

LOCATION: Z:\SHARED\PROJECTS\AVALON DEVELOPMENT\WHATABURGER - AVONDALE - 201015\11 CAD (SEG)\1.3 00'S\CD201015-C2.00.DWG. SAVED BY: LUCIEN.ELASIARDATE: 12/13/2021

DEVELOPER/OWNER
AVALON DEVELOPMENT, LLC
7333 E DOUBLETREE RANCH RD. SUITE 140
SCOTTSDALE, AZ 85258
PHONE: 480-376-8750
ATTN: SCOTT WOLSKI

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7226
ATTN: ALI FAKIH

WHATABURGER AVONDALE

SITE PLAN

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

BASIS OF BEARING

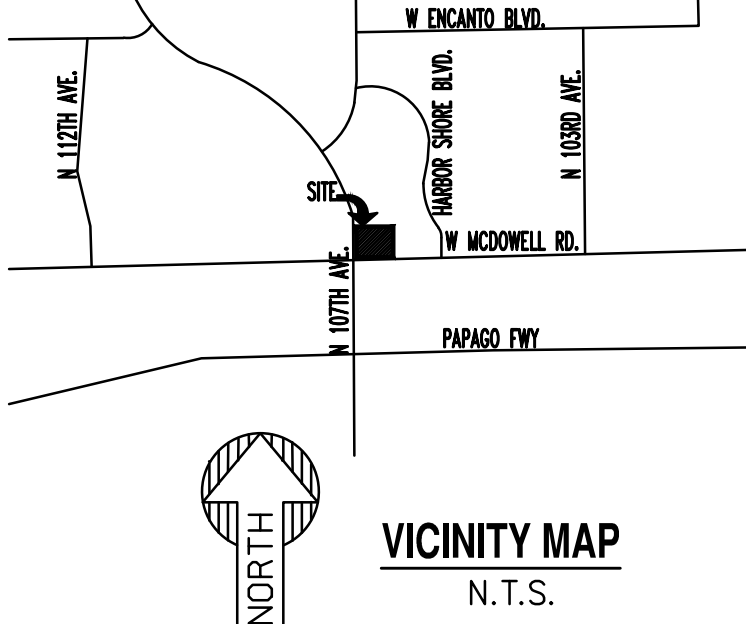
THE BASIS OF BEARING IS THE MONUMENT LINE OF MCDOWELL ROAD, ALSO BEING THE SOUTH LINES OF THE SOUTHWEST QUARTER OF SECTION 32, USING A BEARING OF SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, PER THE FINAL PLAT OF BIOLOFE AVONDALE, RECORDED IN THE BOOK 1504 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY,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

SITE PLAN KEYNOTES:

- 1A 6" VERTICAL CURB PER GRADING PLANS.
- 1B 6" CURB AND GUTTER PER GRADING PLANS.
- 1C TURNDOWN SLAB PER GRADING PLANS.
- 2 ACCESSIBLE RAMP PER GRADING PLANS.
- 2A LOADING ZONE RAMP PER GRADING PLANS.
- 3 CONCRETE SIDEWALK PER MAG STD. DET.230, WIDTH PER PLAN.
- 4 SCREEN WALL PER DET 3/C2.10.
- 5 TRASH ENCLOSURE PER ARCH. PLANS, SEE SHEET A6.6
- 6 PAINTED ADA SYMBOL PER DET 1/C2.10.
- 7 4" WIDE WHITE PAINTED STRIPING, TYP.
- 8 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 8A CONCRETE WITH BROOM FINISH AT PEDESTRIAN CROSSING.
- 9 6" STEEL BOLLARDS
- 9A 6" LIT STEEL BOLLARDS.
- 10 LIGHT DUTY ASPHALT PAVEMENT PER CIVIL PLANS.
- 10A HEAVY DUTY ASPHALT PAVEMENT PER CIVIL PLANS.
- 10B CONCRETE PAVEMENT PER GRADING PLANS FOR JOINT LAYOUT PLAN FOR CONCRETE PAVEMENT AND SIDEWALKS.
- 11 ACCESSIBLE PARKING SIGN PER DET. 2/C2.10.
- 12 DRIVE-THRU CLEARANCE BAR PER ARCHITECTURAL PLANS.
- 13 DRIVE-THRU MENU BOARD. PER DETAIL 6/C2.10.
- 14 4' RESTAURANT CANOPY PER ARCHITECTURAL PLANS.
- 15 PROPOSED FIRE HYDRANT.
- 16 28" HIGH FLAG POLE.
- 17 FREE STANDING MAILBOX BY G.C.
- 18 BIKE RACK (4 SPACES). PER DET. 5/C2.10.
- 19 PROPOSED FDC LOCATION.
- 20 CONCRETE ISLANDS NOSE, TYPICAL AT ISLANDS.
- 21 MONUMENT SIGN PER ARCH PLANS.
- 22 GRANITE STRIPS. REFER TO LANDSCAPE PLANS FOR DETAIL.
- 23 GREASE INTERCEPTOR PER UTILITY PLANS.
- 24 LIGHT POLE PER ELECTRICAL PLANS
- 25 MENU BOARD CANOPY PER ARCHITECTURAL PLANS.
- 26 CURB OPENING PER GRADING PLANS.
- 27 RIP-RAP PER GRADING PLANS.
- 28 PROPOSED RETENTION BASIN PER GRADING PLANS.
- 29 PRECAST CONCRETE WHEEL STOP PER DET. 4/C2.10.
- 30 EXISTING 69KV POWER POLE TO BE RELOCATED.
- 31 FUTURE CAPABLE LEVEL-2 EV PARKING SPACE.
- 32 CONCRETE BUS BAY PER COA DET. A1252
- 33 CONCRETE BUS SHELTER PAD PER COA DET. A1253-1

SITE PLAN NOTES

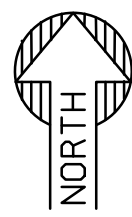
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED, AS SHOWN IN PLANS, ON ALL SITE RAMPS AND WALKS THAT CROSS A VEHICULAR WAY PER ADAG CHAPTER 7.
7. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
8. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
9. A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
10. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
11. CURBS AND SCREEN WALL TO BE COORDINATED WITH UNDERGROUND STORAGE RISERS, PENDING DECISIONS ON SYSTEM REMOVAL.



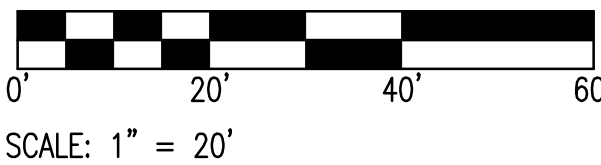
PROPOSED LEGEND:

- PROPERTY LINE
- VERTICAL CURB
- CURB AND GUTTER
- RED PAINTED CURB (NO PARK)
- PARKING COUNT
- PAVEMENT STRIPING
- EXISTING FIRE HYDRANT
- TRANSFORMER
- CONCRETE PAVEMENT/SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE WITH BROOM FINISH
- ACCESSIBLE PEDESTRIAN PATH
- 35'/55' FIRE ACCESS TURN RADIUS

MC DOWELL RD.



PRELIMINARY SITE PLAN



DEVELOPMENT SUMMARY TABLE:

PROJECT LOCATION:		NEC W. MCDOWELL ROAD AND N. 107TH AVENUE			
PROJECT DESCRIPTION:		PROPOSED DRIVE THRU RESTAURANT AND COFFEE SHOP			
DEVELOPMENT INFORMATION					
APN:		102-32-391			
ZONING:		PAD (C-2)			
LOT SIZE:		107,486	SF	2.47	AC
LOT A (RESTAURANT DRIVE-THRU)		62,050	SF	1.42	AC
LOT B (QSR FUTURE DEVELOPMENT)		45,436	SF	1.04	AC
PROPOSED USE:		RESTAURANT AND QSR			
CONSTRUCTION TYPE:		VB			
LOT A TOTAL BUILDING AREA:		3,751 SF	LOT A INDOOR PUBLIC AREA:	1,530 SF	
LOT B TOTAL BUILDING AREA:		2,500 SF	LOT B INDOOR PUBLIC AREA:	1,500 SF	
BUILDING HEIGHT:		REQ.	PROPOSED		
LOT A BUILDING HEIGHT:		30 FT.	21 FT.		
LOT B BUILDING HEIGHT:		30 FT.	TBD		
PARKING		REQ.	PROPOSED		
LOT A PARKING (1,530 SF/50):		31	39	2 ADA	
LOT B PARKING (1,508 SF/50):		30	38	2 ADA	
MIN. PARKING DIMENSION:		9.5 FT X 20 FT 9.5 FT X 30 FT			
PARKING SETBACK		REQ.	PROPOSED		
LOT A - FRONT (MCDOWELL RD):		30 FT.	30 FT.		
LOT B - FRONT (MCDOWELL RD):		30 FT.	30 FT.		
BUILDING SETBACK		REQ.	PROPOSED		
LOT A - FRONT (MCDOWELL RD):		20 FT.	79 FT.		
LOT A - STREET SIDE (107TH AVE):		20 FT.	20 FT.		
LOT A - INTERNAL SIDE:		NONE	118 FT.		
LOT A - REAR (NORTH SIDE):		20 FT.	108 FT.		
LOT B - FRONT (MCDOWELL RD):		20 FT.	106 FT.		
LOT B - INTERNAL SIDE:		NONE	24 FT.		
LOT B - REAR (NORTH SIDE):		20 FT.	30 FT.		
LANDSCAPE SETBACK		REQ.	PROPOSED		
LOT A - FRONT (MCDOWELL RD):		30 FT.	30 FT.		
LOT A - STREET SIDE (107TH AVE):		20 FT.	20 FT.		
LOT B - FRONT (MCDOWELL RD):		30 FT.	39 FT.		

PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



AVALON
DEVELOPMENT



PROJECT
WHATABURGER AVONDALE

LOCATION
NEC N. 107TH AVE AND
W. MCDOWELL ROAD

DRAWN: GA 12/3/2021
DESIGNED: IC 12/3/2021
QC: AF 12/01/2021
FINAL QC: SO 12/3/2021
PROJ. MGR.: AF 12/3/2021

DATE: 12/3/2021

ISSUED FOR:
1ST SITE PLAN/DR APPLICATION

REVISION NO.: DATE:

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JOB NO.: 201015

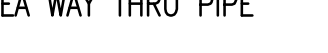
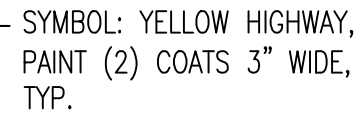
SHEET TITLE:

PRELIMINARY SITE
PLAN

PAGE NO.: 1 OF 2

SHEET NO.: C2.00

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- SECTION
N.T.S.

1

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3



PLAN VIEW



SIDE VIEW

FRONT VIEW

NOTE:
THIS DETAIL IS FOR REFERENCE ONLY, REF: SIGNAGE PACKAGE FOR ACTUAL DIMENSIONS,
FINISHES, ETC. SEPARATE PERMIT REQUIRED FOR MENU BOARD AND TO BE PERMITTED
BY SIGN VENDOR.

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AGE NO.:	SHEET NO.:
2 OF 2	C2.10