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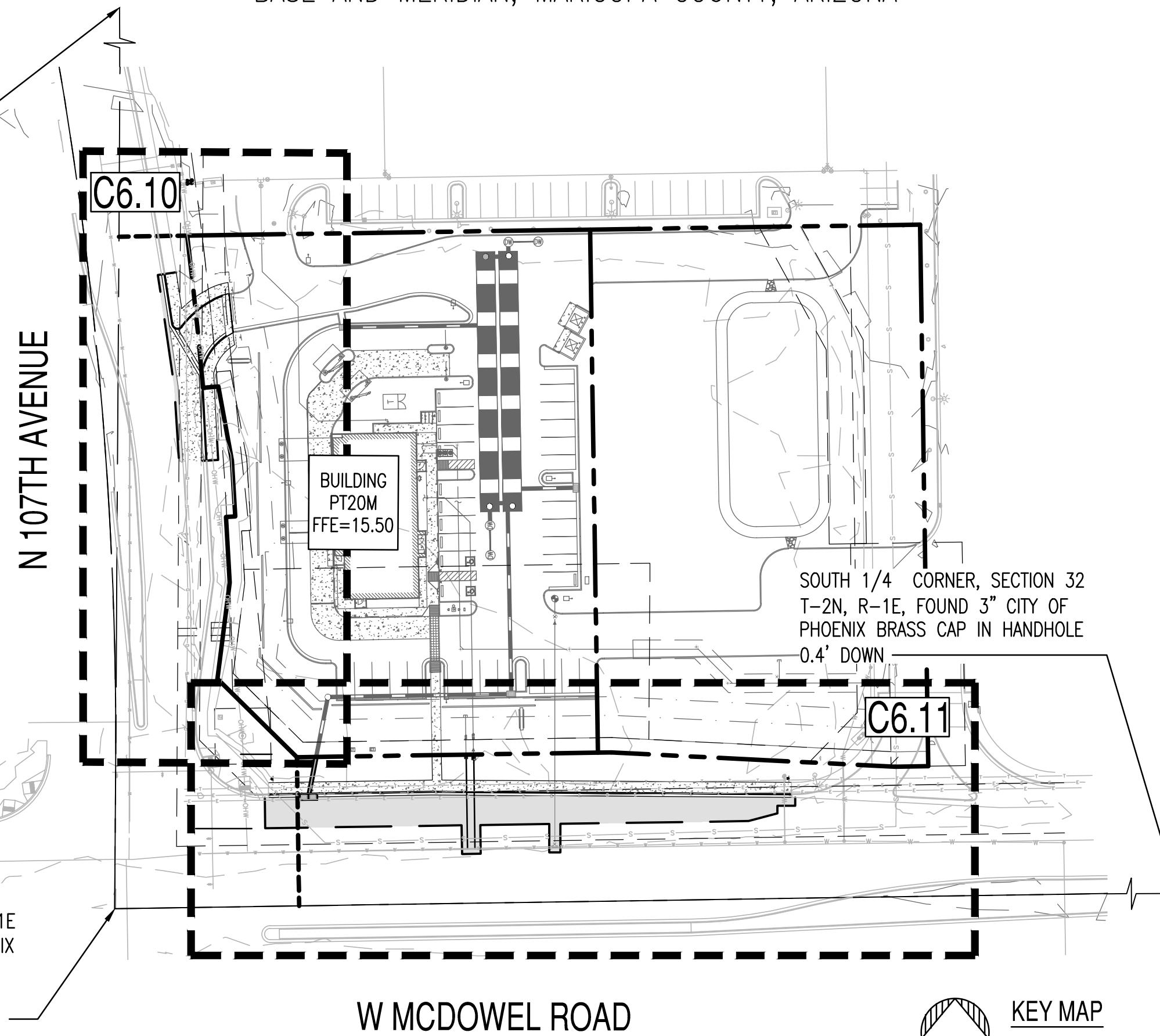
• FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

## WHATABURGER AVONDALE

### OFFSITE PAVING AND DRAINAGE COVER SHEET & KEYMAP

NEC McDowell Rd & 107th Ave, Avondale, Arizona.  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

WEST 1/4 CORNER  
SECTION 32, T-02N, R-01E  
FOUND 3" CITY OF AVONDALE  
BRASS CAP FLUSH  
STAMPED 18229



SOUTHWEST CORNER  
SECTION 32, T-02N, R-01E  
FOUND 3" CITY OF PHOENIX  
BRASS CAP IN HANHOLE  
0.3' DOWN  
POINT OF COMMENCEMENT.

### QUANTITIES

OFF-SITE GRADING AND DRAINAGE QUANTITIES				
DESC.	ITEM	QTY.	UNIT	
MISC	HEAVY DUTY PAVEMENT	348	SY	
	CONCRETE PAVEMENT	172	SY	
	CONCRETE SIDEWALK	274	SY	
	6" VERTICAL CURB	72	LF	
	6" CURB AND GUTTER	327	LF	
	18" RGRCP PIPE	21	LF	
STORM	INLET CATCH BASIN	1	EA	

QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR BIDDING PURPOSES.

### ABBREVIATIONS

AC	ACRE	LF	LINEAR FEET
ADA	AMERICANS WITH DISABILITIES ACT	MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION	MIN	MINIMUM
BOT	BOTTOM	N	NORTH
C	CONCRETE	NTS	NOT TO SCALE
CB	CATCH BASIN	P	PAVEMENT
CF	CUBIC FEET	PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
CMP	CORRUGATED METAL PIPE	QTY	QUANTITY
CO	CLEAN OUT	R	RADIUS
COA	CITY OF AVONDALE	R/W	RIGHTS-OF-WAY
DESC.	DESCRIPTION	RGRCP	RUBBER GASKET REINFORCED CONCRETE PIPE
DET.	DETAIL	S	SOUTH OR SLOPE
DIA	DIAMETER	SAN	SANITARY
DIP	DUCTILE IRON PIPE	SF	SQUARE FEET
E	EAST	STD.	STANDARD
EA	EACH	SY	SQUARE YARD
ESMT	EASEMENT	TC	TOP OF CURB
FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
FH	FIRE HYDRANT	W	WEST
FT.	FEET		
G	GUTTER		
IE	INVERT ELEVATION		

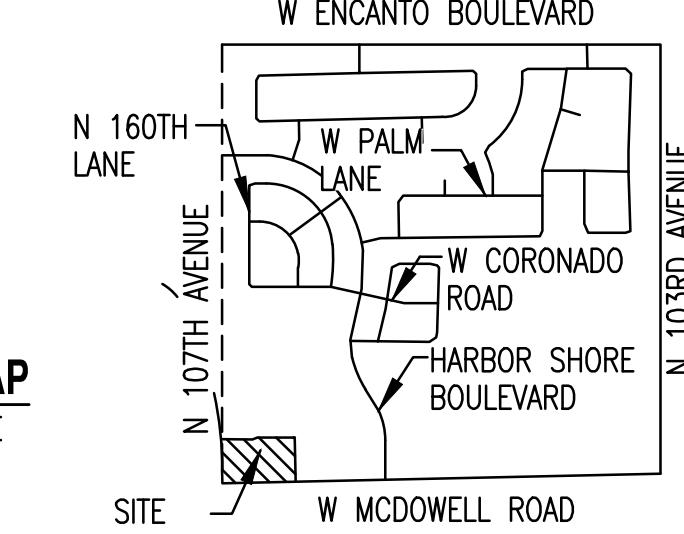
### CONFLICTS

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SUBMITTED
ELECTRIC	SRP	BEATRICE SAUCEDA	623-975-5757	10/21/2020
TELEPHONE	CENTURYLINK	KATHY HADRICH	602-630-5480	10/22/2020
NATURAL GAS	SW GAS	ARBAN LONDO	602-484-5649	12/03/2020
CABLE/TV	COX	ANNIE SANDOVAL	623-328-2431	10/23/2020

ENGINEER'S CERTIFICATION:  
I, ALI FAKIH, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, 'NO CONFLICT' FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

SIGNATURE \_\_\_\_\_ DATE 10/21/2022

## VICINITY MAP



## PROJECT INFO

### PROJECT LOCATION:

SITE ADDRESS: NEC McDowell Rd & 107th Ave Avondale, Arizona

### PROJECT DESCRIPTION:

THE PROJECT INCLUDES DEMOLITION OF PARTIAL CURB, GUTTER AND SIDEWALK TO CONSTRUCT NEW CONCRETE DRIVEWAY ACCESS ON THE NORTHERN SIDE OF 107TH AVENUE. ALSO NEW CONCRETE SIDEWALK, AC PAVING WILL BE PROPOSED ALONG McDOWELL RD AS PART OF A COMMERCIAL DEVELOPMENT.

### PARCEL DATA:

ASSESSOR PARCEL NUMBER: 102-32-391  
GROSS AREA: 107,237 (2.46 AC)  
NET AREA: 56,301 (1.29 AC)  
DISTURBED AREA: 72,215 (1.66 AC)  
ZONING: PAD C-2

### BASIS OF BEARING:

THE BASIS OF BEARING IS THE MONUMENT LINE OF McDOWELL ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, USING A BEARING OF SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, PER THE FINAL PLAT OF BIOFILE AVONDALE, RECORDED IN BOOK 1504 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

### BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION POINT 23105-1, UNIQUE POINT ID 3629 BEING THE SOUTH QUARTER CORNER OF SECTION 32, MARKED BY A 3" CITY OF PHOENIX BRASS CAP IN HANHOLE, LOCATED IN THE INTERSECTION OF 103RD AVENUE AND McDOWELL ROAD, HAVING AN ELEVATION OF 1019.593 FEET, (NAVD 88).

### FEMA

MAP NUMBER	COMMUNITY NUMBER	PANEL #	PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C2160M	040038	2160	09/18/2020	M	X (SHADE)	N/A

## ENGINEERS AS-BUILT CERTIFICATION

### AS BUILT CERTIFICATION:

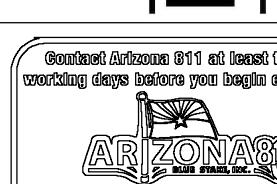
I CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ENGINEER OF RECORD

DATE

REGISTRATION NO.

SUSTAINABILITY  
ENGINEERING  
GROUP



PROJECT  
WHATABURGER AVONDALE  
LOCATION  
NEC N. 107TH AVE AND  
W. McDowell Road

DRAWN LR/DS 10/21/2022  
DESIGNED LR 10/21/2022  
QC SC 10/21/2022  
FINAL QC LA 10/25/2022  
PROJ. MGR. AF 10/25/2022

DATE: 10/25/2022  
ISSUED FOR: PERMIT

REVISION NO.: DATE:

JOB NO.: 201015

SHEET TITLE: OFF-SITE PAVING AND  
DRAINAGE COVER  
SHEET & KEYMAP

PAGE NO.: 1 OF 6  
SHEET NO.: C6.00





SUSTAINABILITY  
ENGINEERING  
GROUP

8280 E. GELDING DRIVE SUITE 101 SCOTTSDALE ARIZONA 85260  
WWW.AZSEG.COM TEL: 480.389.7226 FAX: 480.389.3534

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**Desert De Oro Foods**  
INC



Scanned drawing #11 at lowest level working day before your begin construction
ARIZONA!
Call 811 or visit Arizona811.com

PROJECT: WHATABURGER AVONDALE  
LOCATION: NEC N. 107TH AVE AND  
W. McDowell ROAD

DRAWN: LR/DS 10/21/2022  
DESIGNED: LR 10/21/2022  
QC: SC 10/21/2022  
FINAL QC: LA 10/25/2022  
PROJ. MGR.: AF 10/25/2022

DATE: 10/25/2022  
ISSUED FOR: PERMIT

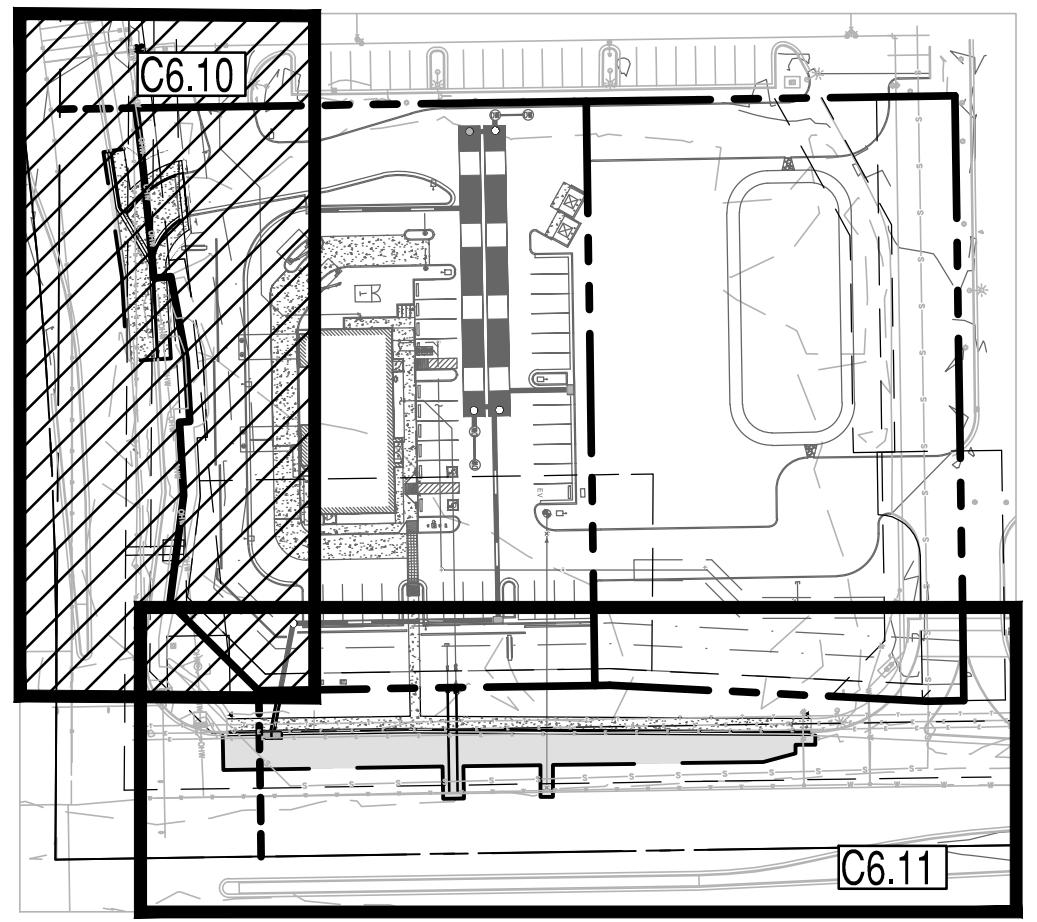
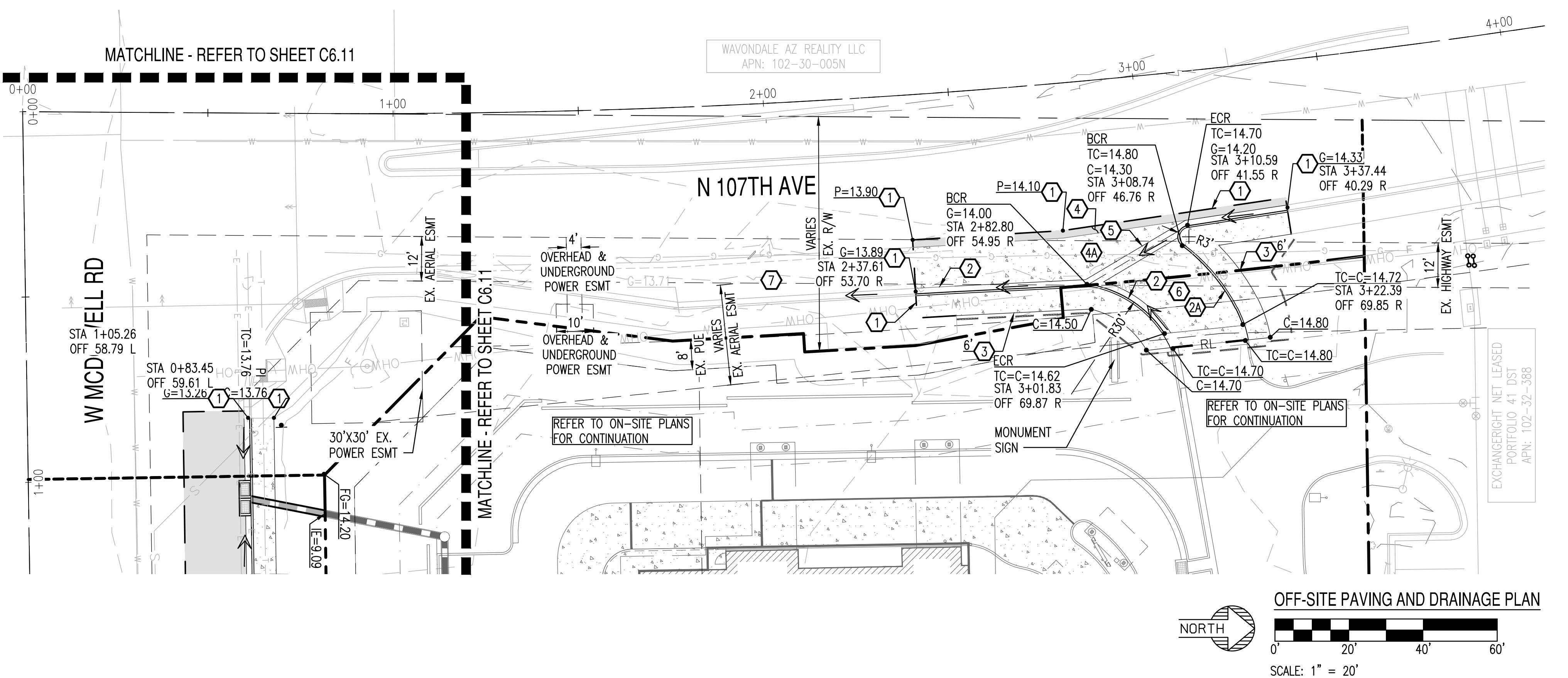
REVISION NO.: DATE:  
△△△△△

JOB NO.: 201015  
SHEET TITLE:

107TH AVE OFF-SITE  
PAVING AND DRAINAGE  
PLAN & PROFILE

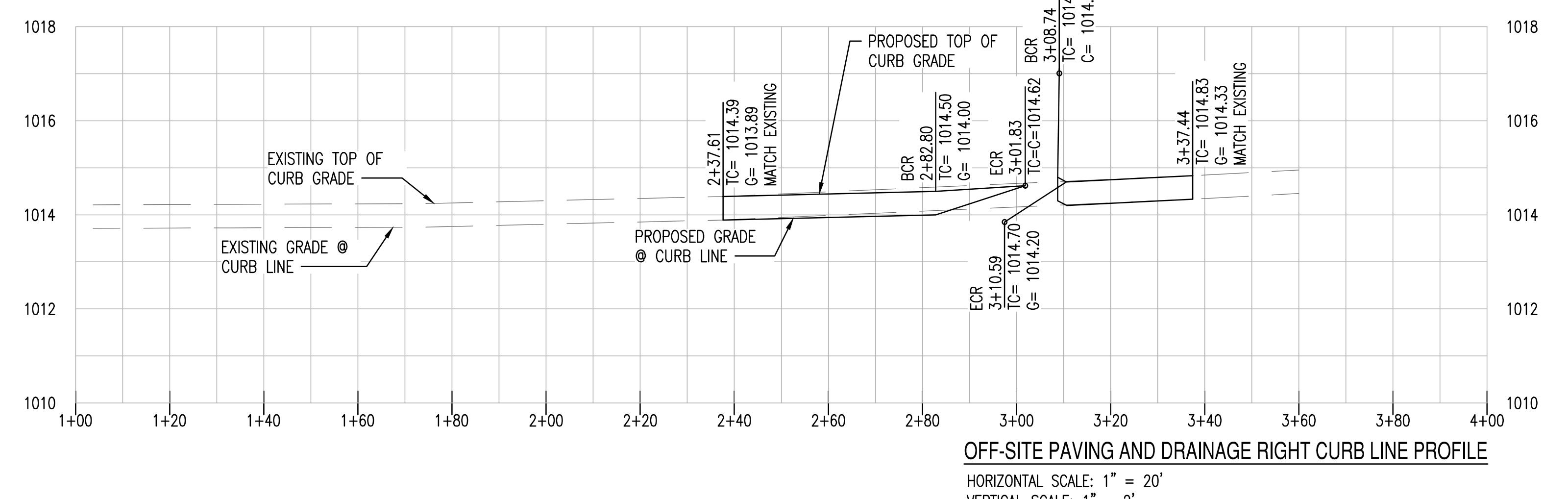
PAGE NO.: SHEET NO.:  
3 OF 6 C6.10

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#### OFF-SITE GRADING AND PAVING CONSTRUCTION KEY NOTES

- ① MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
- ② CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
- ③ CONSTRUCT 6" VERTICAL CURB PER MAG STD. DET. 222 TYPE "B".
- ④ CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- ⑤ CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT PER DET. 1/C6.20.
- ⑥ CONSTRUCT CONCRETE PAVEMENT PER DETAIL 2/C6.20.
- ⑦ CONSTRUCT CONCRETE VALLEY GUTTER PER MAG STD. DET. 240 MODIFIED TO 3' WIDE PER DET 3/C6.20.
- ⑧ CONSTRUCT DRIVEWAY PER MAG STD. DET. 251 MODIFIED PER PLAN.
- ⑨ 107TH AVENUE IMPROVEMENTS PER APPROVED INTERSECTION DESIGN BY OTHERS.

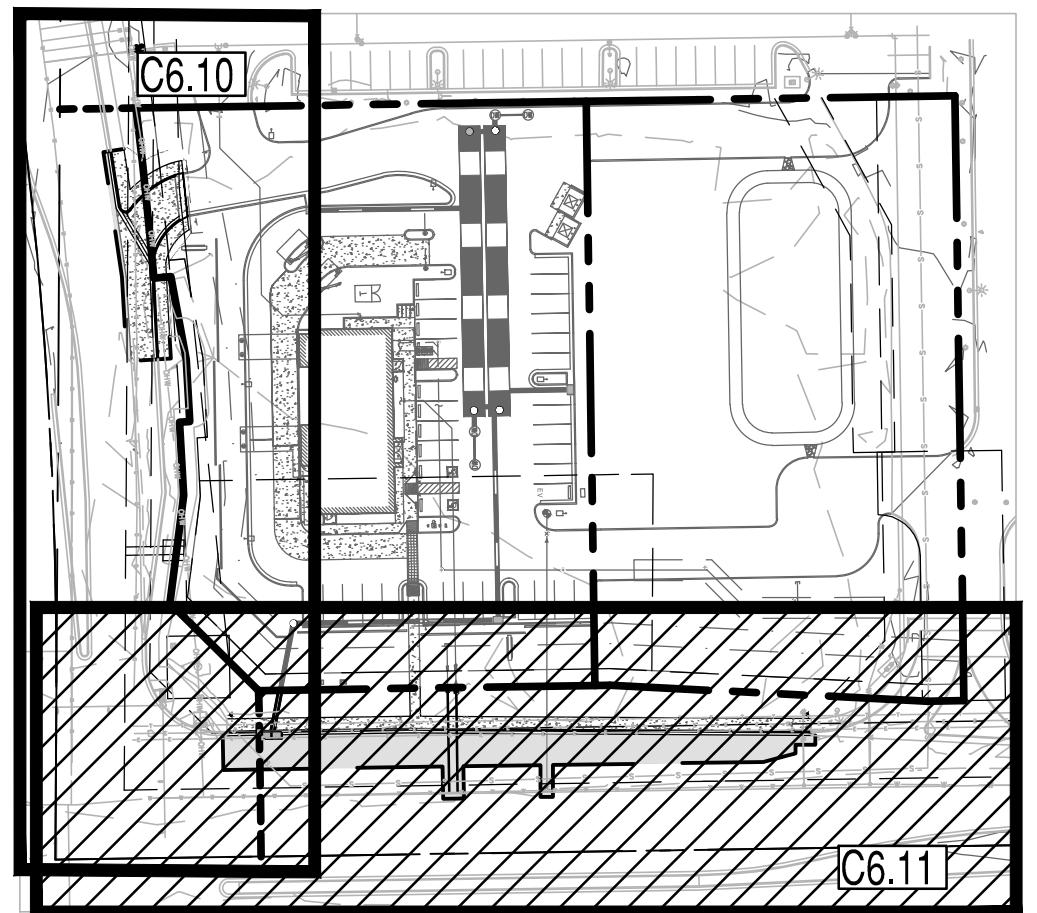
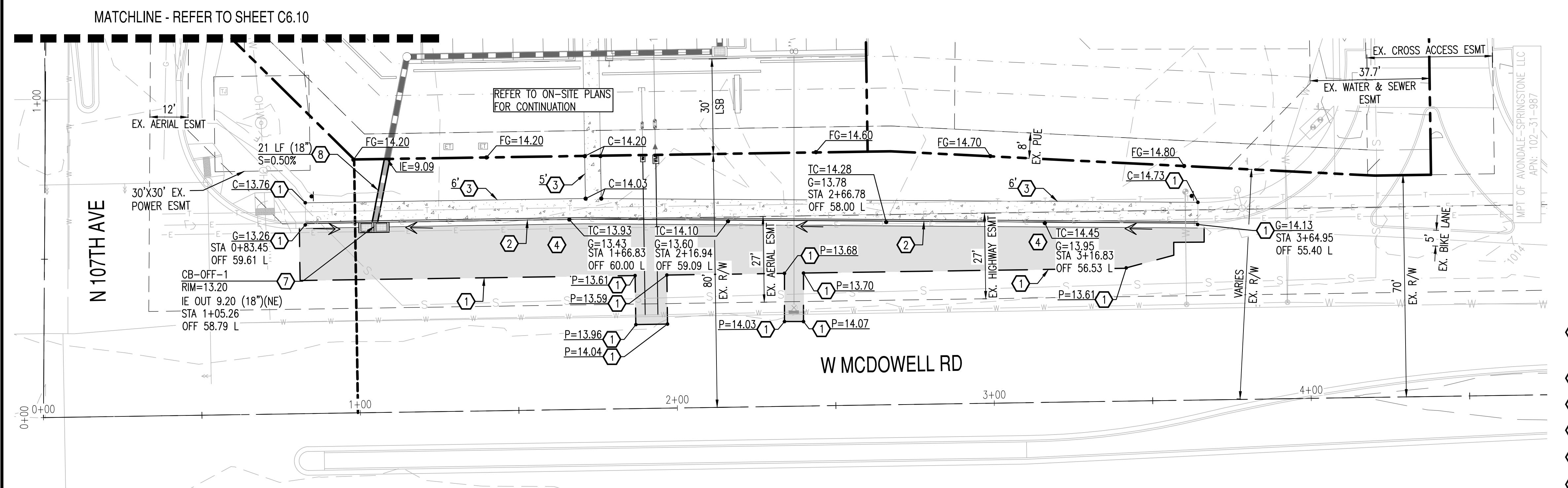


#### EXISTING LEGEND:

- - - XXXX - - - EX. MAJOR CONTOURS	WV (circle with X) WATER VALVE
- - - XXXX - - - EX. MINOR CONTOURS	FIRE HYDRANT
TC:XX.XX GE:XX.XX EX. SPOT ELEVATION	GAS LINE
EASEMENT LINE AS NOTED	SIGN
EX. S SEWER LINE	STREET LIGHT
(S) SEWER MANHOLE	TREE
EX. W WATER LINE	ROAD CENTERLINE

#### PROPOSED GRADING LEGEND:

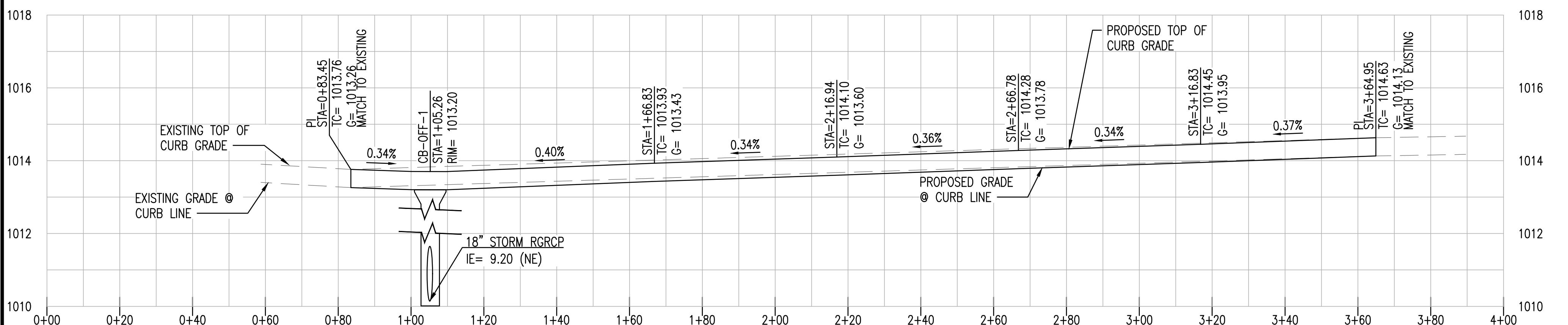
G=XX.XX	CATCH BASIN
P=XX.XX	STORM PIPE
TC=XX.XX	DRYWELL
C=XX.XX	NYLOPLAST BASIN
	WATER METER
	GATE VALVE
	FIRE HYDRANT
	SEWER MANHOLE
PROPERTY LINE	CONCRETE PAVEMENT
RIGHT OF WAY	HEAVY DUTY PAVEMENT
CURB AND GUTTER	LIGHT DUTY PAVEMENT
RL RIDGELINE	
SAWCUT	
SETBACK	
FLOW ARROW	
	ON-SITE/OFF-SITE LOC



A vertical key map and a horizontal north arrow. The key map is labeled 'KEY MAP' at the top and 'N.T.S.' below it. The north arrow is a stylized 'N' shape pointing upwards.

## OFF-SITE GRADING AND PAVING CONSTRUCTION KEY NOTES

- ① MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES AND CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
  - ② CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
  - ③ CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
  - ④ CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT PER DET. 1/C6.20.
  - ⑥ CONSTRUCT DRIVEWAY PER MAG STD. DET. 251 MODIFIED PER PLAN.
  - ⑦ 107TH AVENUE IMPROVEMENTS PER APPROVED INTERSECTION DESIGN BY OTHERS.
  - ⑧ FURNISH AND INSTALL RGRCP, CLASS III; PIPE MATERIAL PER MAG SPECIFICATION 735. LENGTH, SIZE AND SLOPE PER PLAN. PROVIDE PLUG/CAP.



## OFF-SITE PAVING AND DRAINAGE LEFT CURB LINE PROFILE

---

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

## **EXISTING LEGEND:**

XXXX	EX. MAJOR CONTOURS		WATER VALVE
XXXX	EX. MINOR CONTOURS		FIRE HYDRANT
TC:XX.XX GE:XX.XX	EX. SPOT ELEVATION		GAS LINE
	EASEMENT LINE AS NOTED		SIGN
EX. S	SEWER LINE		STREET LIGHT
(S)	SEWER MANHOLE		TREE
EX. W	WATER LINE		ROAD CENTERLINE

## **PROPOSED GRADING LEGEND:**

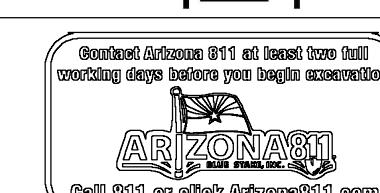
G=XX.XX	GUTTER ELEVATION, TC = G+0.5'		CATCH BASIN
P=XX.XX	PAVEMENT ELEVATION TC = P+0.5'		STORM PIPE
C=XX.XX	CONCRETE ELEVATION		DRYWELL
			NYLOPLAST BASIN
			WATER METER
	PROPERTY LINE		GATE VALVE
	RIGHT OF WAY		FIRE HYDRANT
	CURB AND GUTTER		SEWER MANHOLE
	RIDGELINE		CONCRETE PAVEMENT
	SAWCUT		HEAVY DUTY PAVEMENT
	SETBACK		LIGHT DUTY PAVEMENT
	FLOW ARROW		ON-SITE/OFF-SITE LOC

A circular notary seal with a double-line border. Inside, the words "REGISTERED PROFESSIONAL ENGINEER" are curved along the top inner edge, and "CIVIL ENGINEERING" is curved along the bottom right inner edge. In the center, it says "CERTIFICATE NO." above the number "45621". Below that, "ALI SAMIH" is written above "FAKIH". At the bottom, "ARIZONA, U.S.A." is written. The date "10/25/22" is handwritten in the lower left area, and "Date Signed" is written next to it.

# SUSTAINABILITY ENGINEERING GROUP



The logo for Desert De Oro Foods consists of a stylized graphic of a desert landscape on the left, featuring a large cactus and rolling hills. To the right of the graphic, the word "Desert" is written vertically in a bold, sans-serif font. Next to it, "De Oro" is written in a smaller, italicized, sans-serif font. Below these, "Foods" is written in a bold, sans-serif font. The entire logo is enclosed within a thin black rectangular border.



PROJECT	LOCATION	NEC N. 107TH AVE AND W. MCDOWELL ROAD
WHATABURGER AVONDALE		
DRAWN	LR/DS	10/21/2022
DESIGNED	LR	10/21/2022
QC	SC	10/21/2022
FINAL QC	LA	10/25/2022
PROJ. MGR.	AF	10/25/2022
DATE:	10/25/2022	
ISSUED FOR:	<b>PERMIT</b>	
REVISION NO.:	DATE:	
 1		
 2		
 3		
 4		
JOB NO.:	201015	
SHEET TITLE:	<b>MCDOWELL RD OFF-SITE PAVING AND DRAINAGE PLAN &amp; PROFILE</b>	
PAGE NO.:	SHEET NO.:	
4 OF 6	<b>C6.11</b>	



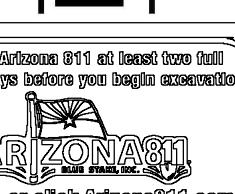
SUSTAINABILITY  
ENGINEERING  
GROUP

820 E. GELDING DRIVE SUITE 101 SCOTTSDALE ARIZONA 85260  
WWW.AZSEG.COM TEL: 480-389-7226 FAX: 480-389-3534

SEG



Desert De Oro Foods  
INC



PROJECT: WHATABURGER AVONDALE  
LOCATION: NEC N. 107TH AVE AND W. McDowell ROAD

DRAWN: LR/DS 10/21/2022  
DESIGNED: LR 10/21/2022  
QC: SC 10/21/2022  
FINAL QC: LA 10/25/2022  
PROJ. MGR.: AF 10/25/2022

DATE: 10/25/2022  
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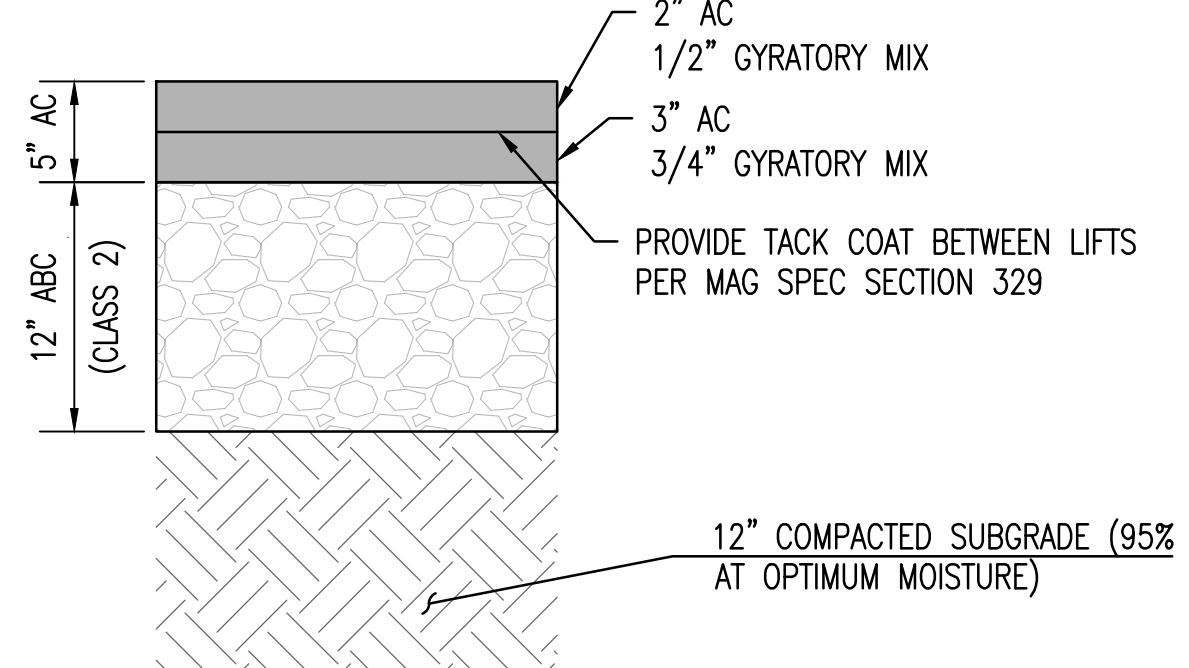
SHEET TITLE:

OFF-SITE PAVING AND DRAINAGE DETAILS

PAGE NO.: 5 OF 6

SHET NO.: C6.20

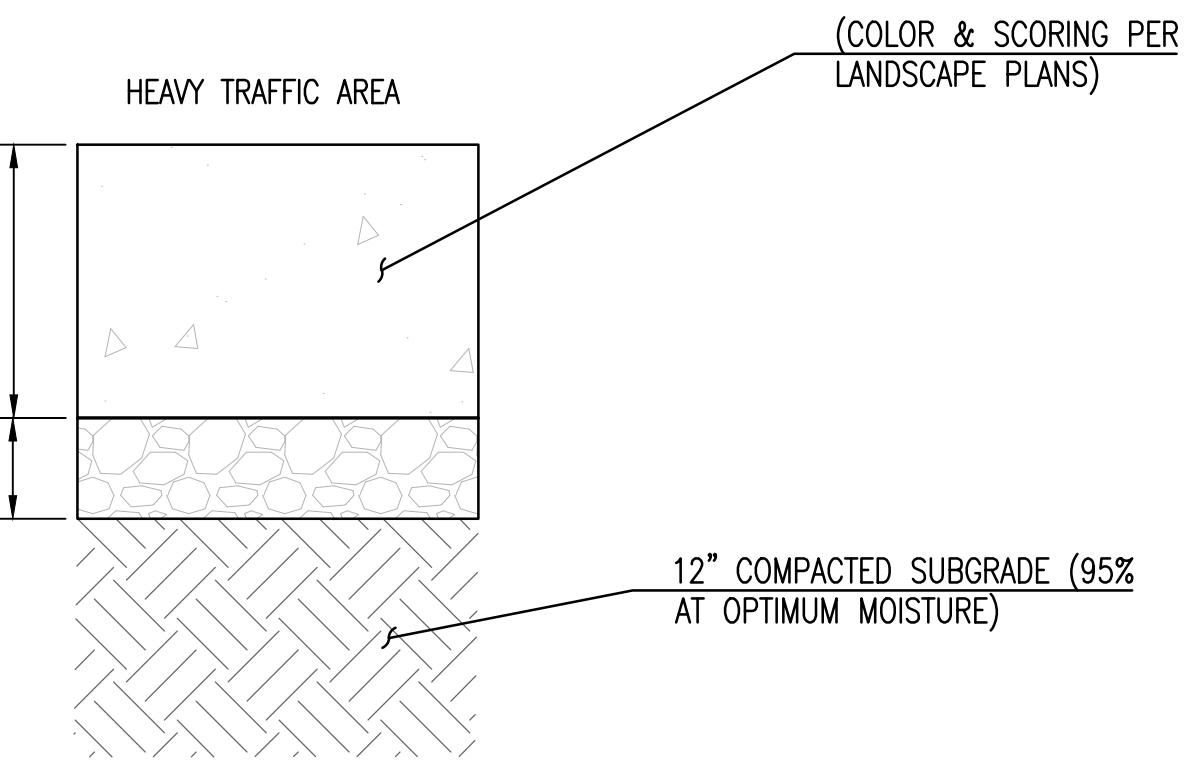
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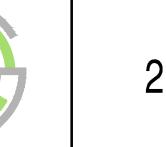
ASPHALT PAVEMENT SECTION



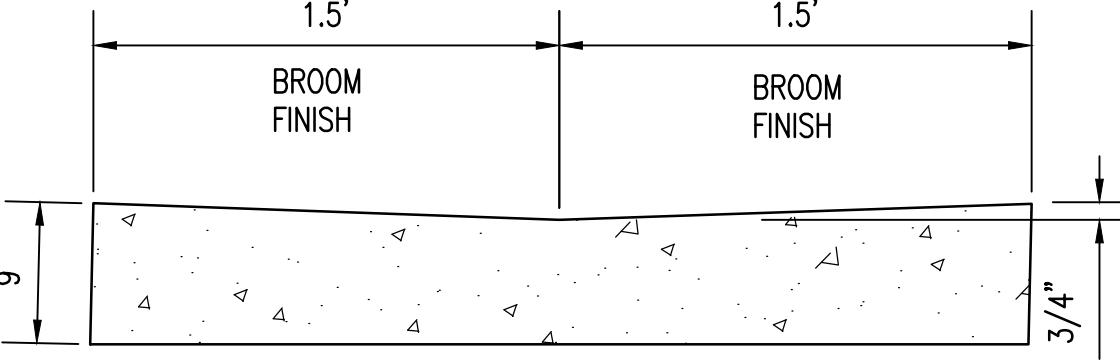
1



CONCRETE PAVEMENT SECTION



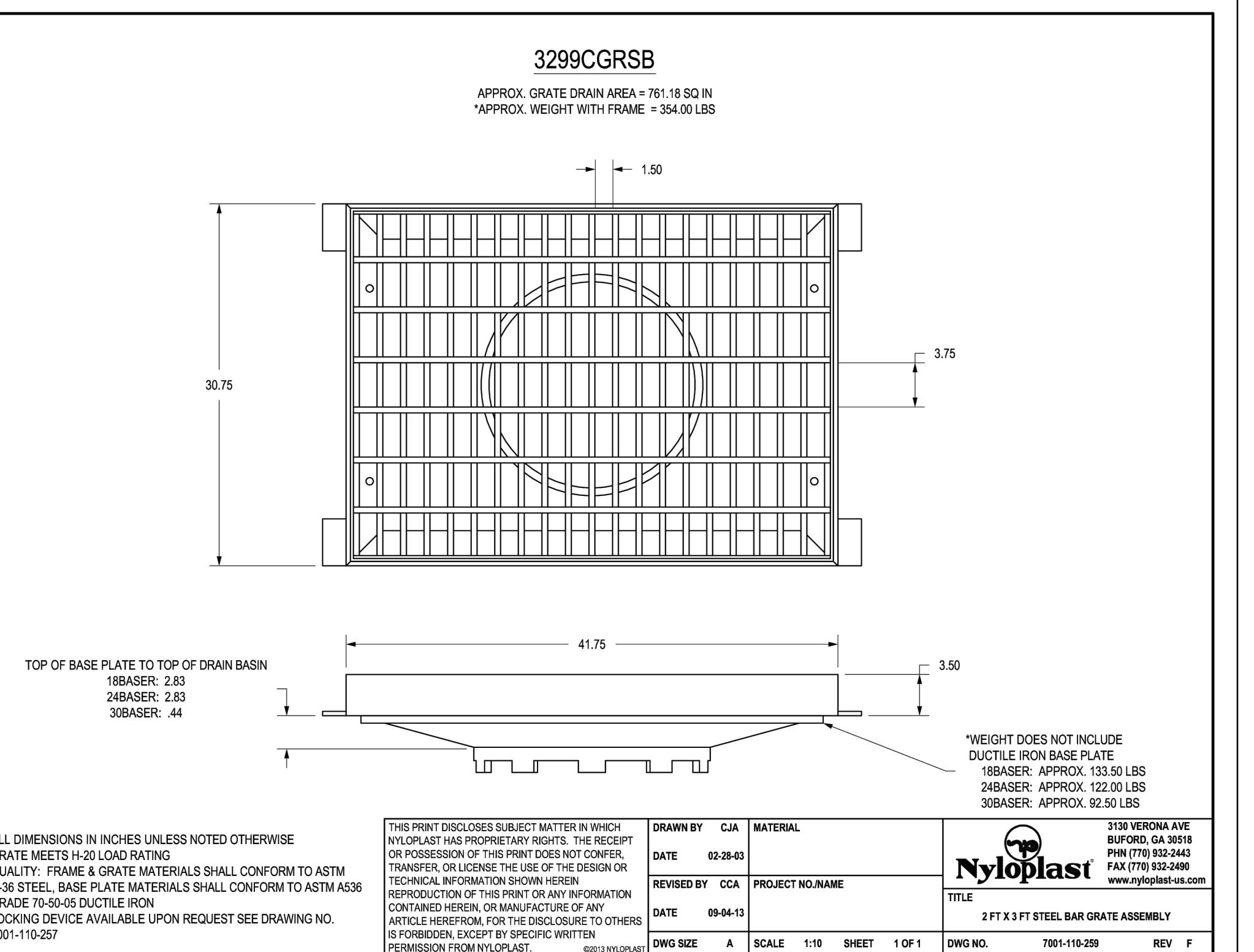
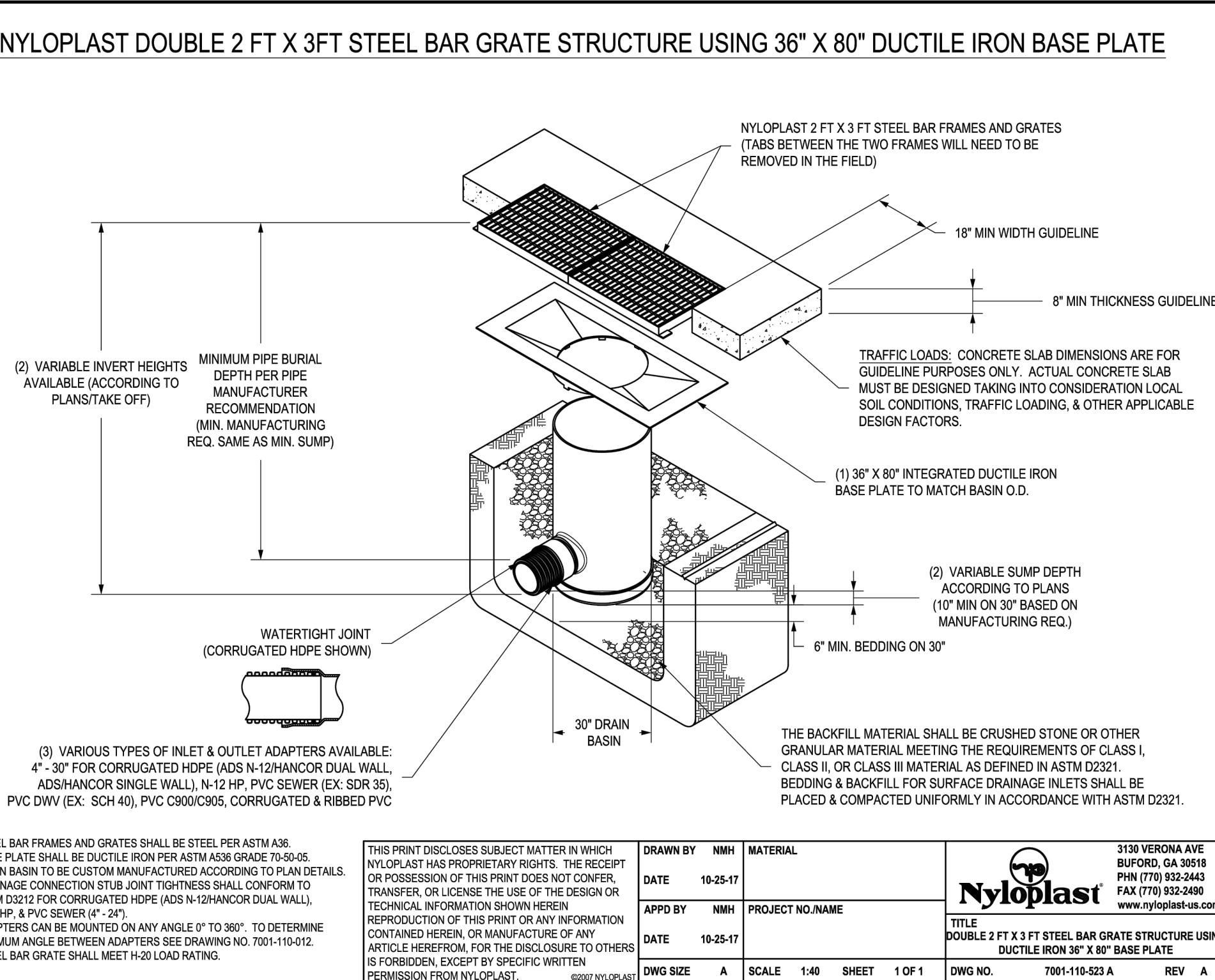
2



3' VALLEY GUTTER



3



DOUBLE 2'X3' GRATE NYLOPLAST DETAIL



4

2'X3' STEEL BAR GRATE DETAIL



5

# **WHATABURGER AVONDALE**

## **OFFSITE STRIPING AND SIGNAGE PLAN**

NEC McDOWELL RD & 107TH AVE, AVONDALE, ARIZONA.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

WAVONDALIE AZ REALITY LLC

**WAVONDALE AZ REALTY LLC APN: 102-30-005N**

**MPT OF AVONDAL-SPRINGSTONE LLC APN: 102-31-987**

**N 107TH AVE**

**W McDOWELL RD**

**REFER TO ON-SITE PLANS FOR CONTINUATION**

**STA 0+85.63 OFF 68.55 L**

**STA 1+12.47 OFF 51.42 L**

**STA 3+63.24 OFF 64.48 L 4**

**STA 3+64.79 OFF 43.83 L 4SW**

**STA 0+80.33 OFF 48.05 L**

**STA 3+63.90 OFF 47.81 L 1**

**STA 3+62.90 OFF 41.84 L 2**

**STA 3+64.70 OFF 39.84 L 4SW**

**STA 0+80.31 OFF 44.05 L**

**STA 4+76.67 OFF 47.27 L**

**STA 3+64.79 OFF 43.83 L**

**STA 4+76.67 OFF 43.32 L**

**STA 3+64.70 OFF 39.84 L**

**EX. STRIPING TO REMAIN**

**EX. STRIPING TO REMAIN**

**EX. STRIPING TO REMAIN**

**EX. R/W**

**VARIABLES**

**EX. R/W**

**EX. R/W**

**EX. R/W**

**EX. STRIPING TO REMAIN**

**EX. STRIPING TO REMAIN**

**EX. STRIPING TO REMAIN**

**0+00**

**1+00**

**2+00**

**3+00**

**4+00**

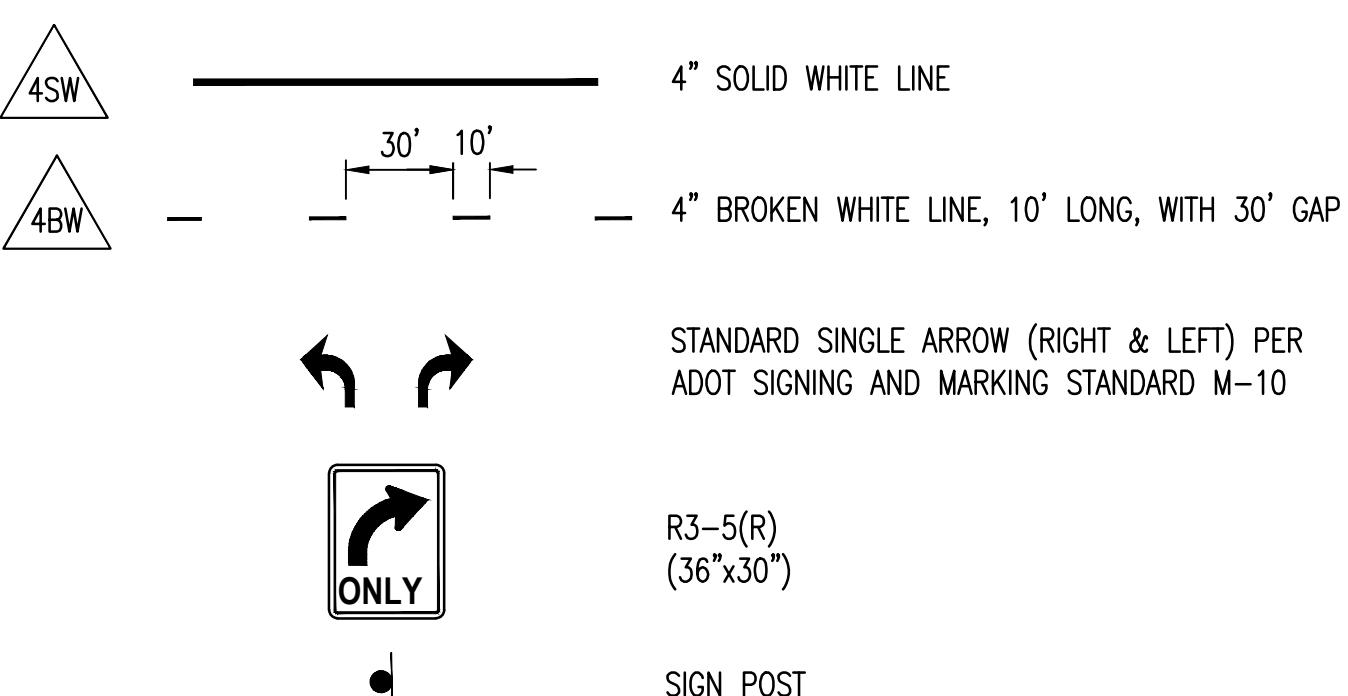
**5+00**

**0' 20' 40' 60'**

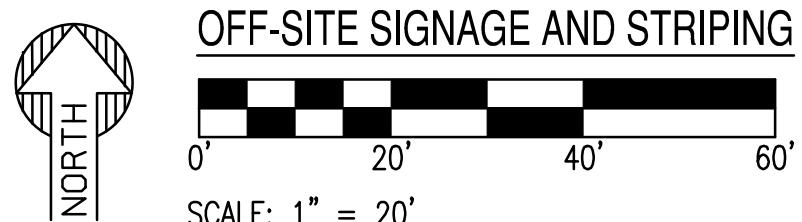
**NORTH**

**OFF-SITE SIGNAGE AND STRIPING**

**SCALE: 1" = 20'**



## STRIPING AND SIGNAGE LEGEND:



## STRIPING AND SIGNAGE CONSTRUCTION NOTES:

-  1 STANDARD SINGLE ARROW (RIGHT & LEFT) PER ADOT SIGNING AND MARKING STANDARD M-10.
  -  2 BIKE LANE MARKING PER MCDOT DET. 4-24.
  -  3 OBLITERATE EXISTING STREET MARKING.
  -  4 STANDARD TURN ONLY PER ADOT SIGNING AND MARKING STANDARD R3-5(R).

OFF-SITE STRIPING AND SIGNING QUANTITIES		
SINGLE ARROW	2	EA
BIKE LANE SYMBOL	1	EA
4" SOLID WHITE	569	LF
4" DASHED WHITE	224	LF
TURN ONLY	2	EA

PROJECT	LOCATION	NEC N. 107TH AVE AND W. McDOWELL ROAD
DRAWN	LR/DS	10/21/2022
DESIGNED	LR	10/21/2022
QC	SC	10/21/2022
FINAL QC	LA	10/25/2022
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DATE: <b>10/25/2022</b>		
ISSUED FOR: <b>PERMIT</b>		
REVISION NO.:		DATE:
 1		
 2		
 3		
 4		
JOB NO.: <b>201015</b>		
SHEET TITLE: <b>OFF-SITE SIGNAGE AND STRIPING PLANS</b>		
PAGE NO.:	SHEET NO.:	
<b>6 OF 6</b>	<b>C7.00</b>	

