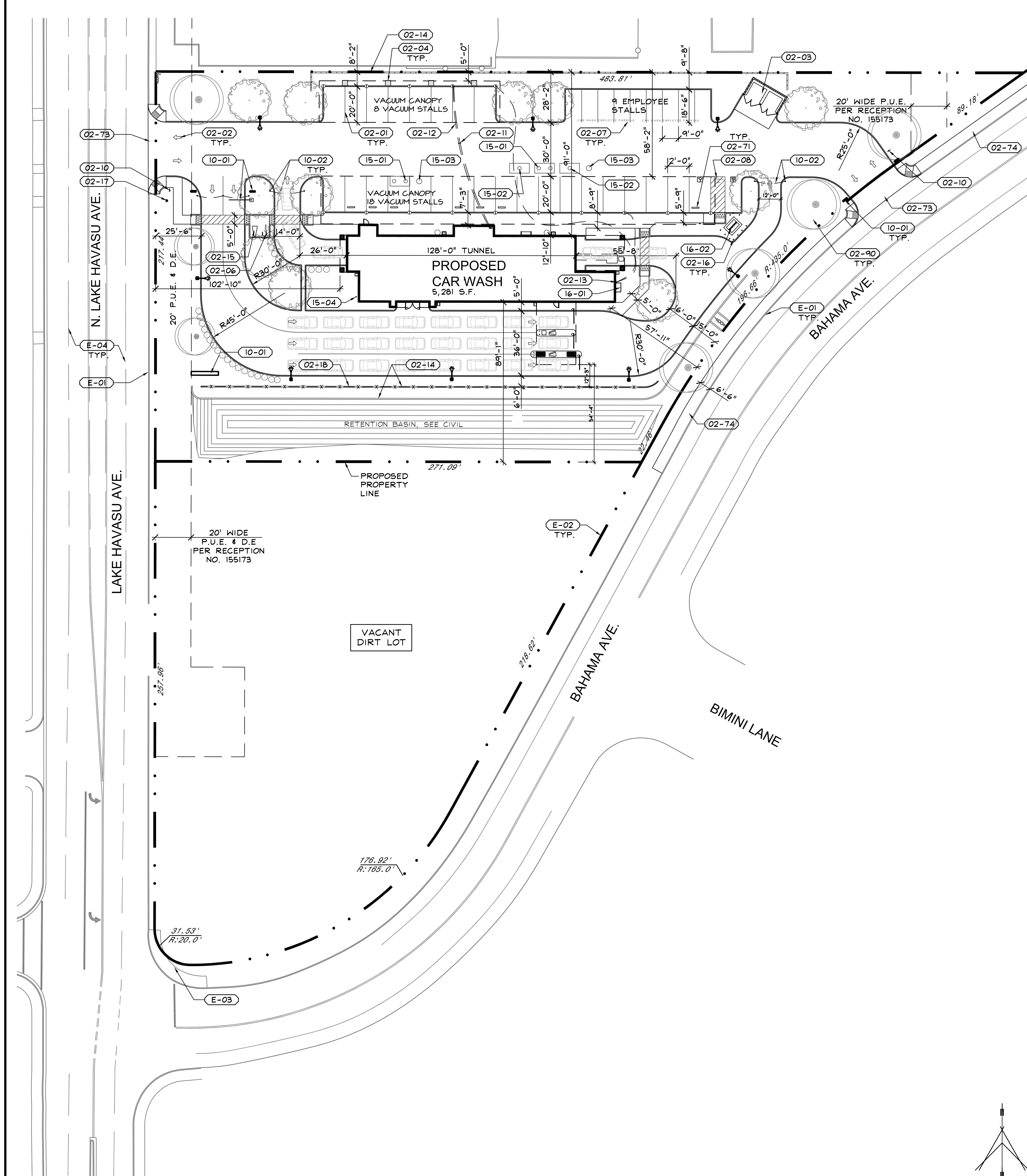


- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF IBC.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ARIZONA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF BAKERSFIELD SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ALTERATIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE MOHAVE COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50').
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ACCESSIBLE STRIPING & SIGNAGE REQUIREMENTS (PER LAKE HAVASU CITY DEVELOPMENT CODE):
 - STALLS: ACCESSIBLE STALLS TO BE MIN. 11'-0" WIDE, AND CANNOT EXCEED 1:50 SLOPE RATIO IN ANY DIRECTION.
 - LOADING ZONE: MIN. 5'-0" WIDE, AND CANNOT EXCEED 1:50 SLOPE RATIO IN ANY DIRECTION.
 - CURB RAMPS: REQUIRED WITH A RAISED SIDEWALK, AND CANNOT EXCEED A 1:12 SLOPE RATIO.
 - WHEEL STOPS: OPTIONAL WITH CURBED SIDEWALKS; SHALL BE SETBACK A MIN. 3'-0" FROM EDGE OF CURBED SIDEWALK.
 - STRIPING: ACCESSIBLE SPACES SHALL BE DISTINGUISHED FROM STANDARD PARKING SPACES USING DIFFERENT COLORS OR BARRIERS TO OUTLINE ACCESSIBLE SPACES. THE INTERNATIONAL HANDICAP SYMBOL SHALL MARK THE ACCESSIBLE SPACE, WITH A BLUE BACKGROUND AND A YELLOW SYMBOL. A MIN. 3 INCH OUTLINE STRIPING IS REQUIRED (WHITE STRIPING ON ASPHALT, & TRAFFIC YELLOW STRIPING ON CONCRETE). MEASUREMENTS TO BE TAKEN FROM CENTER. ACCESS AISLE MUST BE CLEARLY MARKED WITH DIAGONAL STRIPES SPACED 2 FEET ON CENTER.
 - SIGNAGE: THE ACCESSIBLE SPACE SHALL BE IDENTIFIED BY A STANDARD REGULATORY SIGN (0.80 REFLECTIVE ALUM. WITH BLUE LETTERS ON WHITE BACKGROUND). THE SIGN SHALL BE MOUNTED ON A CUSTOM OR DECORATIVE POST (OR WALL MOUNTED). NO LANDSCAPING OR OTHER OBSTRUCTION IS PERMITTED TO BLOCK THE VIEW OF THE SIGN FROM THE ACCESSIBLE SPACE. THE HEIGHT OF THE SIGN SHALL BE NOT MORE THAN 7 FEET ABOVE GRADE LEVEL.



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| E-01 | EXIST. CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR DAMAGED AS NECESSARY. |
| E-02 | EXIST. PROPERTY LINE. |
| E-03 | EXIST. STOP SIGN TO REMAIN. |
| E-04 | EXIST. STREET STRIPING TO REMAIN. |
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|-------|--|
| 02-01 | NO PARKING LOT STRIPING PER CITY STANDARDS. |
| 02-02 | NO DIRECTIONAL ARROW, PER CITY STANDARDS |
| 02-03 | NO TRASH ENCLOSURE, PER CITY STANDARDS. |
| 02-04 | NEW 3'-0"x3'-0" CONC. PAD FOR TRASH CONTAINER. |
| 02-05 | (2) I-LOOP BIKE RACK, "ULINE #H-2842". |
| 02-06 | NO BENCH - "KEYSTONE RIDGE DESIGNS, READING SERIES RE26, NANTUCKET BLUE". |
| 02-07 | PAINT IN WHITE 12" HIGH LETTERS "CAR WASH EMPLOYEE PARKING" |
| 02-08 | PAINT IN WHITE 12" HIGH LETTERS "NO PARKING" |
| 02-09 | NO CONC. WHEEL STOP. |
| 02-10 | NO "UNAUTHORIZED VEHICLE SIGN." |
| 02-11 | (2) 2" CONDUIT W/ LONG SWEEP ELBOWS FOR AIR LINES & CAMERA/MUSIC, SEE A205 FOR CLEANOUTS IN DRIVEWAY. |
| 02-12 | (2) 6" DIA. PVC VACUUM LINE - SEE A205 FOR CLEANOUTS IN DRIVEWAY. |
| 02-13 | (2) 2" CONDUIT W/ LONG SWEEP ELBOWS FOR FUTURE SOLAR. |
| 02-14 | CMU RETAINING WALLS, SEE CIVIL DRAWINGS - SPLIT-FACED CMU @ EXPOSED FACE OF WALL. |
| 02-15 | NO BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHELL MODEL 301P". |
| 02-16 | NO PIPE BOLLARD, SEE 20/A&O1. |
| 02-17 | NO FIRE HYDRANT, SEE CIVIL DRAWINGS. |
| 02-18 | NO 6'-0" TALL WROUGHT IRON FENCING W/ 3/4" PICKETS @ 4' APART, ON TOP OF CMU RETAINING WALL, EMBED LEGS 12" INTO CMU WALL. |
| 02-70 | NO CONC. PAVING. |
| 02-71 | NO CONC. SIDEWALK. |
| 02-72 | NO AC PAVING. |
| 02-73 | NO 30'-0" DRIVE APPROACH, PER CITY STANDARDS, SEE CIVIL. |
| 02-74 | NO CONC. SIDEWALK, PER CITY STANDARDS, SEE CIVIL. |
| 02-90 | NO LANDSCAPING, SEE LANDSCAPE DRAWINGS. |
| 10-01 | NO CAR WASH SIGNAGE, UNDER SEPARATE REVIEW & PERMIT. |
| 10-02 | NEW CHAIN & BOLLARD, W/ YELLOW BOLLARD COVERS - PROVIDE POLICE/FIRE BYPASS LOCK & EMERGENCY BREAKAWAY LOCK @ EA. CHAIN. |
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| 15-01 | JENSEN #HP15000 CONC. SAND/OIL SEPARATOR. |
| 15-02 | JENSEN #HP1500 CONC. HOLDING TANK. |
| 15-03 | SAMPLING TANK. |
| 15-04 | FIRE SPRINKLER RISER, SEE PLUMBING DRAWINGS. |
| 16-01 | MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS. |
| 16-02 | TRANSFORMER, SEE ELECTRICAL DRAWINGS. |

KEYNOTES 2

ADDRESS:
530 LAKE HAVASU AVE. N.
LAKE HAVASU CITY, ARIZONA
(TRACT 114-A, BLOCK 1, PARCEL 1A)

SITE INFORMATION:
APN: 106-16-001D
PROPOSED SITE AREA: 1.78 ACRES (77,767 S.F.)
REMAINING SITE AREA: 1.22 ACRES (52,973 S.F.)
TOTAL: 3.00 ACRES (130,740 S.F.)

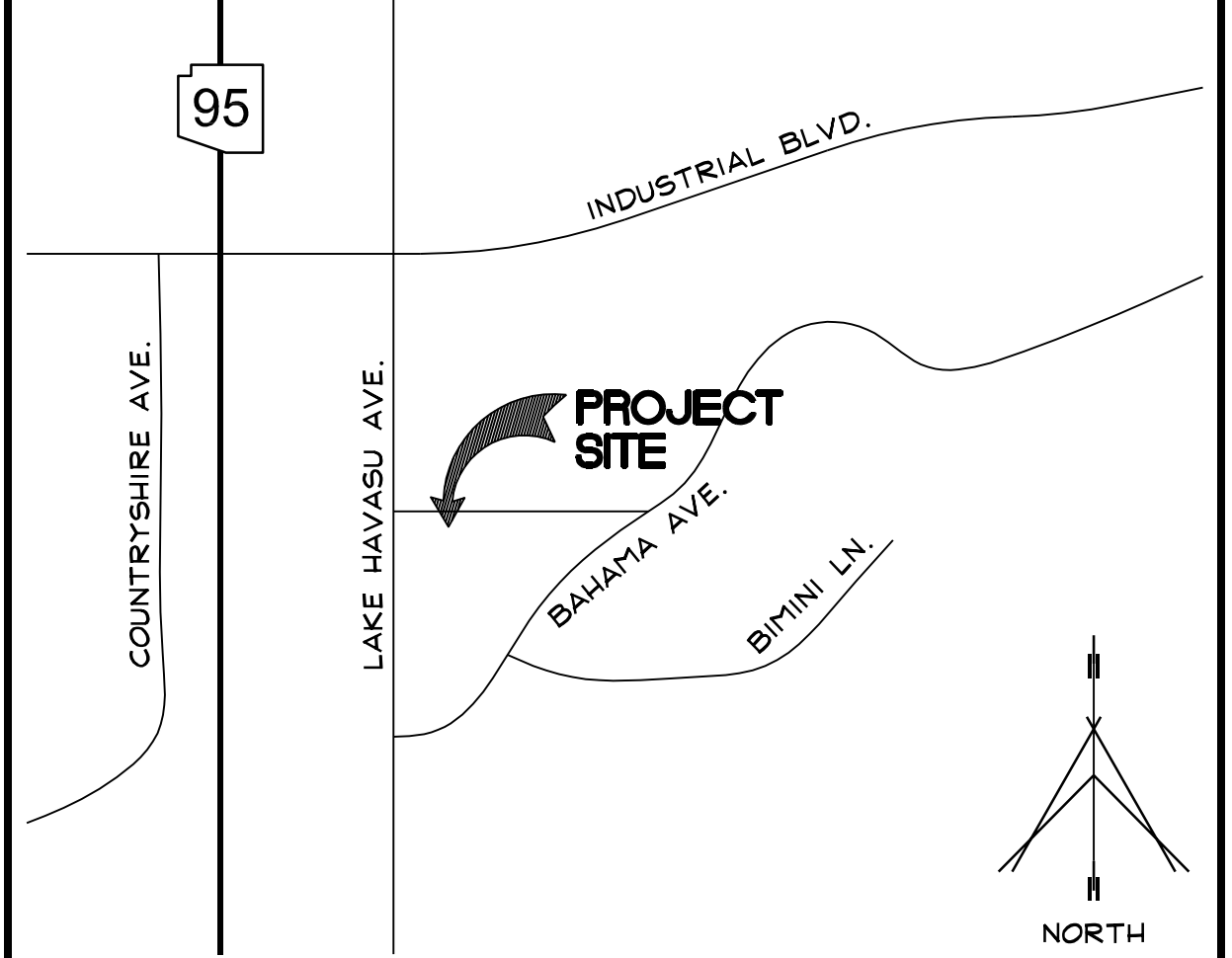
ZONING:
EXIST. LAND USE: VACANT PARCEL
GENERAL PLAN: COMMERCIAL

BUILDING AREA:
CAR WASH BUILDING: 5,281 S.F.
LOT COVERAGE: 8.06%

ATTACHED VACUUM CANOPY: 5,821 S.F. (26'-6" x 219'-8")
DETACHED VACUUM CANOPY: 2,334 S.F. (23'-2" x 100'-4")

PARKING:
EMPLOYEE: CUSTOMER VACUUM STATIONS:
9 STANDARD STALLS 26 STANDARD STALLS
1 VAN ACCESSIBLE STALL 1 VAN ACCESSIBLE STALL

SITE INFORMATION 3



VICINITY MAP SCALE: N.T.S. 4

GENERAL NOTES 20

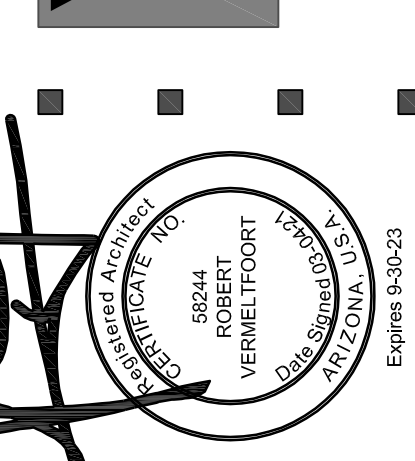
OVERALL SITE PLAN SCALE: 1"=30'-0" 8

3/4/21	BACK CHECK SET	DATE	REVISION

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SURF THRU CAR WASH
530 LAKE HAVASU AVE. N.
LAKE HAVASU CITY, ARIZONA

OVERALL SITE PLAN

ISSUE DATE: 1-14-20
REV. DATE:
PROJECT NO.: 19001.2
DRAWN BY: NL
SHEET:
A100