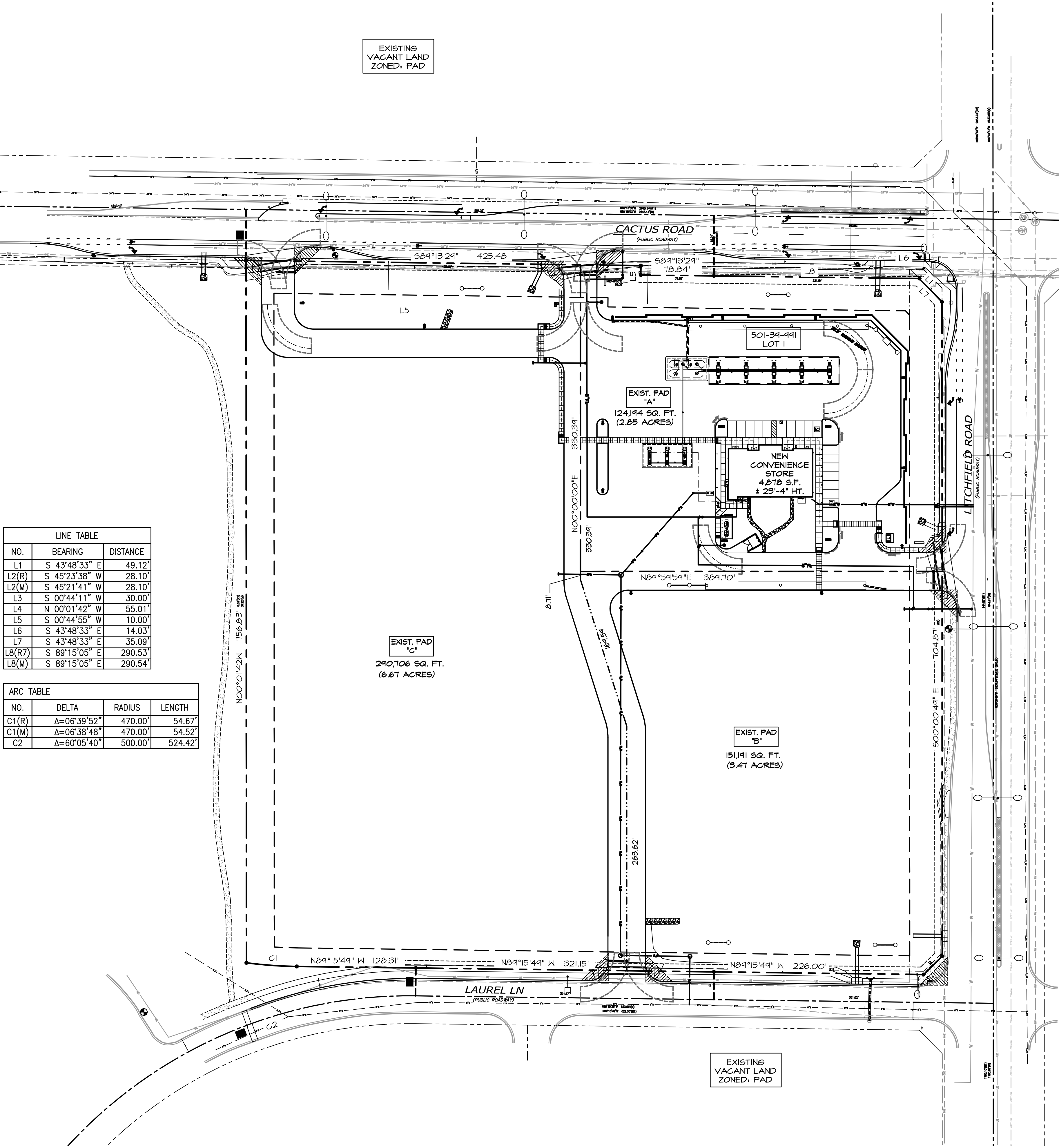


1 MASTER SITE PLAN EXHIBIT

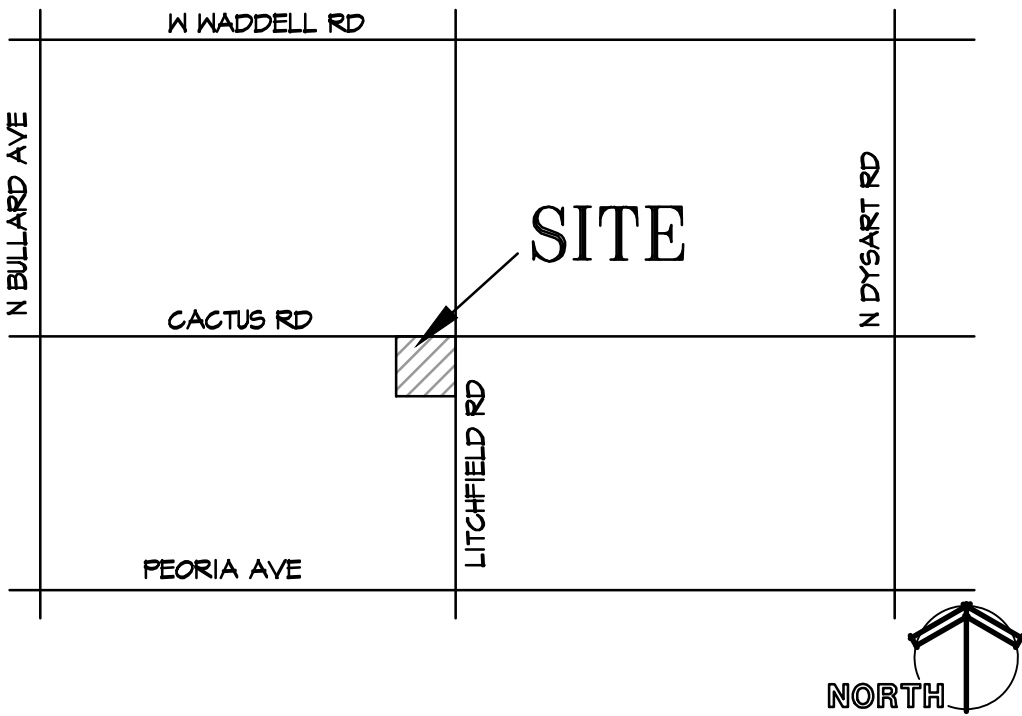
SCALE: 1" = 60'-0"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 43°48'33" E	49.12'
L2(R)	S 45°23'38" W	28.10'
L2(M)	S 45°21'41" W	28.10'
L3	S 00°44'11" W	30.00'
L4	N 00°01'42" W	55.01'
L5	S 00°44'55" W	10.00'
L6	S 43°48'33" E	14.03'
L7	S 43°48'33" E	35.09'
L8(R7)	S 89°15'05" E	290.53'
L8(M)	S 89°15'05" E	290.54'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1(R)	Δ=06°39'52"	470.00'	54.67'
C1(M)	Δ=06°38'48"	470.00'	54.52'
C2	Δ=60°05'40"	500.00'	524.42'



VICINITY MAP



PROJECT TEAM

OWNER:
IRON SPRINGS SHELL, LLC
2601 W DULANP AVE. #19
PHOENIX, AZ 85201
PHONE: 602-545-2600

ARCHITECT:
ESENCIA, LLC
JEFFREY WINTER, R.A.
1743 E. McNAIR DRIVE, #200
TEMPE, ARIZONA 85283
PHONE: (480) 755-0959
E-MAIL: winter@esencia.org

MUNICIPALITY:
CITY OF SURPRISE
COMMUNITY DEVELOPMENT
16000 N. CIVIC CENTRAL PLAZA
SURPRISE, AZ 85514
PHONE: 623-222-5000

PAD AREA CLCS

PAD	SQ. FT.	ACRES	REMARKS
A	290,706	2.85	EXIST. SHELL FUEL CENTER
B	151,191	3.47	VACANT PAD SITE
C	290,706	6.67	VACANT PAD SITE

GOVERNING CODES

BUILDING: 2018 INT. BUILDING CODE
MECHANICAL: 2018 INT. MECHANICAL CODE
PLUMBING: 2018 INT. PLUMBING CODE
FIRE: 2018 INT. FIRE CODE AND SURPRISE AMENDMENTS
ELECTRICAL: 2017 NATIONAL ELECTRIC CODE
ENERGY: 2018 INT. ENERGY CONSERVATION CODE
FUEL / GAS: 2018 INT. FUEL GAS CODE
ACCESSIBLE: 2009 ICC, A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
SURPRISE MUNICIPAL CODE (SMC)

PROJECT DATA

1. PROJECT NAME: CARIOCA - LITCHFIELD RD AND CACTUS RD
2. PROJECT ADDRESS: SWC, LITCHFIELD RD & CACTUS RD
SURPRISE, ARIZONA 85514
MARICOPA COUNTY
3. ZONING: C-2 COMMUNITY COMMERCIAL (EXISTING)

esencia

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
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Project Manager ES	NOT FOR CONSTRUCTION 11/3/2025
Drawn By ES	
Checked By ES	
Project Number 23073	

CARIOCA LITCHFIELD ROAD AND CACTUS ROAD

MASTER PLAN EXHIBIT
SWC, LITCHFIELD RD. & CACTUS RD.
SURPRISE, AZ. 85379

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Revisions	
Date 11/3/2025	Issued for MASTER PLAN EXHIBIT

OVERALL SITE PLAN

A-10