

INDEX OF DRAWINGS

		SHEET NO.:	DESCRIPTION:	LATEST DATE:	REVISION:
●	1	C0.01	COVER SHEET	10/25/2022	
●	2	C0.10	ENGINEERS GENERAL NOTES	10/25/2022	
●	3	C0.11	CITY OF AVONDALE GENERAL NOTES	10/25/2022	
●	4	C1.00	REMOVAL PLAN	10/25/2022	
●	5	C2.00	PRELIMINARY SITE PLAN	10/25/2022	
●	6	C2.10	SITE PLAN DETAILS	10/25/2022	
●	7	C3.00	GRADING AND DRAINAGE PLAN	10/25/2022	
●	8	C3.10	GRADING AND DRAINAGE DETAILS	10/25/2022	
●	9	C3.11	GRADING AND DRAINAGE DETAILS	10/25/2022	
●	10	C3.12	GRADING AND DRAINAGE DETAILS	10/25/2022	
●	11	C3.13	GRADING AND DRAINAGE DETAILS	10/25/2022	
●	12	C3.20	SITE CROSS SECTIONS	10/25/2022	
●	13	C3.60	PAVEMENT JOINTING PLAN	10/25/2022	
●	14	C3.61	PAVEMENT JOINTING DETAILS	10/25/2022	
●	15	C4.00	UTILITY PLAN	10/25/2022	
●	16	C4.10	UTILITY PLAN	10/25/2022	
●	17	C5.00	STORM WATER POLLUTION PREVENTION PLAN	10/25/2022	
●	18	C5.10	STORM WATER POLLUTION AND PREVENTION PLAN DETAILS	10/25/2022	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

PROJECT INFO

PROJECT LOCATION:

SITE ADDRESS: NEC MCDOWELL RD & 107TH AVE AVONDALE, ARIZONA

PROJECT DESCRIPTION:

PROPOSED DEVELOPMENT IS A 3,751 S.F. RESTAURANT WITH DRIVE-THRU, PARKING AND LANDSCAPE AREAS INCLUDING OFF-SITE CROSS ACCESS DRIVES.

PARCEL DATA:

ASSESSOR PARCEL NUMBER: 102-32-391  
NET AREA (LOT A + LOT B): 107,237 SF (2.46 AC)  
SUBJECT PARCEL NET AREA (LOT A): 56,301 SF (1.29 AC)  
DISTURBED AREA: 72,215 SF (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 BIOLIFE 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 HANDHOLE, 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 (SHADED)	N/A

PROJECT TEAM

DEVELOPER:

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WHATABURGER AVONDALE

COVER SHEET

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

N 107TH AVENUE

PT20M BUILDING  
FFE=15.50  
PAD=14.33

W MCDOWELL ROAD

SOUTH 1/4 CORNER, SECTION 32  
T-2N, R-1E, FOUND 3" CITY OF  
-PHOENIX BRASS CAP IN HANDHOLE  
0.4' DOWN

SITE MAP

NTS

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

QUANTITIES

PRIVATE			
DESC.	ITEM	QTY.	UNIT
PAVING	HEAVY DUTY PAVEMENT	3,850	SY
	CONCRETE PAVEMENT	367	SY
	CONCRETE SIDEWALK	187	SY
CONCRETE	ADA RAMPS	3	EA
	6" VERTICAL CURB	1,359	LF
	6" CURB AND GUTTER	771	LF
	EXTRUDED CURB	351	LF
WATER	REDUCER	2	EA
	WATER SERVICE LINE (8" DIP)	60	LF
	FIRE SERVICE LINE (6" DIP)	161	LF
	IRRIGATION SERVICE LINE (1")	21	LF
	DOMESTIC SERVICE LINE (1.5")	155	LF
	FIRE HYDRANT ASSEMBLY (INCLUDES GV)	1	EA
SEWER	6" PVC	308	LF
	CLEAN OUT	4	EA
STORM	18" HDPE PIPE	326	LF
	30" CMP RISER	4	EA
	120" CMP	140	LF
	DRYWELL	2	EA
	NYLOPLAST 30" WITH SOLID LID	1	EA
	NYLOPLAST 2'X3' CB	3	EA

ABBREVIATIONS

AC ADA BOT C CB CF CMP CO COA DESC. DET. DIA DIP E EA ESMT FDC FFE FH FT G HDPE HWE I.E. LF MAG MIN N NTS P PVC	ACRE AMERICANS WITH DISABILITIES ACT BOTTOM CONCRETE CATCH BASIN CUBIC FEET CORRUGATED METAL PIPE CLEAN OUT CITY OF AVONDALE DESCRIPTION DETAIL DIAMETER DUCTILE IRON PIPE EAST EACH EASEMENT FIRE DEPARTMENT CONNECTION FINISH FLOOR ELEVATION FIRE HYDRANT FEET GUTTER HIGH DENSITY POLYETHYLENE HIGH WATER ELEVATION INVERT ELEVATION LINEAR FEET MARICOPA ASSOCIATION OF GOVERNMENTS MINIMUM NORTH NOT TO SCALE PAVEMENT POLYVINYL CHLORIDE	QTY R R/W S SAN SF STD. SY TC TYP W	QUANTITY RADIUS RIGHTS-OF-WAY SOUTH OR SLOPE SANITARY SQUARE FEET STANDARD SQUARE YARD TOP OF CURB TYPICAL WEST
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VICINITY MAP

VICINITY MAP

S32 T2N R1E  
NTS

W ENCANTO BOULEVARD

N 160TH LANE

N 107TH AVENUE

W PALM LANE

W CORONADO ROAD

HARBOR SHORE BOULEVARD

N 103RD AVENUE

W MCDOWELL ROAD

SITE

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. \_\_\_\_\_

APPROVALS

MCESD SIGNATURE BLOCK

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MCESD PERMIT NUMBERS: DWR-XX-XXXXX  
WWR-XX-XXXXX

IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1ST, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

PERMIT/AS-BUILT INFORMATION

AS-BUILT INFORMATION IS INCLUDED IN THESE AREAS ON THIS SET OF DRAWINGS		PERMITS REQUIRED FOR THIS SET OF DRAWINGS
<input type="checkbox"/> SEWER <input type="checkbox"/> WATER <input type="checkbox"/> WATER-RECLAIMED <input type="checkbox"/> STORM DRAIN <input type="checkbox"/> DRYWELL <input type="checkbox"/> PAVING <input type="checkbox"/> OFFSITE (C,G,SW,DW) <input type="checkbox"/> GRADING/DRAINAGE	<input type="checkbox"/> U.G. FIRE LINE <input type="checkbox"/> CITY IRRIG. <input type="checkbox"/> BIKE PATH <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> SPRINKLER <input type="checkbox"/> STREET LIGHTS <input type="checkbox"/> BUILDINGS	<input checked="" type="checkbox"/> DRAINAGE <input checked="" type="checkbox"/> PAVING <input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input type="checkbox"/> STREET LIGHTS <input type="checkbox"/> FLOOD PLAIN <input checked="" type="checkbox"/> U.G. FIRE LINE <input type="checkbox"/> OTHER
AS-BUILT PLANS CHECKED FOR FIELD CHANGES		PARCEL # _____
INSPECTOR: _____ DATE: _____		PROJECT # _____

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 10/20/2022

PROJECT

WHATABURGER AVONDALE

LOCATION

NEC N. 107TH AVE AND  
W. MCDOWELL ROAD

DRAWN \_\_\_\_\_ DS 10/21/2022

DESIGNED \_\_\_\_\_ LRDS 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: PERMITS

REVISION NO.: \_\_\_\_\_ DATE: \_\_\_\_\_

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JOB NO.: 201015

SHEET TITLE: COVER SHEET

PAGE NO.: 1 OF 18

SHEET NO.: C0.01

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