

Planning Commission Meeting

8-24-2023

MAVERIK



ADVENTURE'S FIRST STOP

Maverik
SW Corner of
I-15 and Frontage Road
Parowan, Utah

About US

“Building the coolest convenience-experience on the planet!”



Where We Are

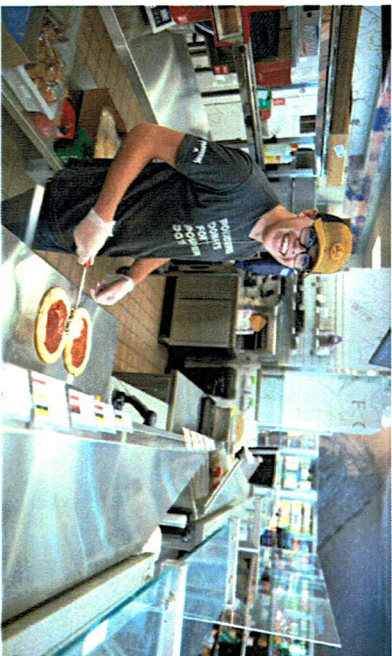


Site Coordinator

Richard Piggott, P.E.
185 South State Street
Salt Lake City, Utah 84111

Rich.Piggott@Maverik.com

Our People



Operations

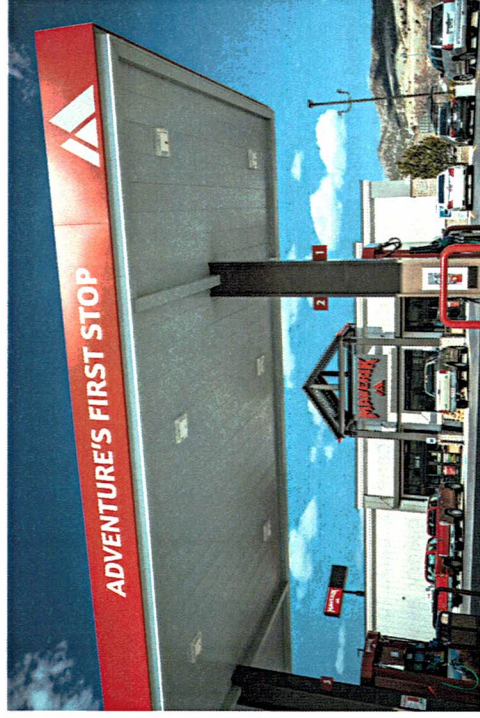
Maverik, Inc. owns and operates over 400 store in 12 states and plans to continue a favorable growth pattern in the future. Maverik employs over 5,000 people who are eligible for health benefits (Health, Dental and Vision), long and short-term disability, tuition reimbursement, scholarships, paid time off and other benefits.

This store will employ approximately 15-20 employees. Store employees receive training in over 40 different aspects of the job including safety, point of sale, service, identification for alcohol sales, management, and customer service.

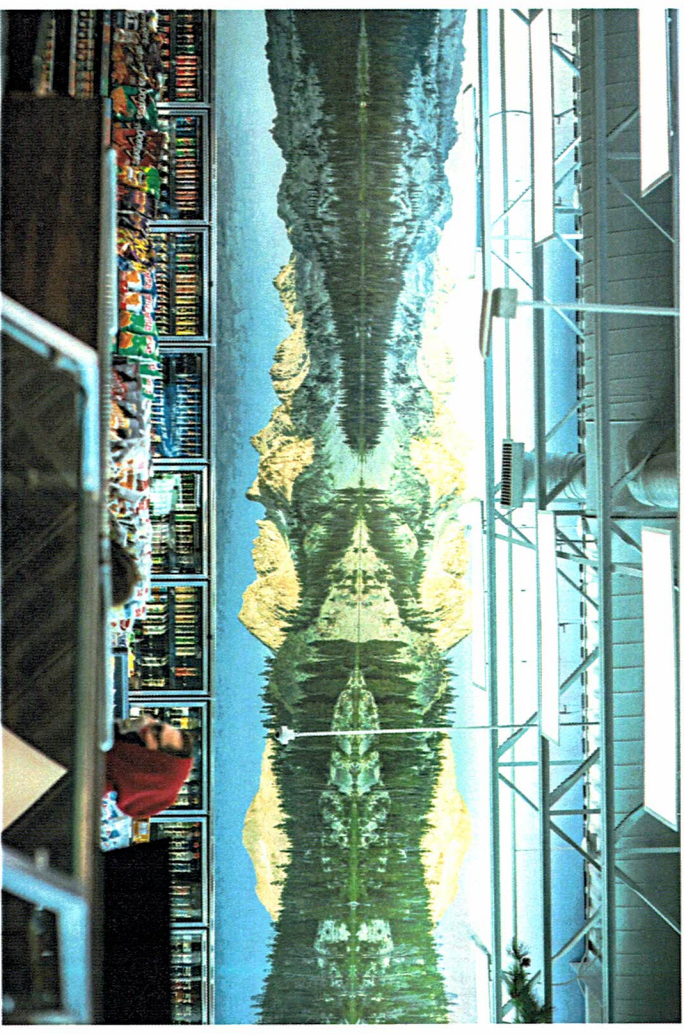
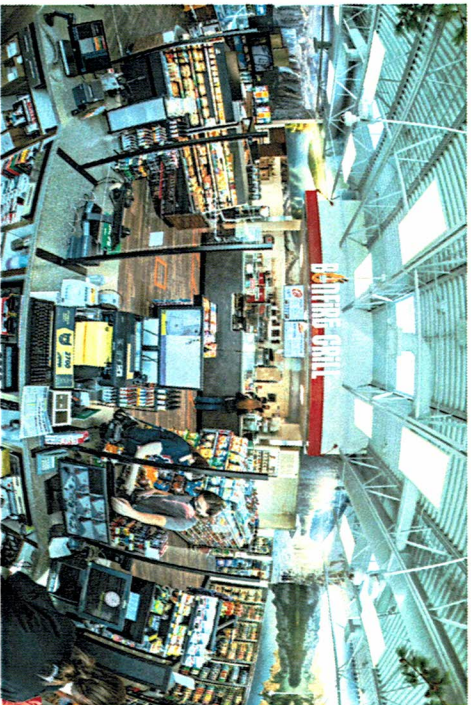
Our Stores

Exteriors

The building elevations, building materials, and floor plan depict the architectural style of the Maverik brand. The exterior of the building will consist of metal roof elements, fiber cement, cultured stone, glass store front, steel truss beams, etc. HVAC equipment will be situated on the store roof and screened from view by a parapet wall and is consistent with code requirements for screening roof mounted mechanical equipment and blending in with the surrounding community. The fuel canopy includes the same architectural elements and materials so that our design is consistent from the time you arrive to fill your tank and when you enter our store.



Our Stores



Interiors

The Stores interior is finished with wood tile floors and murralled walls that emphasize that Maverik is "Adventures First Stop". This includes murals of local scenes or parks to fit the character of each location. The store is designed to facilitate an on-site bakery, as well as Build-to-order sandwich bar, burritos, tacos, pizza, and other fresh food offerings. Maverik prides itself on cleanliness and we strive to keep our stores safe, clean and well-kept.

Environment

Maverik goes above and beyond the environmental standards in our field. We install double walled non-corrodible fiberglass underground storage tanks that are hooked up to non-corrodible flexible plastic piping. When gas is delivered, we have installed a vapor recovery system so less fumes are released into the air, causing less impact on surroundings neighbors and development. In the case of an emergency if any leak were to occur, we have a state-of-the-art leak detection equipment along with in house resources who monitor issues in real time and immediately respond to conditions.

Landscaping

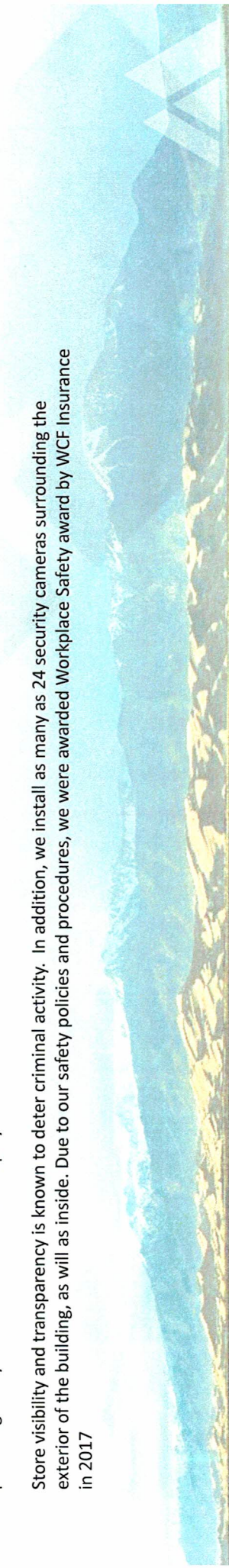
Landscaping will be provided along all site boundaries. Outdoor seating is incorporated into all site designs and is adjacent to the store's southern entrance. We always provide outdoor seating at our stores so customers can enjoy our fresh food and beverages outside of their car.

Safety

Safety is of the utmost importance to Maverik. Our stores incorporate safety and crime prevention into the very design of the building and site.

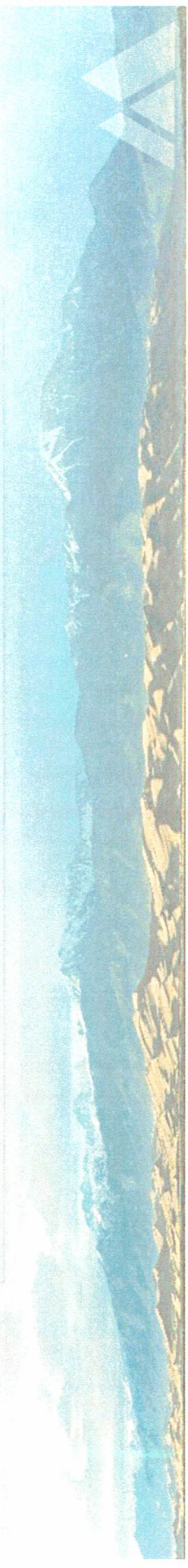
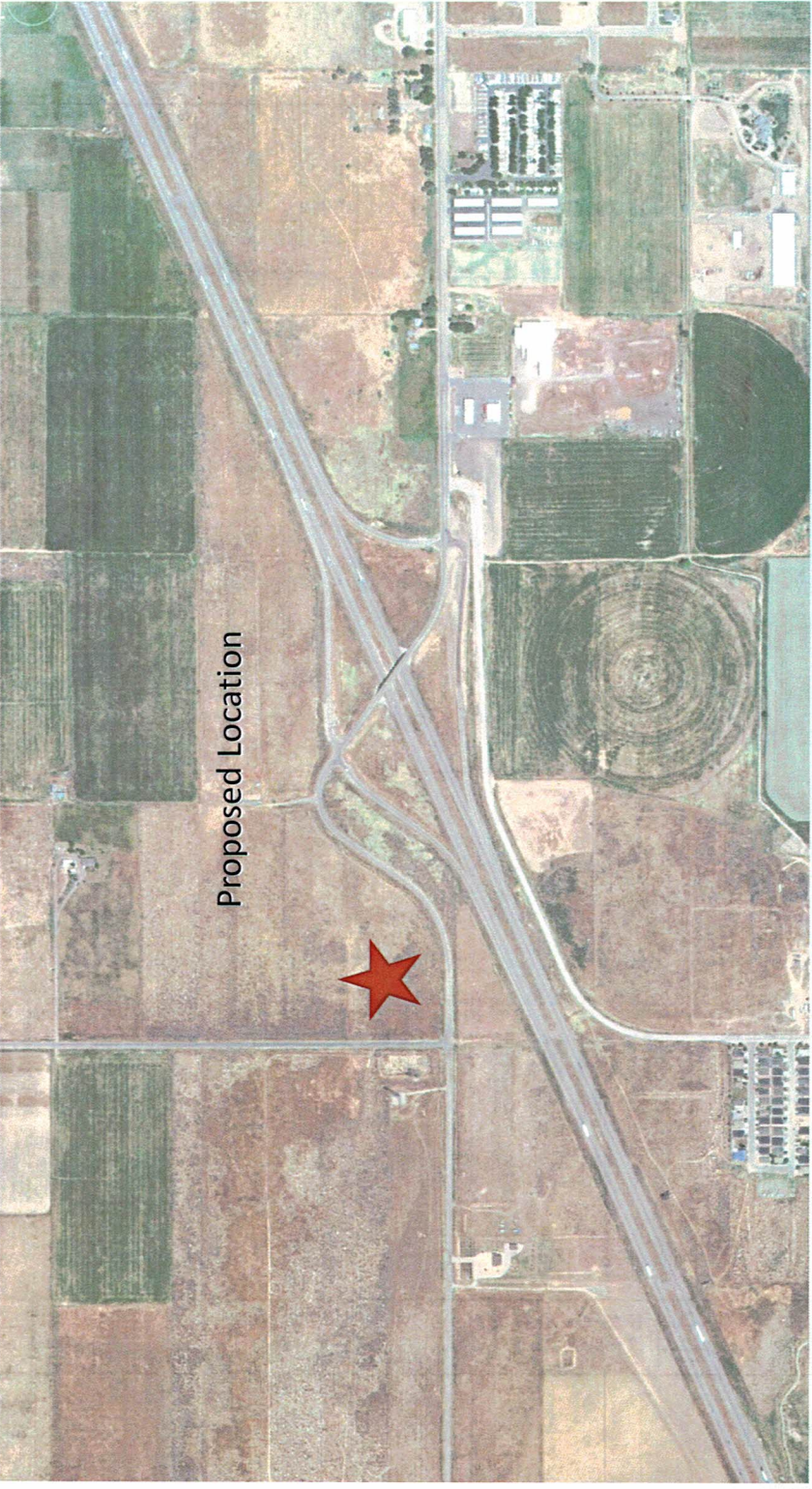
Our store fronts have large windows along the face of the building, where the register clerk can see out the window and monitor activity at the gas pumps. Our stores are well-lit with clear entrances in a way that the photometrics faces the building and is never directed out, so we do not disturb surrounding properties. Maintaining low impact lighting to the neighbors and surrounding town allows us to be a good neighbor while providing safety to our customers and employees.

Store visibility and transparency is known to deter criminal activity. In addition, we install as many as 24 security cameras surrounding the exterior of the building, as well as inside. Due to our safety policies and procedures, we were awarded Workplace Safety award by WCF Insurance in 2017





Proposed Store Location



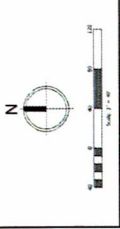


STORE #: TBD
 MAVERIK, INC.
 INTERSTATE 15 &
 FRONTAGE ROAD
 PAROWAN, UTAH



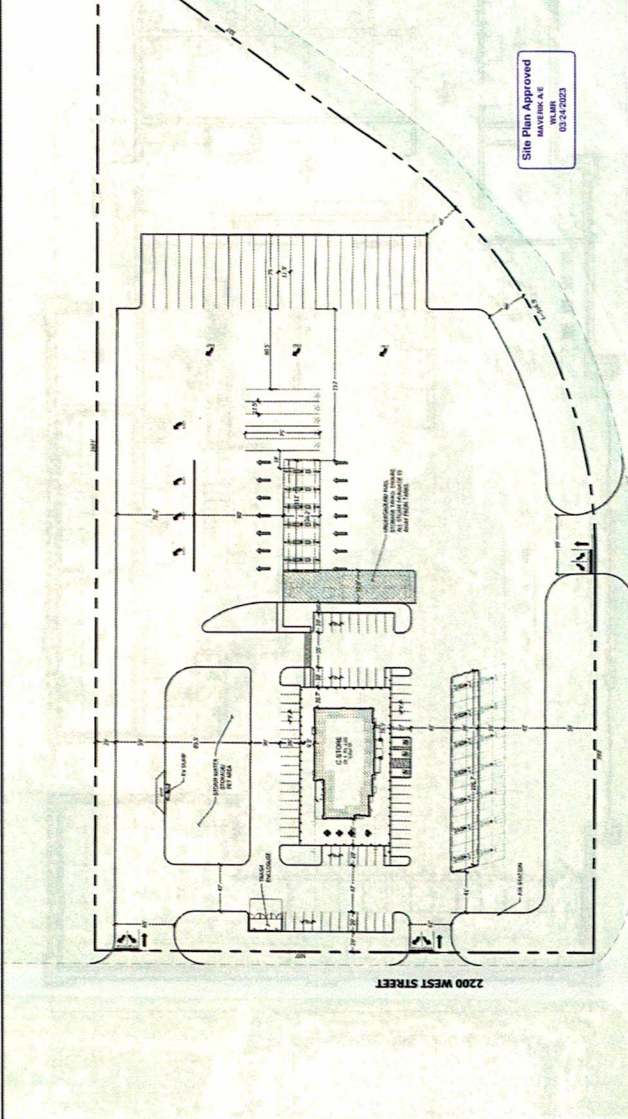
NOTES:
 1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE APPLICANT.
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SITE DATA	
PARKING	73 STALLS PROTECTED (164 sq. ft. per capacity location)
TRUCK	23 TRUCK PARKING STALLS
PARCEL AREA	412,399 SQ. FT. 9.47 ACRES
BUILDING AREA	5,987 SQ. FT. 0.14 ACRES



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	03/24/2023
2	CONCEPTUAL SITE PLAN	03/24/2023

CONCEPTUAL SITE PLAN 03
 Option A

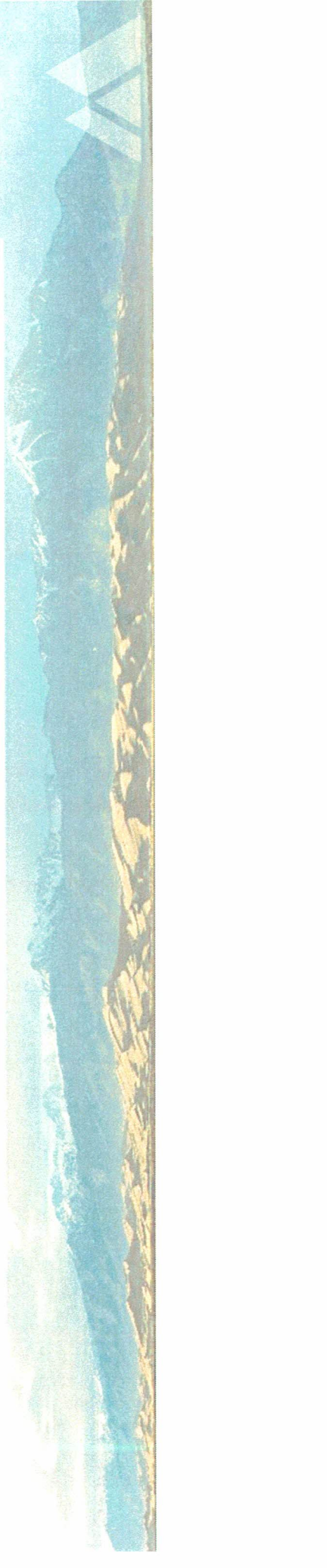


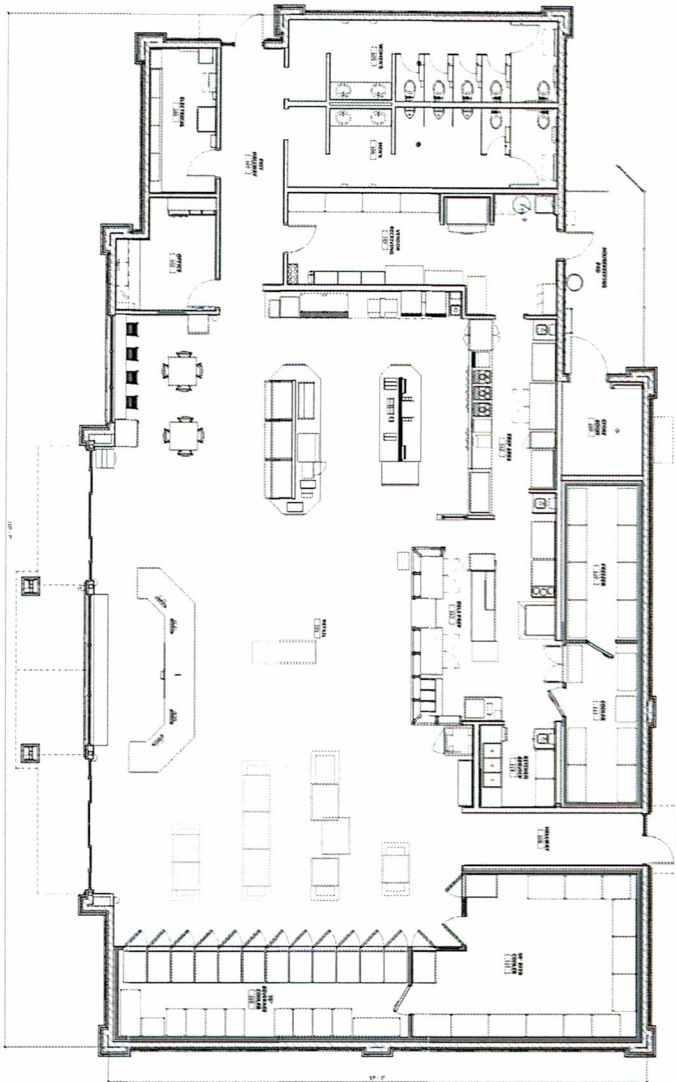
SITE DESIGN CAUTIONS
 1. TOY/WATER STORAGE NOT BEING CONSIDERED ON THIS PLAN
 2. PUBLIC SANITARY SEWER IS AVAILABLE AT THIS LOCATION
 3. CAT SCALE HAS DECLINED PARTICIPATION AT THIS LOCATION

TRUCK TURNING RATING
 THIS TRUCK TURNING RATING IS FOR THE SITE ONLY
 CUSTOMER TRUCKS VISITING THE SITE NOT RATED

OFF-SITE TRUCK ACCESS NOTES
 TRUCKS ACCESS SITE SPOWHEAT EASILY FROM THE PUBLIC R-O-W

SIGNAGE NOTES
 TRUCKS ACCESS SHOULD BE COVERED BY SIGNAGE
 CONSIDERATION SHOULD BE GIVEN TO PLACING THE FOLLOWING SIGNAGE ON THIS SITE:
 1. TRUCK TURNING RATING SIGN (200 SOUTH STREET & 2200 WEST STREET)
 2. DIRECTIONAL SIGNAGE & PAVEMENT MARKINGS AS NEEDED

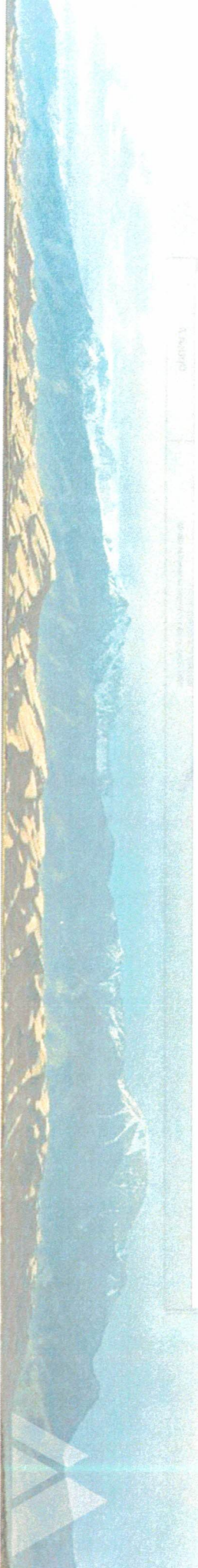




1 FLOOR PLAN

PROPOSED MAVERIK C-STORE

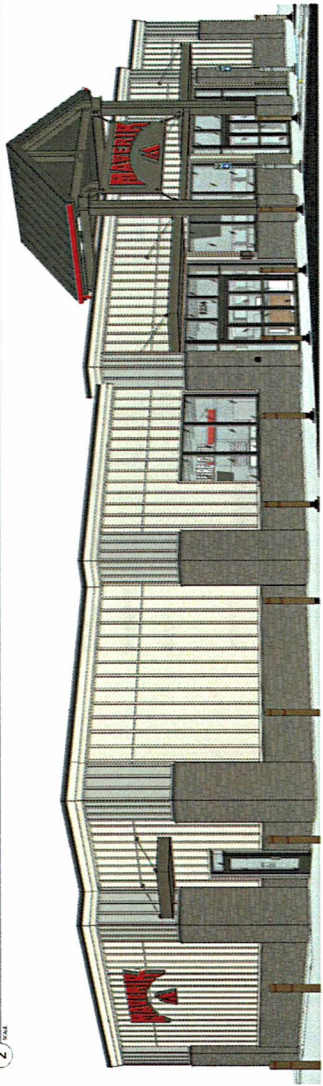
Prototype Version: 40, L.R. 2202
 Building Square Footage: 3,762 SF
 Construction Type/Occupancy Classification: V-B / M
 A1 | FLOOR PLAN



Elevations



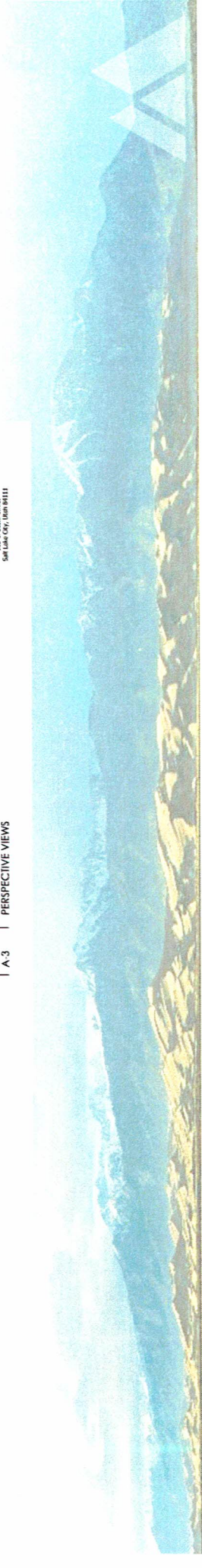
2 BUILDING PERSPECTIVE - FRONT RIGHT

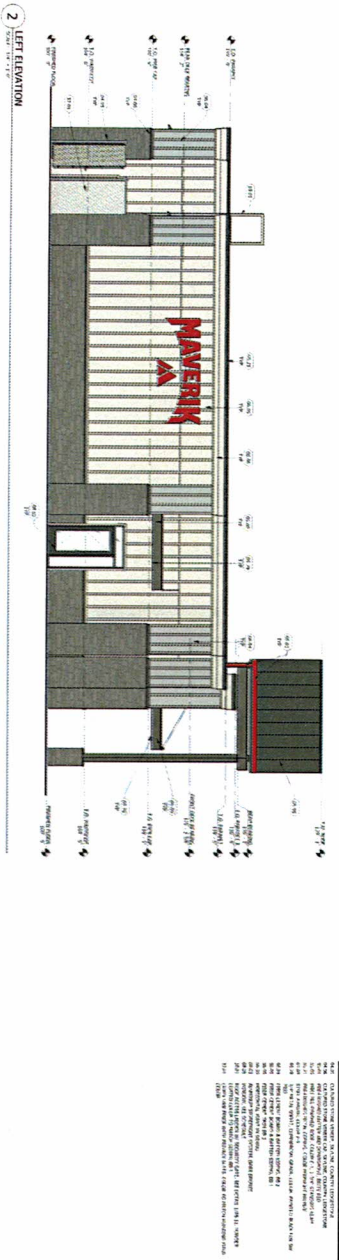


1 BUILDING PERSPECTIVE - FRONT LEFT

PROPOSED MAVERIK C-STORE

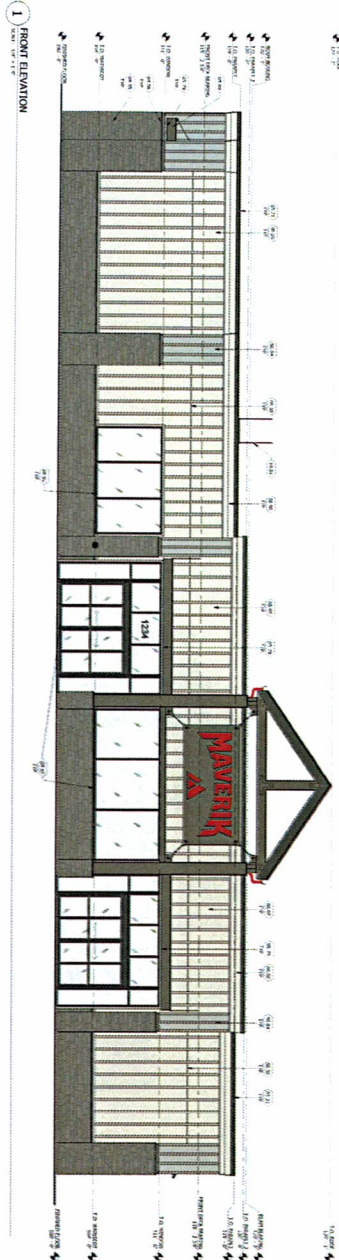
Prototype Version: 40_L_RR_2202
Building Square Footage: 5,982 SF
Construction Type/Occupancy Classification: V-B / M
A-3 | PERSPECTIVE VIEWS





KEYED NOTES

1.0 EXTERIOR FINISH
 1.5 EXTERIOR FINISH
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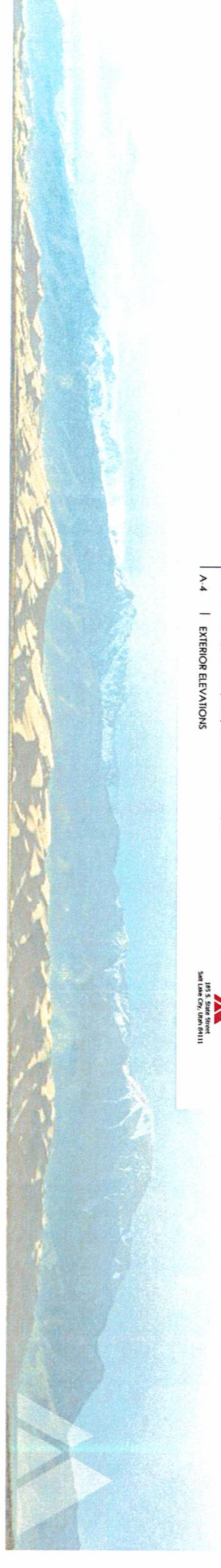


PROPOSED MAVERIK C-STORE

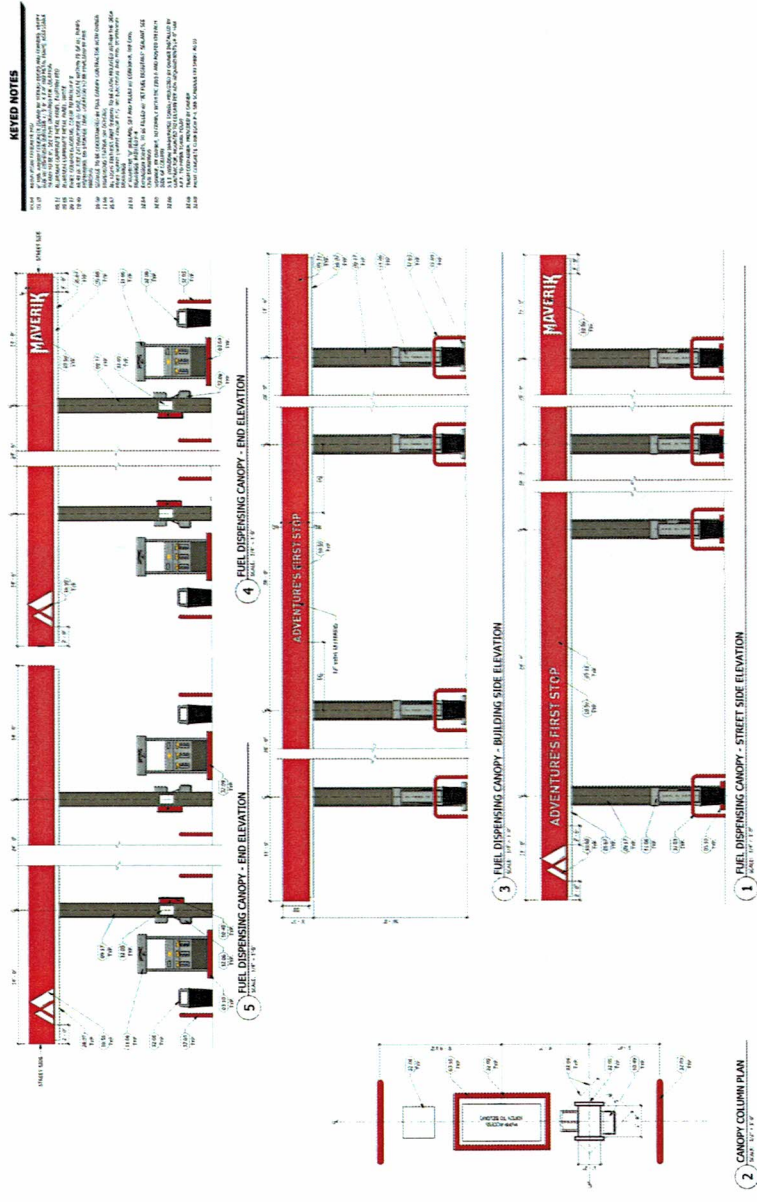
Prototype Version: 60_L_RR_2202
 Building Square Footage: 5,982 SF
 Construction Type/Occupancy Classification: V-B / M
 A 4 | EXTERIOR ELEVATIONS



Elevations



Elevations



KEYED NOTES

1.01: FUEL DISPENSING CANOPY - END ELEVATION
 1.02: FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
 1.03: FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
 1.04: CANOPY COLUMN PLAN
 1.05: FUEL DISPENSING CANOPY - END ELEVATION
 1.06: FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
 1.07: FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
 1.08: CANOPY COLUMN PLAN

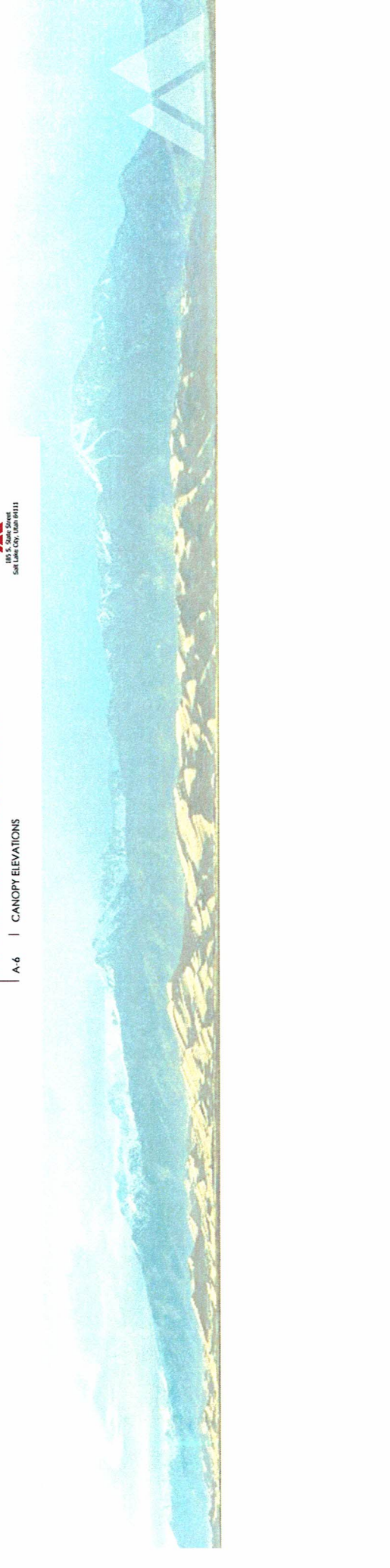


Prototype Version: 60_L_RR_2202
 Building Square Footage: 5,982 SF
 Construction Type/Occupancy Classification: Y-B / M
 A-6 | CANOPY ELEVATIONS

PROPOSED MAVERIK C-STORE

FUEL CANOPY DRAWINGS PROVIDED ARE CONCEPTUAL AND NOT FOR PERMITTING USE.

CANOPY COLUMN PLAN
 SCALE: 1/8" = 1'-0"

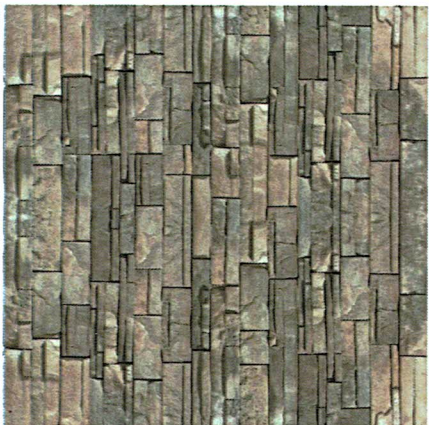




BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gunmetal Gray

BB-3 Fiberboard -
Worldly Gray



Cultured Stone - Skyline, Country Ledgestone



C-1 MBCI Midnight Bronze



C-2 MBCI Brile Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 60_L_RR_2202
 Building Square Footage: 5,982 SF
 Construction Type/Occupancy Classification: V.B./M
 A.7 | EXTERIOR MATERIALS BOARD



Notes

