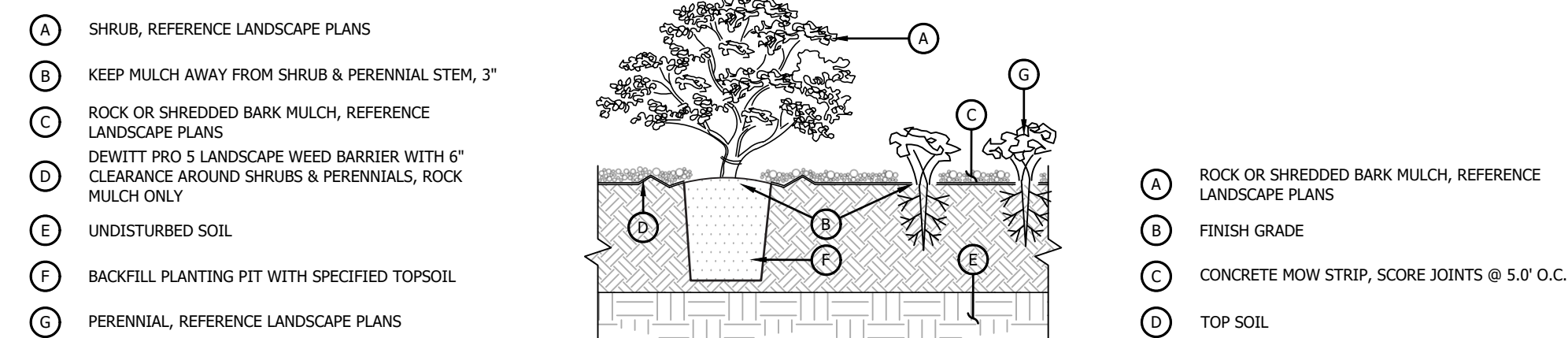
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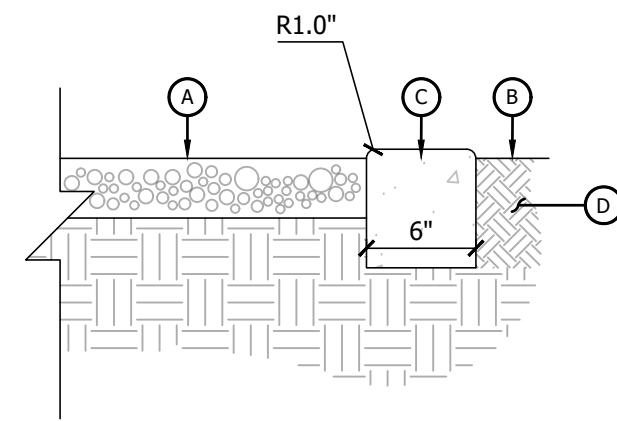
L1 Tree Planting



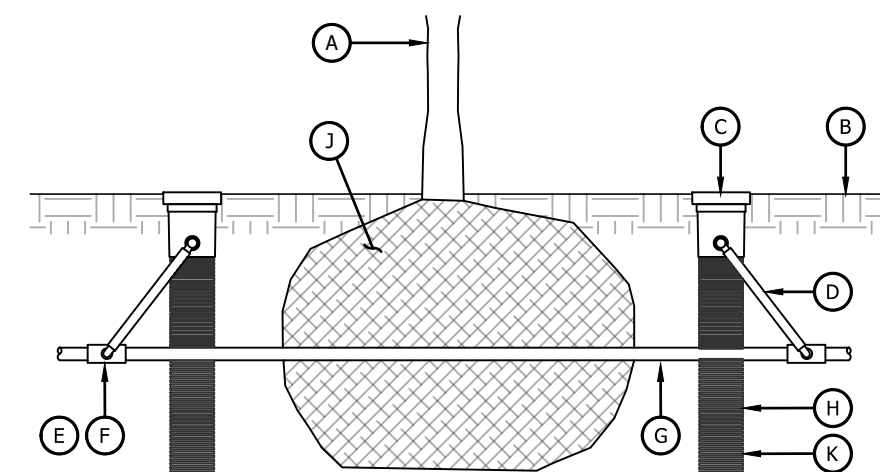
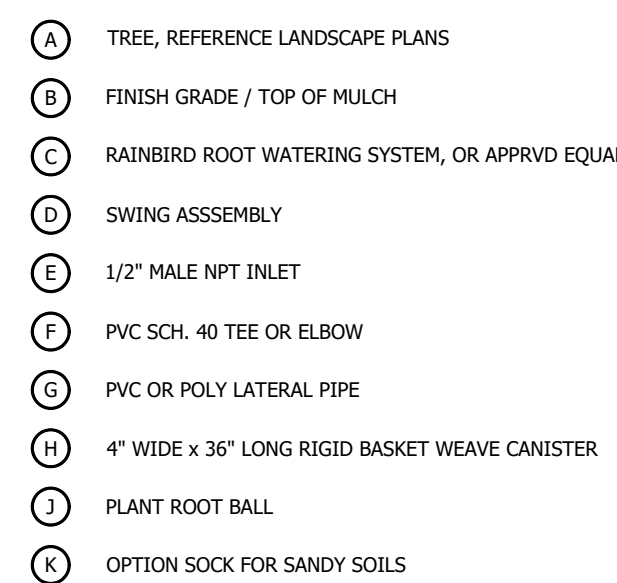
L2 Conifer Tree Planting



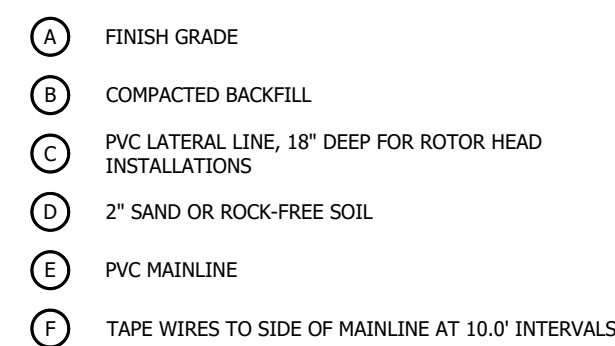
L3 Shrub & Perennial Planting
Scale: NTS



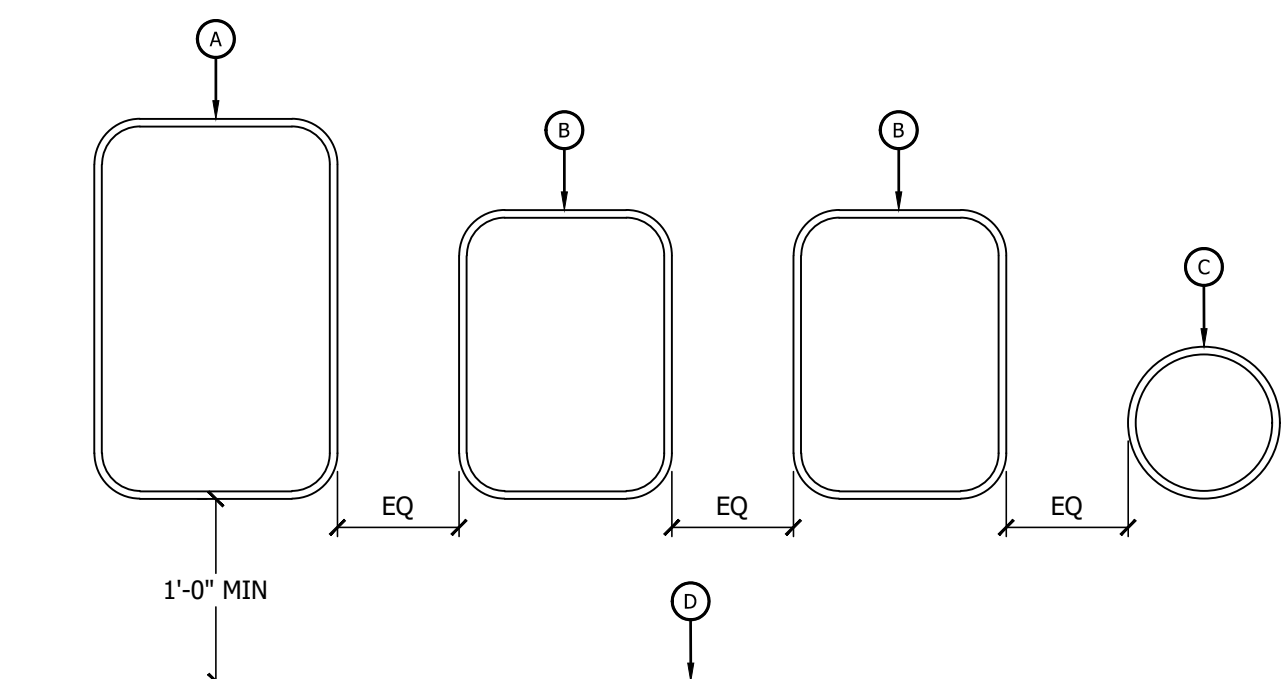
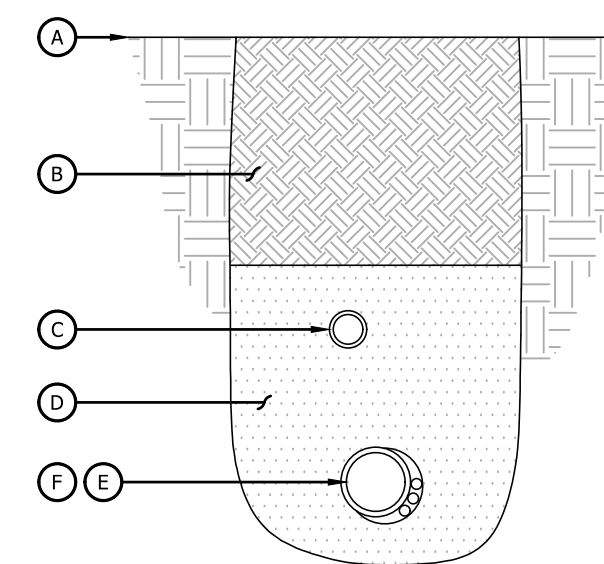
L4 Mow Strip
Scale: NTS



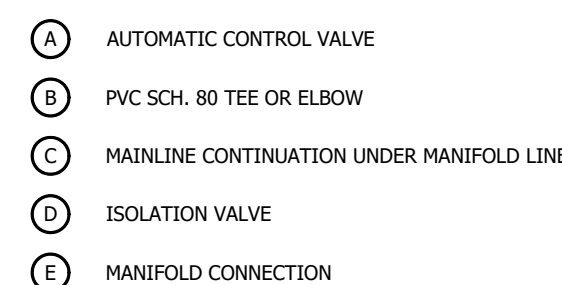
L4 **Root Watering**
Scale: NTS



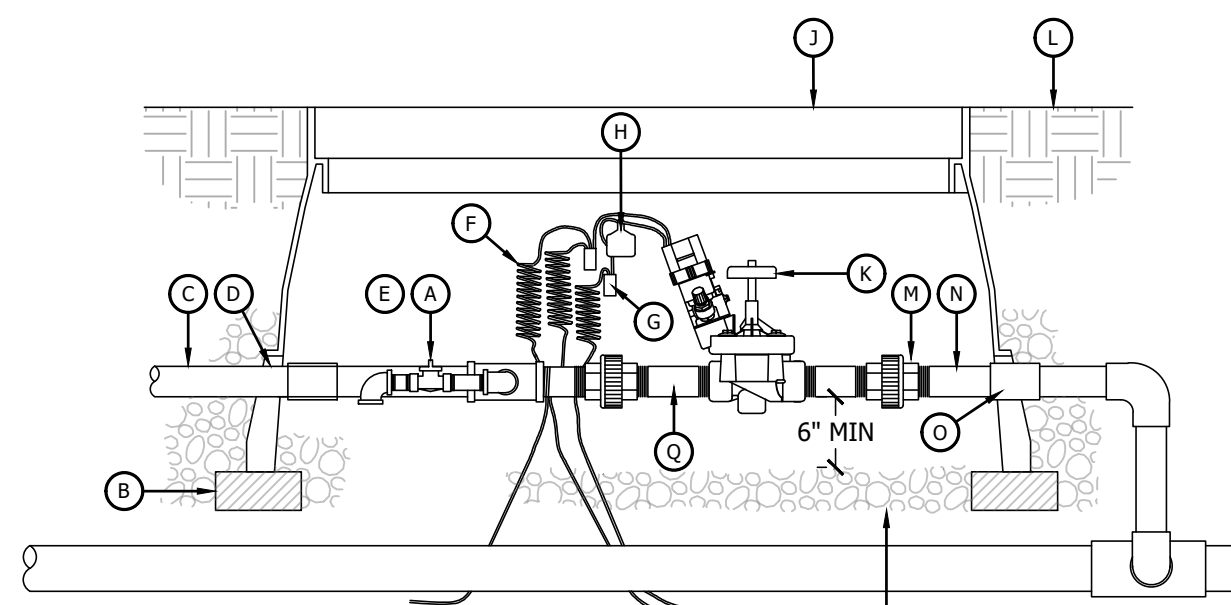
L6 **Pipe Trench**
Scale: NTS



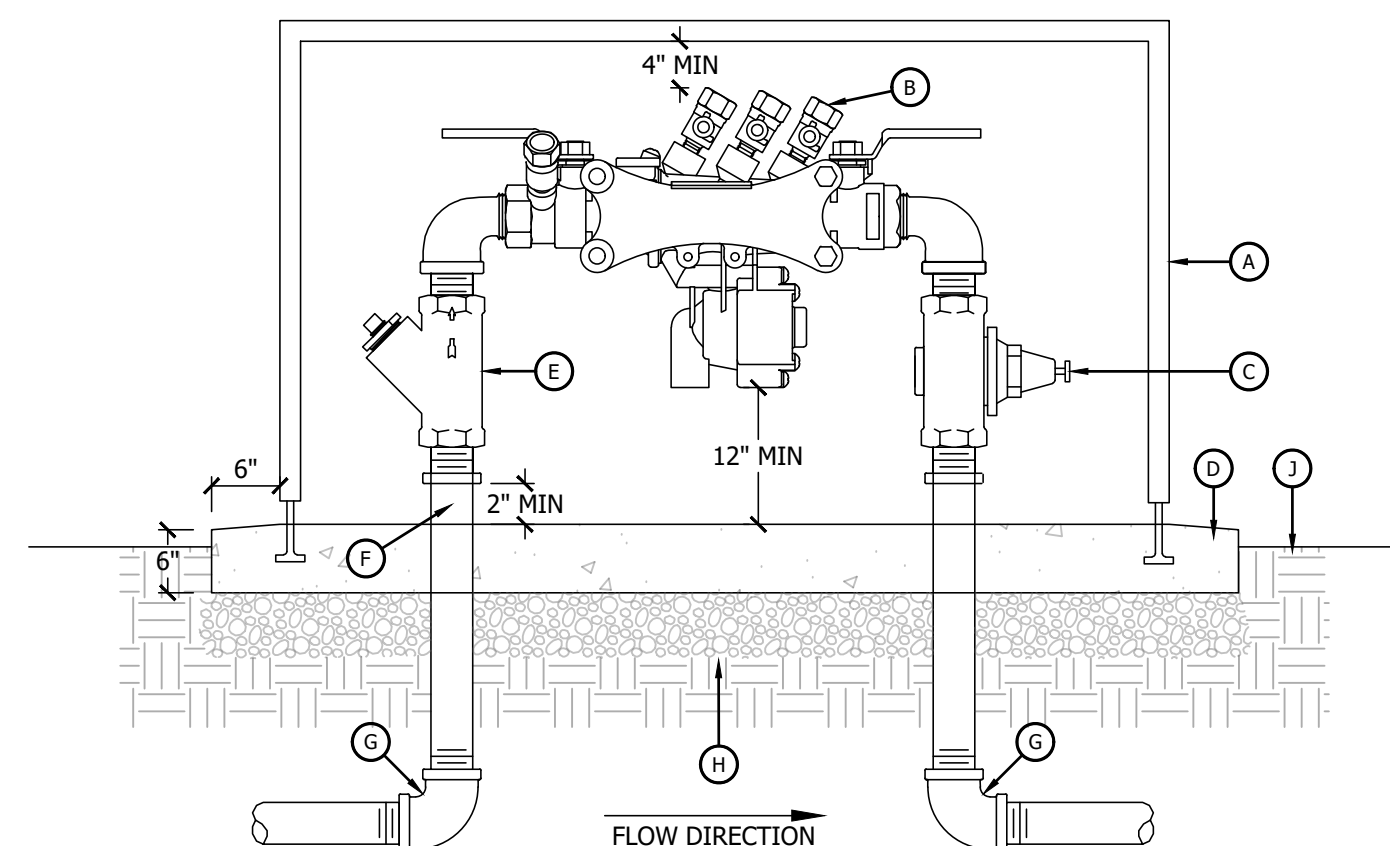
Valve Box Assembly
Scale: NTS



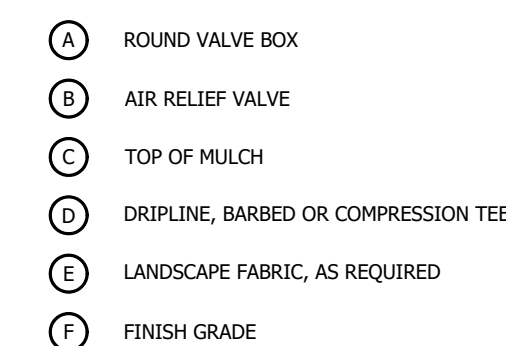
L8 **Manifold Valve Assembly**
Scale: NTS



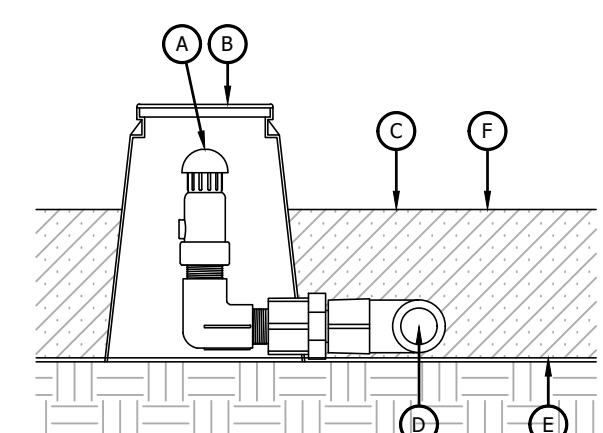
Rainbird Remote Control Valve
Scale: NTS



L10 Zurn Backflow Prevent w/ Pressure Regulator
Scale: NTS



L11 **Dripline Air Release Valve**
Scale: NTS



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EM: Thomas@HuntDay.co

STAMP:



A circular professional engineer seal for the State of Texas. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF TEXAS" at the bottom. Inside the ring, the name "THOMAS J. HUNT" is written in a curved path. In the center, the license number "P-21008" is printed. A blue ink signature, which appears to be "Thomas J. Hunt", is written across the center of the seal. Below the signature, the date "10-29-2025" is stamped in blue ink.

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DRAWN BY: TRP	APPROVED BY: TJH
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DRAWING ISSUE

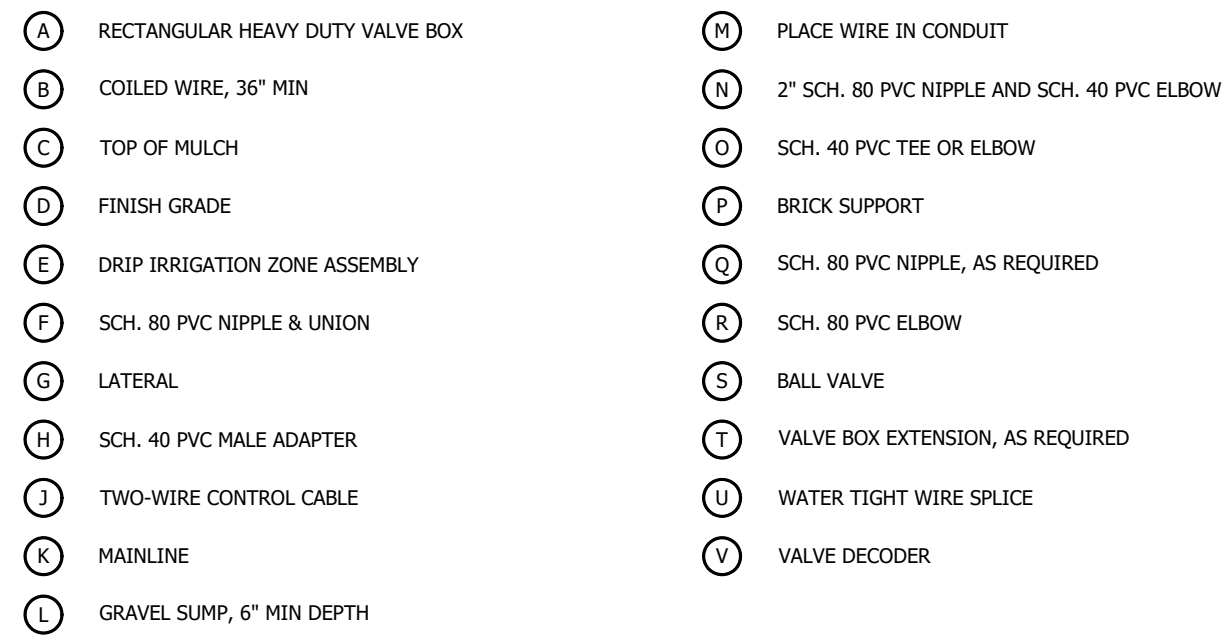
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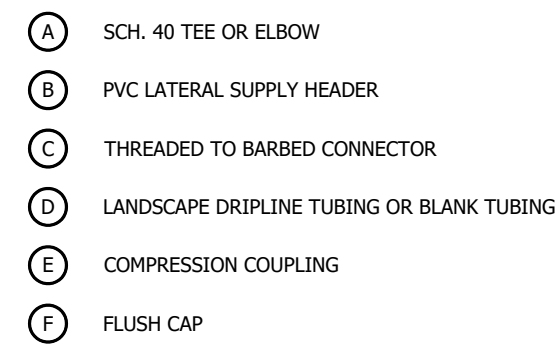
SITE LANDSCAPE & IRRIGATION DETAILS

SHEET NUMBER

L1.90

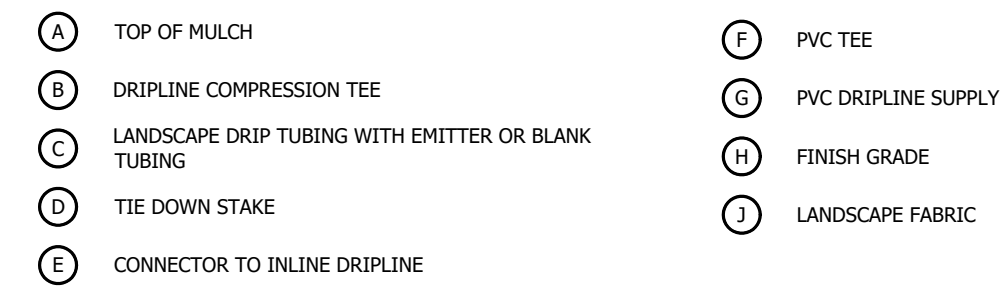


- (A) RECTANGULAR HEAVY DUTY VALVE BOX
- (B) TOP OF MULCH
- (C) FINISH GRADE
- (D) PRESSURE GAUGE
- (E) SCH. 80 PVC NIPPLE
- (F) GRAVEL SUMP, 6" MIN DEPTH
- (G) SCH. 40 PVC TEE
- (H) BRICK SUPPORT
- (J) BALL VALVE
- (K) FLEXIBLE HOSE, 18" MIN
- (L) DRIPLINE LATERAL

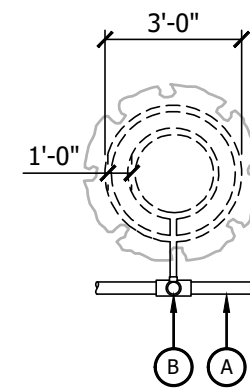
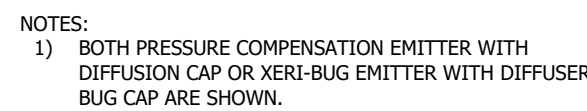


The diagram illustrates three types of joints: ball and socket, hinge, and pivot. Each joint is shown with its components labeled A through F.

- Ball and socket joint:** Shows a rounded bone end fitting into a socket. Labels include A (articular surface), B (ligament), C (capsule), D (synovial fluid), E (ligament), and F (articular surface).
- Hinge joint:** Shows two bones meeting at a single point, allowing movement in one plane. Labels include A (articular surface), B (ligament), C (capsule), D (synovial fluid), E (ligament), and F (articular surface).
- Pivot joint:** Shows a rounded bone end fitting into a ring. Labels include A (articular surface), B (ligament), C (capsule), D (synovial fluid), E (ligament), and F (articular surface).



- (A) PRESSURE COMPENSATING MODULE WITH DIFFUSING CAP
- (B) 1/4" BARD TRANSFER TEE
- (C) DIFFUSER BUG CAP
- (D) SIGNAL OUTLET EMITTER: RAIN BIRD XERI-BUG
- (E) 1/4" TUBING STAKE
- (F) 1/2" OR 3/4" SUPPLY TUBING



(A) POLYPIPE LATERAL LINE

(B) POLYPIPE TO NETA-FIM CONNECTION



DRAWING ISSUE
REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY
 PROJECT NUMBER: ID-0574 STORE #: TBD

SHEET NAME

SITE LANDSCAPE & IRRIGATION DETAILS (CONT'D)

L1.91

Exhibit 4a

From: [Chanc Meyer](#)
To: [Greg Day](#)
Cc: [Todd Meyers](#); [Mitra Mehta-Cooper](#); [Trent Miller](#); [thomas](#); [Abbey R. Germaine](#); [angie@ewsid.com](#); [Andrew Knudsen](#); [Luke Rudolph](#); [James Roddin](#); [Kendra Conder](#); [Tyler Pridemore](#); [pmeyers@mhhdidaho.com](#); [Luis Lasuen](#) ([llasuen@earthlink.com](#))
Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset
Date: Monday, November 3, 2025 9:07:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Some people who received this message don't often get email from cmeyer@hmh-llc.com. [Learn why this is important](#)

Greg,

The approach permit is in good standing, and no further approvals are needed from the Highway District.

Chanc A. Meyer, PE (ID, MT, OR)
Project Manager | HMH Engineering
680 S. Progress Ave., Suite #1 | Meridian, Idaho 83642
Cell: 208.691.8162 | www.hmh-llc.com

From: Greg Day <greg@huntday.co>
Sent: Thursday, October 30, 2025 10:00 AM
To: James Roddin <jroddin@elmorecountyid.gov>
Cc: Todd Meyers <Todd.Meyers@maverik.com>; Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; Trent Miller <TMiller@ppeng.com>; thomas <thomas@huntday.co>; Abbey R. Germaine <arg@elamburke.com>; angie@ewsid.com; Andrew Knudsen <knudsenandrewk@gmail.com>; Luke Rudolph <luke.rudolph@itd.idaho.gov>; Kendra Conder <kendra.conder@itd.idaho.gov>; Chanc Meyer <CMeyer@hmh-llc.com>; Tyler Pridemore <tyler@huntday.co>
Subject: Re: Agreement on Proposed Improvements/Design at Frontage and Sunset

James

Please find the updated plans per the comments and suggestions by the county and the other agencies. Let me know if you have further questions.

<https://www.dropbox.com/sc/fi/7hiiqszcmfv6qjprzaog/ID-0574-CIVIL-SET-VER-1-10.29.2025.pdf?rlkey=ghtjj2or12t7649bimzbwycnn&dl=0>

Greg

On Wed, Oct 29, 2025 at 11:23 AM James Roddin <jroddin@elmorescountyid.gov> wrote:

Todd,

Apologize for the confusion. The term "intersection" was just used to describe the overall nature of the project discussion. There are no intersection specific improvements requested. The updated site plan is in reference to the County recommendations that have been provided to Maverik and accepted by Maverik and ITD/MHHD. Please ensure those updated plans are submitted by Friday. Again, we will need written confirmation from ITD/MHHD as indicated below.



James Roddin

Land Use and Building Department

Interim Director

2280 American Legion Blvd

Mountain Home, Idaho 83647

208-587-2142 ext 1290

208-598-5364 (Cell)



From: Todd Meyers <Todd.Meyers@maverik.com>

Sent: Tuesday, October 21, 2025 10:49 AM

To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; greg <greg@huntday.co>; Trent Miller <TMiller@ppeng.com>

Cc: thomas <thomas@huntday.co>; Abbey R. Germaine <arg@elamburke.com>; James Roddin <jroddin@elmorescountyid.gov>; angie@ewsid.com; Andrew Knudsen <knudsenandrewk@gmail.com>; Luke Rudolph <luke.rudolph@itd.idaho.gov>; Kendra Conder <kendra.conder@itd.idaho.gov>; Chanc Meyer <cmeyer@hmh-llc.com>

Subject: RE: Agreement on Proposed Improvements/Design at Frontage and Sunset

Good morning, Mitra,

Maverik has reviewed Trent Miller's October 13th email and finds the recommendations acceptable. We will revise the site plan accordingly and resubmit it prior to the November 20th Planning Commission meeting.

We have met with both the Idaho Department of Transportation and the Mountain Home Highway District. Both agencies confirmed that the Maverik project is permitted and that no additional improvements are required. They also noted that the Maverik side of the intersection is the safer side, as right-hand turns onto the highway are

From: [James Roddin](#)
To: [Mitra Mehta-Cooper](#); [Abbey R. Germaine](#); angie@ewsid.com
Subject: FW: Maverik
Date: Wednesday, November 12, 2025 9:00:59 AM
Attachments: [image001.png](#)
[image002.png](#)

FYI



James Roddin

Land Use and Building Department
Interim Director
2280 American Legion Blvd
Mountain Home, Idaho 83647
208-587-2142 ext 1290
208-598-5364 (Cell)



From: Chanc Meyer <CMeyer@hmh-llc.com>
Sent: Wednesday, November 12, 2025 8:59 AM
To: James Roddin <jroddin@elmorescountyid.gov>
Cc: pmeyers@mhhdidaho.com; llasuen@earthlink.com
Subject: RE: Maverik

James,

The new proposal is good to go and Maverik has an approved Approach Permit from the District.

Chanc A. Meyer, PE (ID, MT, OR)
Project Manager | HMM Engineering
680 S. Progress Ave., Suite #1 | Meridian, Idaho 83642
Cell: 208.691.8162 | www.hmh-llc.com

From: James Roddin <jroddin@elmorescountyid.gov>
Sent: Wednesday, November 12, 2025 8:25 AM
To: Chanc Meyer <CMeyer@hmh-llc.com>
Cc: pmeyers@mhhdidaho.com; llasuen@earthlink.com
Subject: Maverik

Good morning, Chanc,

I just wanted to reach out and asked if the MHHD is okay with the new proposal from Maverik gas station?



James Roddin

Land Use and Building Department

Interim Director

2280 American Legion Blvd

Mountain Home, Idaho 83647

208-587-2142 ext 1290

208-598-5364 (Cell)





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Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

November 3, 2025

Todd Meyers
Senior Site Development Manager
Maverik, Inc.

RE: Maverik Convenience Store - ITD Development Staff Report

Dear Todd,

The Idaho Transportation Department (ITD) has completed our review of the Maverik traffic impact analysis and accompanying civil design plans. The proposed development will be located on the northeast corner of the I-84 Business Loop and Frontage Road in Elmore County, Idaho.

Development Summary

- The development will include a 5,951 square-foot convenience store and 24 fueling stations.

ITD Staff Requirements

- The Department accepts the traffic impact analysis and does not have any requirements for this development.

Expiration of Staff Report

- This staff report shall expire one 1 year from the date of issuance. Upon expiration, it shall be the burden of the developer to demonstrate that their project is on schedule to meet the original timelines submitted for full build-out and that no substantial changes to the site plan, or traffic data have occurred. If so demonstrated, staff should automatically renew the staff report with the original conditions. Upon expiration, if a developer cannot demonstrate these requirements staff should perform a new review and may require additional or updated analysis as needed. Additionally, if a staff report expires and ITD projects or other long-range planning efforts become newly applicable, staff should complete a new staff report and may require additional or updated analysis as needed.

Permit Requirements

- Should the applicant be required to conduct work in ITD's Right-of-Way, an access permit will be required.
 - ITD staff will receive the application and all submitted supportive documents, which should include:
 - Civil Plans
 - Parcel Deed
 - Cross-Access or Access Easement, if applicable
 - Traffic Control Plan designed by a certified Traffic Control Supervisor
 - Access and Utility Permits
 - If required, both access and utility permits will need to be reviewed and approved prior to any work in ITD's ROW.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute permit approval, or denial issued pursuant to IDAPA 29.03.42.
- Any allowance for access/encroachment on a state highway granted in this report is subject to changes in requirements/restrictions, and removal in the future for reasons of safety, capacity, and other ITD planning efforts.



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ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Elmore County, Idaho, as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Kendra Conder, Development Services Coordinator, at (208) 334-8377 or email Kendra.Conder@itd.idaho.gov.

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

Cc: Elmore County Planning & Zoning

From: [Wendy Howell](#)
To: [Mitra Mehta-Cooper](#); [Kendra Conder](#); [Trent Miller](#)
Cc: [James Roddin](#); [Angie Michaels](#); [Abbey R. Germaine](#)
Subject: RE: Elmore County - Maverik
Date: Friday, November 7, 2025 9:10:33 AM
Attachments: [image001.png](#)

Mitra,

You can use this as a starting point but be extremely clear in any of your discussions that this project is not on ITD's radar, nor is it in the 7-year ITIP for programming. This is an old concept plan that did not, nor does it have any teeth, to move forward at this time.

Wendy

From: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>
Sent: Thursday, November 6, 2025 5:35 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Trent Miller <TMiller@ppeng.com>; Wendy Howell <Wendy.Howell@itd.idaho.gov>
Cc: James Roddin <jroddin@elmorecountyyid.gov>; Angie Michaels <angie@ewsid.com>; Abbey R. Germaine <arg@elamburke.com>
Subject: RE: Elmore County - Maverik

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I hear you. But this is the only data-point for this discussion. Elmore County has to use it as a starting point and deviate as ITD sees fit.

Mitra Mehta-Cooper

Cell (626) 8933815

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Monday, October 6, 2025 11:32 AM
To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; Trent Miller <TMiller@ppeng.com>; Wendy Howell <Wendy.Howell@itd.idaho.gov>
Cc: James Roddin <jroddin@elmorecountyyid.gov>; Angie Michaels <angie@ewsid.com>; Abbey R. Germaine <arg@elamburke.com>
Subject: RE: Elmore County - Maverik

Hi Mitra,

Thanks for sending this over! I did want to reiterate that the exit 90 design was an old concept and is currently not a programmed project in our 7-year ITIP. Is this going to pose an issue for P&Z or are we just using it as a starting point?

Kendra Conder

District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>
Sent: Monday, October 6, 2025 9:20 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Trent Miller <TMiller@ppeng.com>; Wendy Howell <Wendy.Howell@itd.idaho.gov>
Cc: James Roddin <jroddin@elmorecountyid.gov>; Angie Michaels <angie@ewsid.com>; Abbey R. Germaine <arg@elamburke.com>
Subject: RE: Elmore County - Maverik

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Good morning, Kendra and Wendy:

Thank you. This document was instrumental at the public hearing, and ISP and EMS Director used it for encouraging safety improvements now. The Planning and Zoning Commission has continued Maverik CUP hearing for two months to ensure that we have a MOU with ITD and MHHD to finalize the intersection (Frontage & Sunset) and interchange (Exit 90) design and its construction schedule.

The Department will be setting up a series of meetings this week and the following to talk through the details. Please let me know if you need anything from me in the meantime.

Trent Miller is the Traffic Engineer working with me on this project on the County's behalf. He is CC'd here if ITD's engineers need a direct contact.

Warm regards,
Mitra

Mitra Mehta-Cooper, AICP, CFM
Principal Planner
PROVOST & PRITCHARD CONSULTING GROUP
1965 S. Eagle Road, Suite 140, Meridian, ID 83642
Cell: (626) 893-3815
www.provostandpritchard.com | [LinkedIn](#)

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From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Friday, September 5, 2025 10:13 AM
To: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>; Trent Miller <TMiller@ppeng.com>; Wendy Howell <Wendy.Howell@itd.idaho.gov>
Cc: James Roddin <jroddin@elmorecountyid.gov>; Angie Michaels <angie@ewsid.com>
Subject: RE: Elmore County - Maverik

Hi Mitra,

Attached is the full document between ITD and FHWA which includes the exit 90 intersection (see figure 15 for preliminary design). It sounds like ITD doesn't have any plans to implement this as a project, but we can certainly keep the conversation going.

Let me know your thoughts.

Kendra Conder

District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>
Sent: Wednesday, September 3, 2025 3:25 PM
To: Trent Miller <TMiller@ppeng.com>; Wendy Howell <Wendy.Howell@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: James Roddin <jroddin@elmorecountyid.gov>; Angie Michaels <angie@ewsid.com>
Subject: RE: Elmore County - Maverik

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Thank you, Trent.

Wendy and Kendra,

If you have a Exit 90 Interchange Design available (I know Kendra was going to look for it), I am sure the County will be happy to support its proportionate share discussions for funding those improvements.

Trent and I are available to talk.

Mitra

Mitra Mehta-Cooper

Cell (626) 8933815

From: Trent Miller <TMiller@ppeng.com>

Sent: Wednesday, September 3, 2025 2:49 PM

To: wendy.howell@itd.idaho.gov

Cc: Mitra Mehta-Cooper <mmehtacooper@ppeng.com>

Subject: Elmore County - Maverik

Hi Wendy,

Attached are the 2 exhibits I spoke to at this morning's meeting.

Don't hesitate to reach out if you want to discuss further.

Thank You

Trent Miller

PROVOST & PRITCHARD CONSULTING GROUP

1965 S. Eagle Road, Suite 140, Meridian, ID 83642

Cell: (661) 330-8099

E-mail: tmiller@ppeng.com | Website: provostandpritchard.com

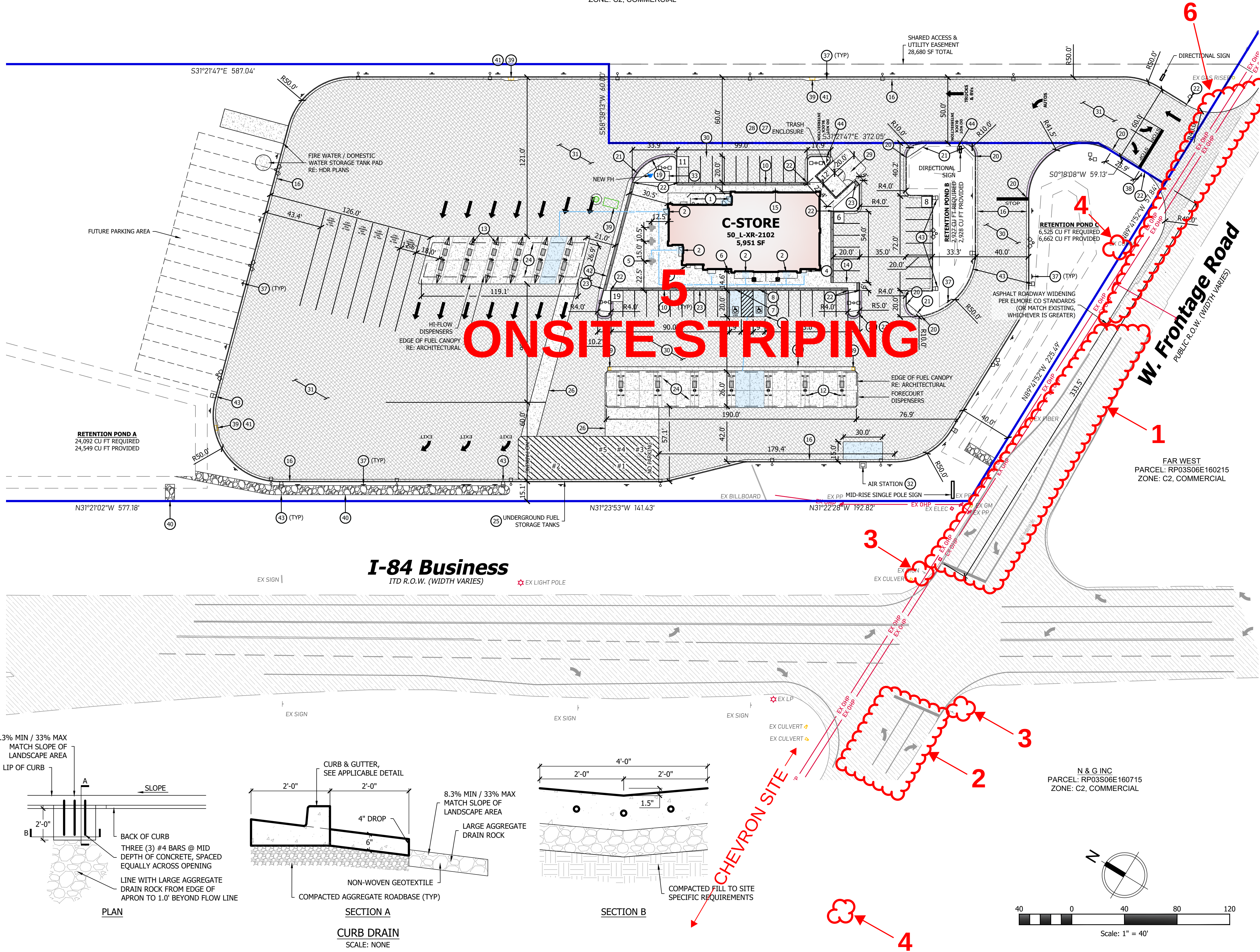


11/12/2025: ON-SITE/OFF-SITE STRIPING/SIGNAGE IMPROVEMENT EXHIBIT

NOTES AND RECOMMENDATIONS:

1. PROPOSED: MAVERIK TO INSTALL STRIPING AS SHOWN IF NOT EXISTING ON W. FRONTAGE ROAD (SEGMENT FRONTING PROJECT)
2. PROPOSED: MAVERIK TO INSTALL STRIPING AS SHOWN IF NOT EXISTING ON W. FRONTAGE ROAD (SEGMENT FRONTING CHEVRON)
3. PROPOSED: MAVERIK TO INSTALL SOLAR POWERED LED RED FLASHING STOP SIGNS ON W. FRONTAGE ROAD (OR RETROFIT WITH FLASHING LED'S)
4. PROPOSED: MAVERIK TO INSTALL "STOP AHEAD" SIGNAGE ON W. FRONTAGE ROAD. SPACING TO BE PER POSTED SPEED LIMIT USING ITD/MHHD STANDARDS.
5. MAVERIK TO INSTALL ALL PROPOSED "ON-SITE" STRIPING AS SHOWN.
6. MAVERIK TO CONSTRUCT APPROACH APRON AS SHOWN

MOUNTAIN HOME COMMERCIAL, LLC
PARCEL: RP03S06E098845
ZONE: C2, COMMERCIAL



General Notes

1. CONCRETE SIDEWALK LOCATED ON SITE TO BE 4-INCH THICK MINIMUM WITH MEDIUM BROOM TEXTURE.
2. WALKWAY IS TO BE FLUSH WITH ASPHALT AT PERIMETER OF BUILDING.
3. UNDERGROUND FUEL STORAGE TANKS SHOWN FOR REFERENCE ONLY. REFERENCE FUELING DISPENSING DRAWINGS FOR TANK EXACT LAYOUT AND DIMENSIONS.
4. CONCRETE PETROLEUM TRENCH CAP SHOWN FOR REFERENCE ONLY. REFERENCE FUELING DISPENSING DRAWINGS FOR EXACT FUEL PIPING ALIGNMENT AND TRENCH WIDTH.
5. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDED FOR EXACT LOCATION OF ELECTRICAL TRANSFORMER.
6. CONTRACTOR TO ENSURE SITE LIGHTING MEETS OWNER PROVIDED SPACING REQUIREMENTS.

Key Notes

1. HOUSEKEEPING PAD, REFERENCE ARCHITECTURAL DRAWINGS
2. BUILDING ENTRY, REFERENCE ARCHITECTURAL DRAWINGS
3. MISC. VENDING, TO BE DETERMINED BY OPERATIONS TEAM AT OPENING
4. PROPANE VENDING LOCATION
5. PICNIC TABLES, TO BE SUPPLIED BY OWNER
6. HI-ROLLER BICYCLE RACK, SEE DETAIL E, SHEET C1.93
7. ACCESSIBLE VAN PARKING SIGN W/ 6" PARKING BOLLARD
8. ACCESSIBLE PARKING SIGN W/ 6" PARKING BOLLARD
9. CONCRETE ACCESSIBLE PARKING SPACES W/ CHAMFERED CORNERS, SEE DETAIL F / SHEET C1.90
10. 6" PARKING BOLLARD, SEE DETAIL A, B, G / SHEET C1.92
11. PIPE BOLLARD, SEE DETAIL D / SHEET C1.92
12. HOOP BOLLARD, SEE DETAIL C / SHEET C1.92
13. WEDGE BOLLARD, SEE DETAIL E / SHEET C1.92
14. CONCRETE WALKWAY, SEE DETAIL H / SHEET C1.90
15. CONCRETE WALKWAY AT BUILDING, SEE DETAIL I / SHEET C1.90
16. ON-SITE 'CATCH' CURB & GUTTER, SEE DETAIL A / SHEET C1.91
17. ON-SITE 'SPILL' CURB & GUTTER, SEE DETAIL B / SHEET C1.91
18. ON-SITE MOUNTABLE 'CATCH' CURB & GUTTER, SEE DETAIL C / SHEET C1.91
19. ON-SITE MOUNTABLE 'SPILL' CURB & GUTTER, SEE DETAIL D / SHEET C1.91
20. TRANSITION BETWEEN CURB TYPES
21. RUNOUT PAD, SEE DETAIL K / SHEET C1.91
22. CURB TRANSITION FROM 0" TO 6" HEIGHT OVER 24" RUN
23. TRUNCATED DOME PAD
24. CONCRETE PAD UNDER FUEL CANOPY, SEE DETAIL F / SHEET C1.91
25. FUEL TANK PAD W/ CHAMFERED CORNERS, SEE DETAIL G / SHEET C1.91 (VERIFY FUEL PIPING ALIGNMENT AND TRENCH WIDTH WITH FUELING DISPENSING DRAWINGS)
26. CONCRETE PETROLEUM TRENCH CAP, SEE DETAIL J / SHEET C1.91 (VERIFY FUEL PIPING ALIGNMENT AND TRENCH WIDTH WITH FUELING DISPENSING DRAWINGS)
27. TRASH ENCLOSURE, REFERENCE ARCHITECTURAL DRAWINGS
28. TRASH ENCLOSURE FOUNDATION, REFERENCE STRUCTURAL DRAWINGS
29. CONCRETE TRASH ENCLOSURE ACCESS PAD W/ CHAMFERED CORNERS, SEE DETAIL G / SHEET C1.90
30. MODERATE / LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL A / SHEET C1.90
31. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL B / SHEET C1.90
32. VACUUM AIR STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS, SEE DETAIL E / SHEET C1.93
33. ELECTRICAL TRANSFORMER, REFERENCE ELECTRICAL DRAWINGS
34. SITE LIGHTING (TYPICAL)
35. MONUMENT SIGN, REFERENCE YESCO DRAWINGS
36. POLE SIGN, REFERENCE YESCO DRAWINGS
37. "NO PARKING" SIGN, REFERENCE YESCO DRAWINGS
38. R1-1 "STOP" SIGN PER MUTCD STANDARDS
39. NEW UTILITY STRUCTURE, REFERENCE SHEET C4.00
40. 7.0' WIDE CHANNEL LINED W/ 3" - 6" MINUS RIP-RAP (TYP)
41. STORM DRAIN INLET CONCRETE COLLAR, SEE DETAIL UT-1
42. ACCESSIBLE CONCRETE WATERWAY, SEE DETAIL I / SHEET C1.91
43. 4.0' CURB DRAIN, SEE DETAIL / THIS SHEET
44. MUTCD X-R10-7 "DO NOT BLOCK INTERSECTION" SIGN

Fuel Tank Sizing

1. 25K UNLEADED GASOLINE
2. 25K DIESEL #2
3. 8K ETHANOL-FREE GASOLINE
4. 9K PREMIUM GASOLINE
5. 8K DEF

NOTE: TANK AND FUEL INFORMATION SHOWN FOR REFERENCE ONLY. VERIFY UNDERGROUND STORAGE TANK LAYOUT AND DIMENSIONS WITH FUELING DISPENSING DRAWINGS.

Development Summary

LOCATION:	ELMORE COUNTY, IDAHO
ZONING:	C-2, HIGHWAY COMMERCIAL
INTENDED USE:	FUEL SALES, SERVICE STATION
PARCEL AREA:	304,920 SF
BUILDING AREA:	5,951 SF
IMPERVIOUS AREA:	151,678 SF
LANDSCAPE AREA:	1147,291 SF
PARKING:	42 PARKING STALLS PROVIDED 2 ADA STALL PROVIDED (1 ADA + 1 VAN) 44 TOTAL PARKING STALLS PROVIDED 2 TRUCK PARKING PROVIDED 3 BICYCLE SPACES PROVIDED

Legend

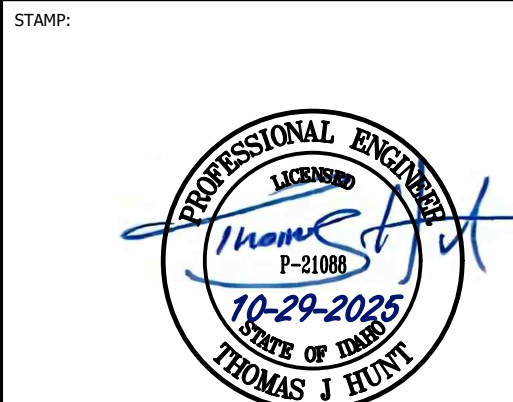
- ADA = ACCESSIBLE PATH
- AREAS TO COMPLY WITH ADA STANDARDS
- SPILL CURB, SEE APPLICABLE CURBING DETAIL
- AREA OF MODERATE DUTY. ALL OTHER ASPHALT PAVEMENT OUTSIDE OF ENCLOSED AREA CONSIDERED HEAVY DUTY.
- MOUNTABLE CURB, SEE DETAIL C10 / C11
- PARKING STALL QUANTITY

Notice To Contractors

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ARCHITECT/ENGINEER:
HUNT DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co



MAVERIK, INC.
PROPOSED MAVERIK C-STORE
I-84 BUSINESS & W FRONTAGE RD,
ELMORE COUNTY, IDAHO 83647
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN

ISSUANCE		
DESCRIPTION	DATE	
0 INITIAL SUBMITTAL TO CITY	07/01/2024	
1 SITE PLAN UPDATE	08/01/2024	
2 WELL & SIGNAGE UPDATES	09/27/2024	
3 CITY/CLIENT UPDATES	01/21/2025	
4 HIGHWAY/CUP UPDATES	03/05/2025	

DRAWN BY: TRP APPROVED BY: TJH

DRAWING ISSUE

REVIEW / PERMIT / CONSTRUCTION MM/DD/YYYY
PROJECT NUMBER: ID-0574 STORE #: TBD

SHEET NAME

**PROPOSED
SITE PLAN**

SHEET NUMBER

C1.00