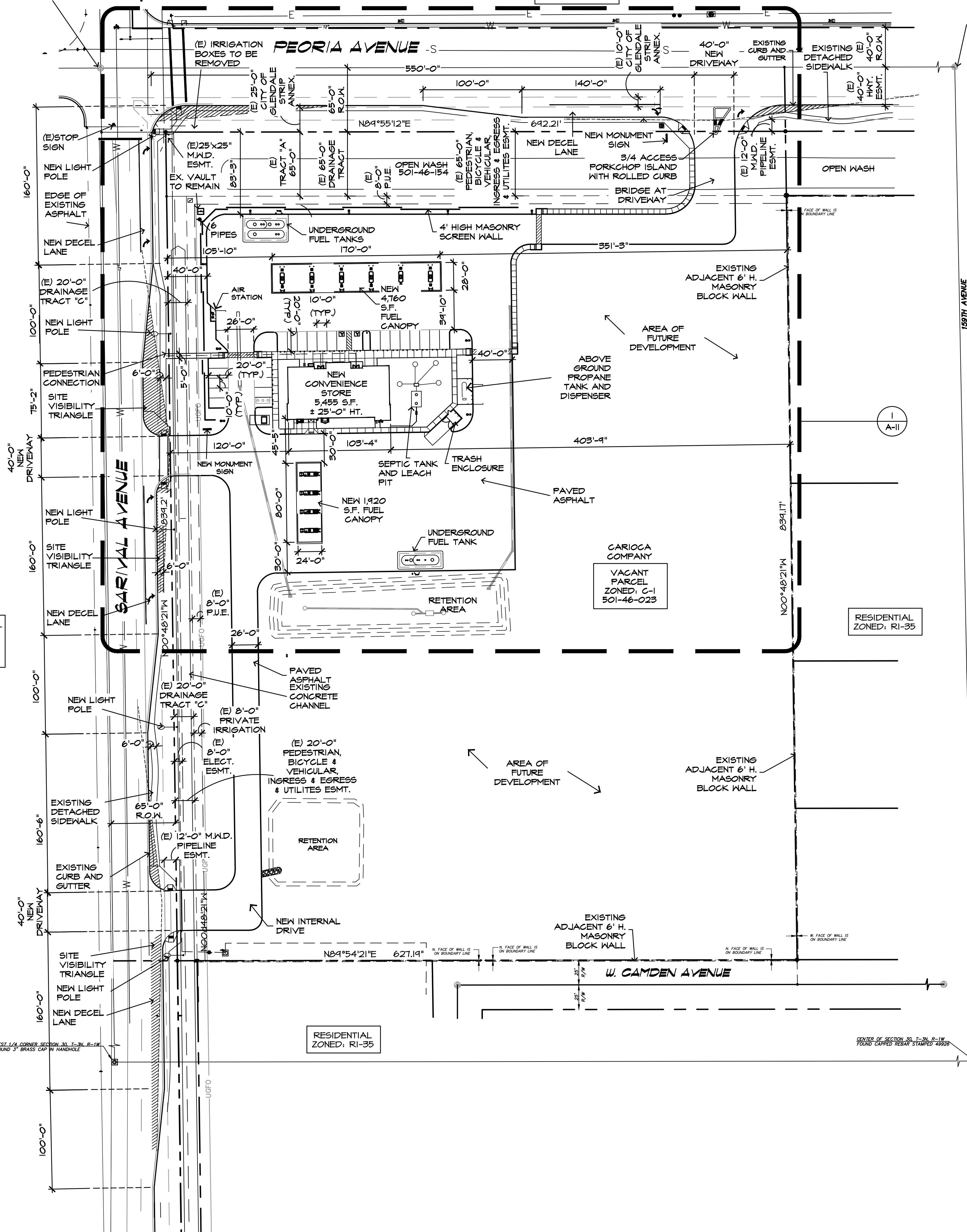


NW CORNER SECTION 30, T-3N, R-1W  
FOUND 3" MARICOPA COUNTY DEPARTMENT  
OF TRANSPORTATION BRASS CAP FLUSH

VACANT PARCEL  
ZONED: PAD  
CITY OF  
SURPRISE  
501-46-0056

RECEIVED/ACCEPTED  
3-18-2024

N. 1/4 CORNER SECTION 30, T-3N, R-1W  
FOUND 3" CITY OF SURPRISE BRASS CAP  
FLUSH



VACANT PARCEL  
ZONED: PAD  
CITY OF  
GLENDALE  
501-06-011A

CARIOCA COMPANY  
VACANT PARCEL  
ZONED: C-1  
501-46-023

RESIDENTIAL  
ZONED: RI-35

RESIDENTIAL  
ZONED: RI-35

PROJECT DATA

- PROJECT NAME: CARIOCA - PEORIA AND SARIVAL
- PROJECT ADDRESS: S.E.C. PEORIA AVE AND SARIVAL AVE, MARICOPA COUNTY, ARIZONA
- ZONING: C-1
- PARCEL NUMBER: 501-46-023, 501-46-154, 501-46-156
- OCCUPANCY: a. CONVENIENCE STORE (M), b. FUEL CANOPY (M)
- FIRE SPRINKLERS: YES
- EXIST. NET SITE AREA: LOT SIZE: 12 ACRES
- BUILDING AREA: a. CONVENIENCE STORE (5,455 SQ. FT.), b. FUEL CANOPY (SOUTH) (4,760 SQ. FT.), c. FUEL CANOPY (NORTH) (1,920 SQ. FT.), d. BUILDING TOTAL: 12,135 SQ. FT.
- LOT COVERAGE: a. LOT COVERAGE: 12,135 SQ. FT. / 526,235 SF. = 2%  
GENERAL BUSINESS: 1/300 G.F.A. (5,455 / 300) 19 SPACES
- PARKING CALCULATIONS: TOTAL REQUIRED: 19 SPACES, TOTAL PROVIDED: 26 SPACES, ACCESSIBLE PARKING STALLS REQUIRED: 2 SPACE (1 VAN), ACCESSIBLE PARKING STALLS PROVIDED: 2 SPACE (1 VAN), BIKE PARKING: 2 SPACES

LEGAL DESCRIPTION

PARCEL A AND PORTION OF TRACTS A AND C, TWELVE OAK ESTATES

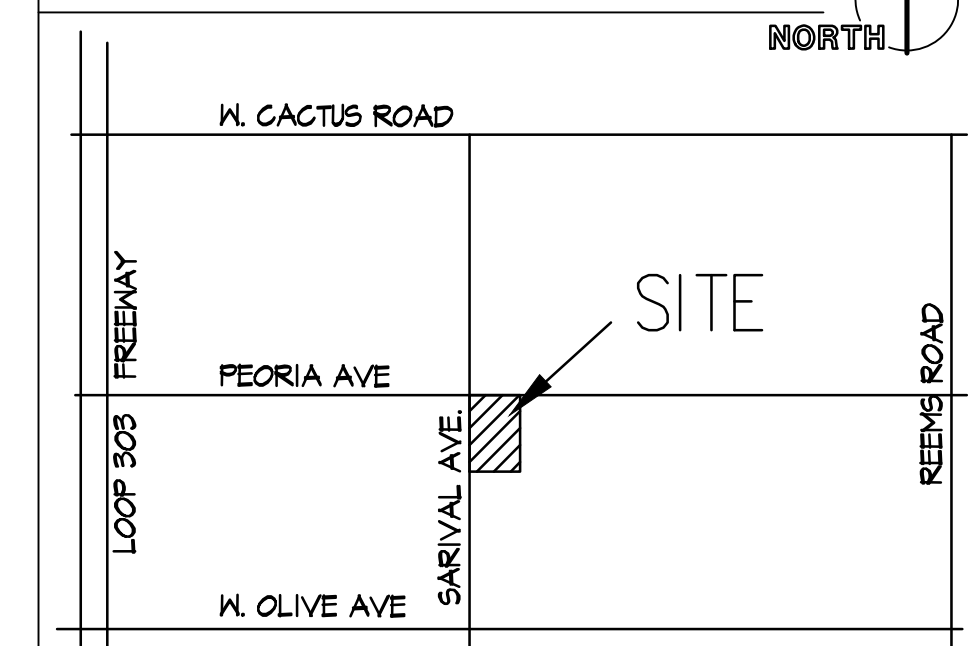
CITY PARENT CASE #

PRJ04-154  
SR22-252  
AN-244

PROJECT SCOPE

SITE PLAN DEVELOPMENT  
DEVELOPMENT OF NEW RETAIL CONVENIENCE STORE / GAS STATION ON EXISTING VACANT PARCEL. SITE IMPROVEMENTS WITHIN NEW DRIVEWAY ENTRANCES AND CONNECTIONS TO EXISTING OFF-SITE UTILITIES.

VICINITY MAP



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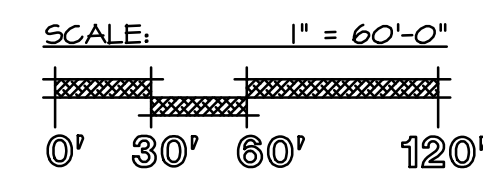
**PEORIA AVENUE & SARIVAL AVENUE**  
**CARIOCA CO.**  
**S.E.C. PEORIA AVENUE AND SARIVAL AVENUE**  
**GLENDALE, ARIZONA**

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Project Manager	ES
Drawn By	ES
Checked By	JW
Project Number	21063

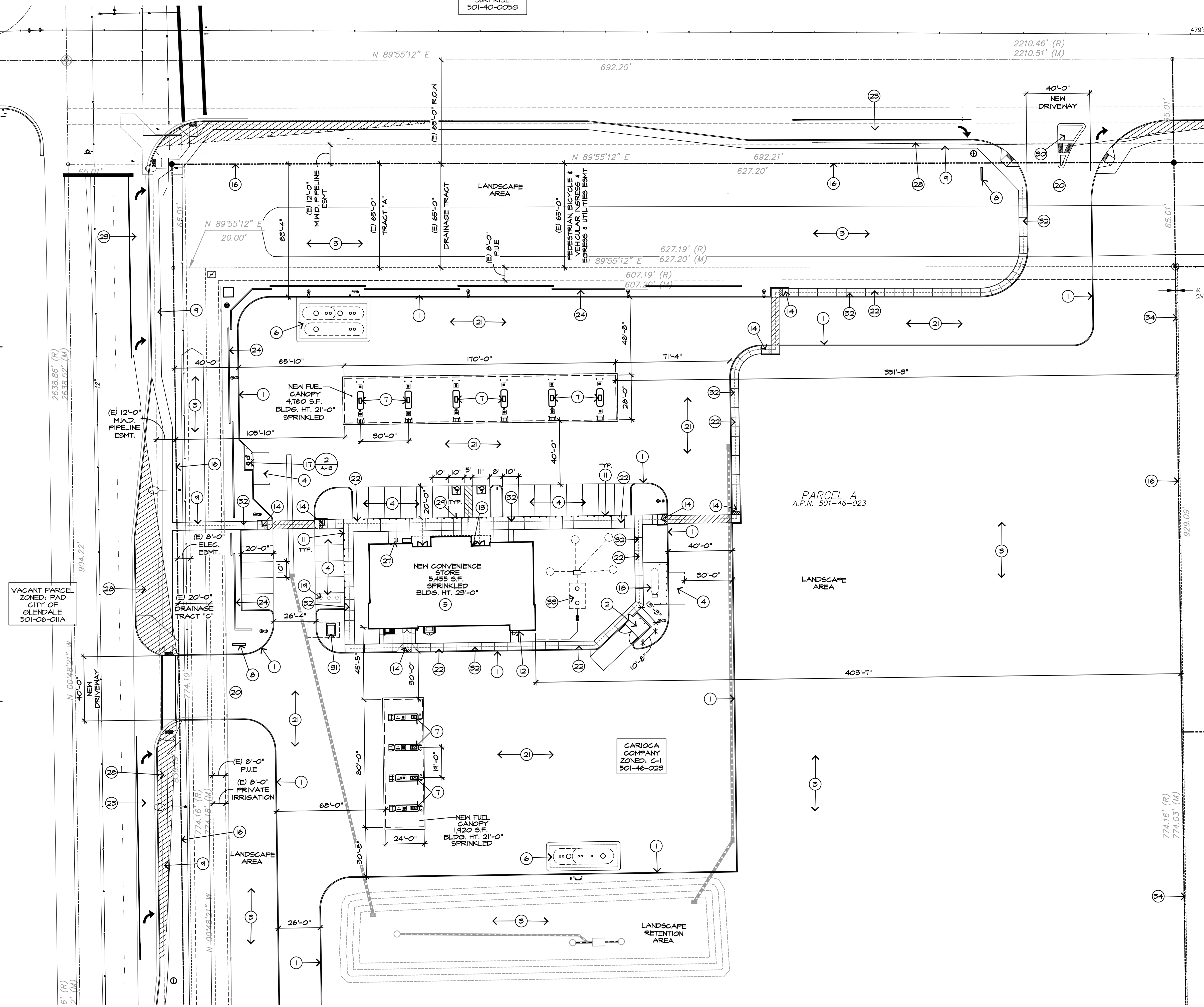
1 OVERALL SITE PLAN  
SCALE: 1" = 60'-0"



Revisions	
Date	Issued for
5-9-2023	SITE PLAN

OVERALL SITE PLAN

VACANT PARCEL  
ZONED: PAD  
CITY OF  
SURPRISE  
501-40-0056



**SITE PLAN NOTES**

1. 6" H. CAST IN PLACE CONCRETE CURB (TYP.)
2. NEW MASONRY TRASH ENCLOSURE WITH ACCESS DOOR AND GATE. SEE DETAIL 4 ON SHEET A-13.
3. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO LANDSCAPE DRAWINGS.
4. VEHICLE PARKING STRIPING AS TO CITY OF GLENDALE STANDARDS.
5. NEW SINGLE STORY CONVENIENCE STORE. SEE BUILDING ELEVATIONS.
6. NEW UNDERGROUND FUEL TANKS WITH CONCRETE DRIVE SLAB. SEE SEPARATE FUEL PLANS.
7. NEW FUEL DISPENSER SET ON CONCRETE ISLAND WITH PROTECTIVE BOLLARDS. SEE ENLARGED FUEL PLAN.
8. NEW GROUND MOUNTED MONUMENT SIGN. SIGNAGE UNDER SEPARATE PERMIT.
9. NEW PEDESTRIAN SIDEWALK CONNECTION TO PUBLIC RIGHT OF WAY.
10. NEW PAVING W/ STRIPPED PATHWAY.
11. NEW PAINTED BOLLARDS AT FLUSH CURB CONDITION. COLOR: BLACK.
12. BUILDING WALL MOUNTED FDC CONNECTION TO BE MANIFOLD FIRE RISER SET INSIDE EXTERIOR FIRE RISE ROOM.
13. KNOX BOX LOCATION.
14. ADA ACCESSIBLE CURB RAMP.
15. TURNING RADIUS AS SHOWN ON PLAN.
16. LOCATION OF EXISTING PROPERTY LINE.
17. CUSTOMER AIR LOCATION. PROVIDE ELECTRIC TO UNIT. SEE DETAIL I ON SHEET A-13.
18. NEW ABOVE GROUND PROPANE STORAGE TANK AND DISPENSER. PROVIDE CONCRETE SLAB ON GRADE WITH PROTECTIVE BOLLARDS AT OPEN SIDE OF TANK.
19. LOCATION OF GREASE INTERCEPTOR.
20. PROPOSED NEW DRIVEWAY LOCATION.
21. NEW ASPHALT VEHICLE DRIVE AISLE.
22. NEW CONCRETE SIDEWALK AND TRAIL. A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL. NOTE: WHERE SIDEWALK ABUTS BUILDING, SLOPE AWAY FROM BUILDING FOR PROPER WATER DRAINAGE.
23. PROPOSED NEW DECELERATION/RIGHT TURN LANE AND STRIPING.
24. 4'-0" HIGH MASONRY SCREEN WALL WITH STUCCO FINISH. SEE ENLARGED ELEVATION AND WALL PLAN DETAIL I/A-15.
25. PROPOSED LOCATION OF NEW FIRE HYDRANT.
26. DASHED LINE INDICATING PROPOSED LOCATION OF FIRE LANE. PROVIDE PAINTED RED CURB AT ALL FIRE LANE LOCATIONS WITH WHITE BLOCK LETTERING PER CITY OF GLENDALE CODE.
27. LOCATION OF BICYCLE PARKING.
28. SITE VISIBILITY TRIANGLES.
29. INSTALL NEW STANDARD A.D.A. ACCESSIBLE SIGN INCLUDES A CITATION OF THE ARIZONA REVISED STATUTES.
30. NEW 3/4 ACCESS PORKCHOP ISLAND PER CITY OF SURPRISE STANDARDS. SEE CIVIL.
31. NEW TRANSFORMER ON TOP OF CONC. PAD.
32. DASHED LINE INDICATING INTERNAL PEDESTRIAN CIRCULATION PATH.
33. UNDERGROUND SEPTIC TANK AND LEACH PIT.
34. EXISTING ADJACENT 6'-0" H. MASONRY BLOCK WALL.

**FIRE DEPARTMENT NOTES**

- FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPARTMENT ACCESS ROADWAY.

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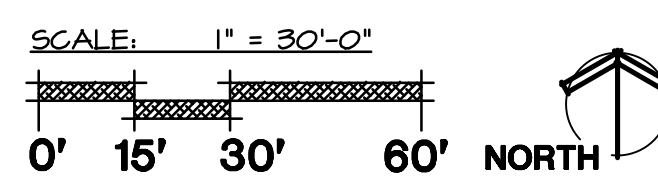
Project Manager	ES
Drawn By	ES
Checked By	ES
Project Number	21063



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**CARIOCA CO.**  
**S.E.C. PEORIA AVENUE AND SERIVAL AVENUE**  
**GLENDALE, ARIZONA**

**1 ENLARGED SITE PLAN**  
SCALE: 1" = 30'-0"



Revisions	
Date	5-9-2023
Issued for	SITE PLAN

**ENLARGED SITE PLAN**

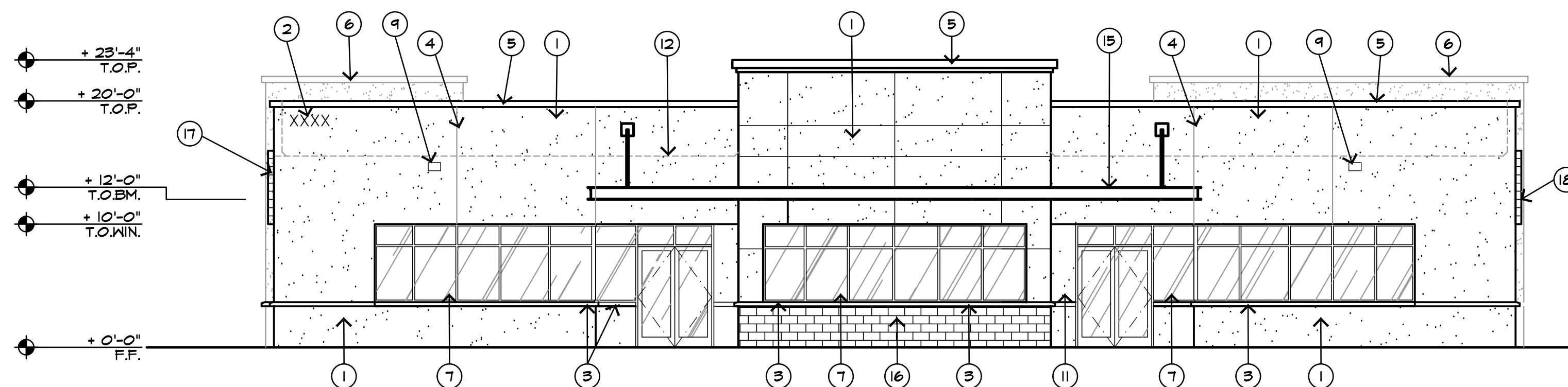
**A-11**

**GENERAL NOTES**

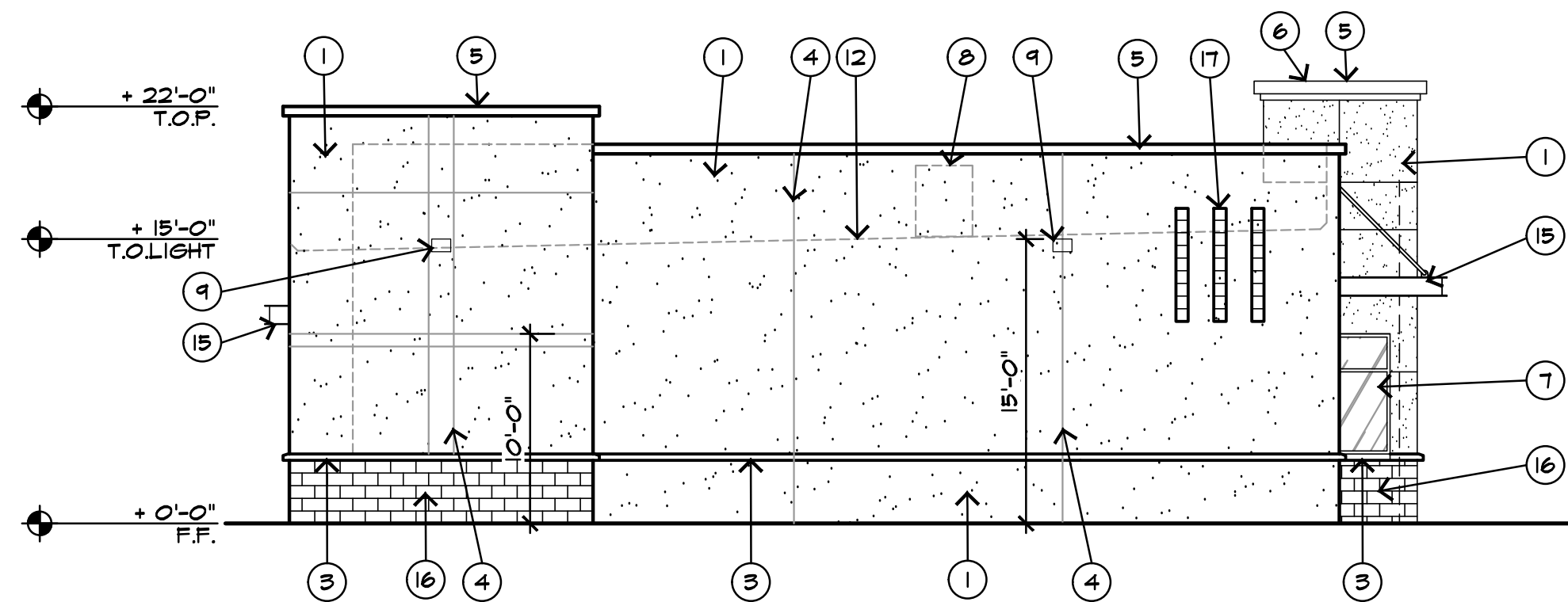
- A. ALL SIGNS SHALL BE PART OF A SEPARATE SUBMITTAL PROCESS, AND SEPARATE PERMIT APPROVAL PROCESS.
- B. SIGN CONTRACTOR SHALL PROVIDE OWNER WITH SIGN SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF ALL SIGNS, AND SUBMITTAL OF SIGN PERMIT.
- C. SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND PERMITTING OF OWNER APPROVED SIGN SHOP DWGS. PRIOR TO FABRICATION OF SIGNS.
- D. SIGN CONTRACTOR SHALL FIELD-VISIT THE SITE AND COORDINATE THE LOCATION OF ALL J-BOXES AND CONDUIT RUNS WITH THE G.C. DURING ELECTRICAL ROUGH-IN PHASE OF CONSTRUCTION.
- E. THE G.C. SHALL PROVIDE J-BOXES AND EMPTY CONDUIT WITH PULL-STRING TO SIGN U-BOX FROM POWER SOURCE. ALL FINAL WIRING AND SIGN INSTALLATION BY SIGN CONTRACTOR.
- F. STUCCO SHALL BE IN CONFORMANCE WITH ASTM C-426 REQUIREMENTS AND SPECIFICATIONS. TEXTURE TO MATCH EXISTING CENTER.
- G. FUEL CANOPY BRANDING / COLOR BY OTHERS, SHOWN FOR COORDINATION PURPOSES ONLY.

**EXTERIOR FINISHES**

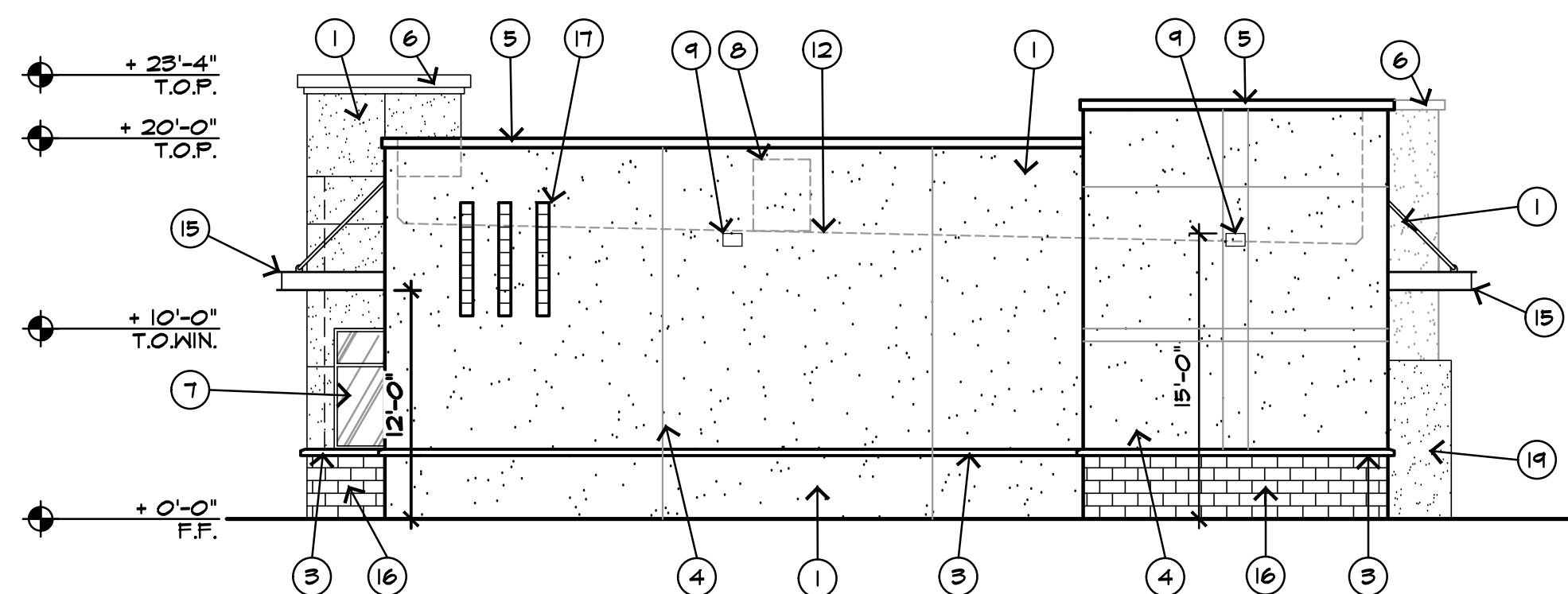
- F1. STUCCO SYSTEM, WESTERN ONE KOTE STUCCO SYSTEM OVER 1" INSULATION BOARD WITH WIRE MESH AND FIBER REINFORCED FIRST COAT W/ SYNTHETIC FINISH COAT OVER SUBSTRATE ON WOOD FRAMED WALL. TEXTURE TO BE SAND FINISH PER REPORT NO: ESR-382.
- F2. WEATHER BARRIER SHALL BE SYNTHETIC UNDERLAYMENT "TITANIUM" UDL 25 LB. COMPLY WITH MANUFACTURERS INSTALLATION GUIDELINES. CLASS A ASTM E-108. MEETS AND EXCEEDS ASTM D226 TYPES I & II. ICC CSA A220.1



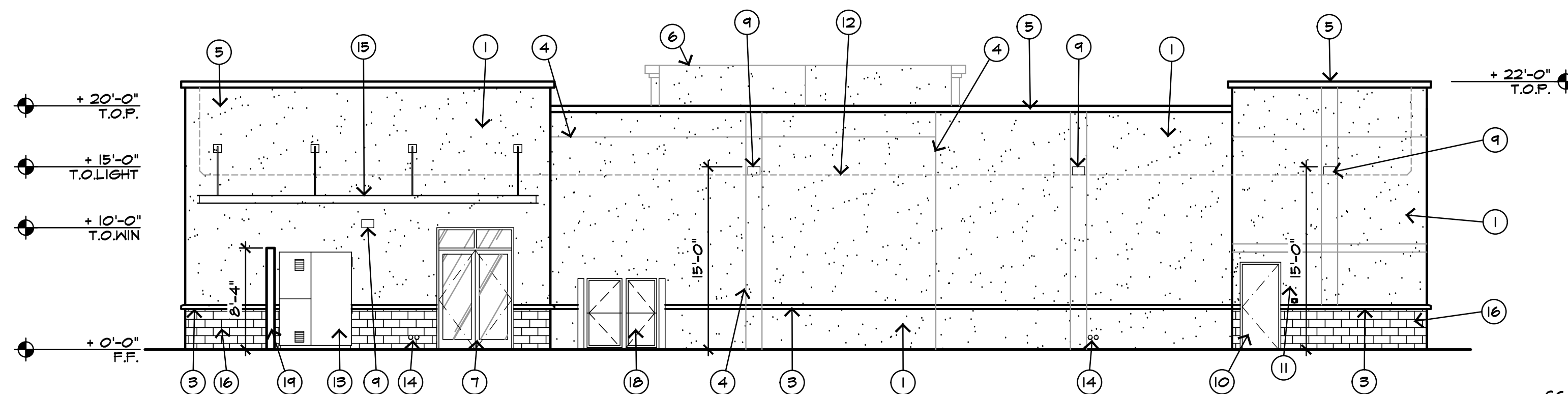
**4 NORTH BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



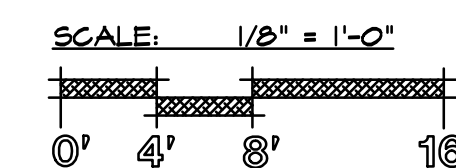
**3 EAST BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 SOUTH BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



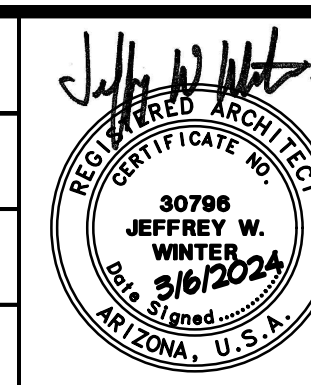
**KEYNOTES**

1. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR. SEE EXTERIOR FINISHES.
2. 16" HIGH SURFACE MOUNTED HALO ILLUMINATED ADDRESS NUMBERS, BLACK IN COLOR.
3. 4" HIGH MASONRY SMOOTH ACCENT BAND WITH STAINED FINISH. MAINTAIN SLOPE AWAY FROM WINDOW OR BUILDING. SEE DETAIL.
4. STUCCO REVEAL / CONTROL JOINT.
5. RIGID FOAM WITH STUCCO FINISH ACCENT CORNICE.
6. BUILDING TOWER BEYOND.
7. 4 1/2" ALUMINUM STOREFRONT WITH CENTERED WINDOW SYSTEM WITH INSULATED DUAL PANE GLAZING. PROVIDE TEMPERED GLASS WHERE REQUIRED. PROVIDE MIN. 10" HIGH BOTTOM RAILS AT ALL DOORWAYS.
8. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION. SEE ROOF PLAN.
9. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL. TOP OF LIGHT TO BE AT 15'-0" A.F.F.
10. EXTERIOR HOLLOW METAL DOORWAY AND FRAME. SEE DOOR SCHEDULE.
11. KNOX BOX LOCATION.
12. LINE OF ROOF BEYOND.
13. FREE STANDING EXTERIOR RATED SERVICE ENTRY SECTION CABINET BEHIND STEEL GATES PER DETAIL II/AT.I.
14. ROOF DRAIN AND OVERFLOW OUTLETS WITH BRASS LAMBS TONGUE. PROVIDE RIP RAP PER CIVIL PLANS.
15. STEEL 'C' CHANNEL CANOPY WITH STEEL SUPPORT ARMS AND EXPOSED MOUNTING PLATES PER DETAIL, PAINTED.
16. EXPOSED 8"x16" SPLIT-FACE MASONRY VENEER OVER WOOD FRAME AND CONTINUOUS VAPOR BARRIER. STAINED FINISH.
17. EXPOSED 8"x8" SMOOTH BLOCK, STAINED FINISHED, OFFSET FROM WALL.
18. FREE STANDING AIR COMPRESSOR CABINET BEHIND STEEL GATES. SEE DETAIL SHEET.
19. 8'-4" H. SCREEN WALL WITH STUCCO FINISH. PAINTED TO MATCH BUILDING.

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Drawn By  
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Revisions  
Date 5-9-2023 Issued for SITE PLAN

**EXTERIOR BUILDING ELEVATIONS**

**A-30**