

CHANNEL CULVERT NOTES

- 1) UPSTREAM CULVERT - HWY 95
2 - 6'x4' ROBC (REINFORCED CONCRETE BOX CULVERT)
- 2) DOWNSTREAM CULVERT - HYDE PARK AVENUE
2 - 6'x8' ROBC (REINFORCED CONCRETE BOX CULVERT)
- 3) 100 YEAR FLOW THROUGH THE CULVERTS IS
427 CFS (CUBIC FEET PER SECOND).
- 4) CULVERT INFO PROVIDED IS FROM THE TECHNICAL DATA
NOREBOOK NORTH LAKE HAVASU FLOOD MAP UPDATES,
PREPARED FOR MOHAVE COUNTY DATED MAY 10, 2012.

OWNERSHIP OF EXIST'G.
PARCEL "E" - TRACT 3035-A

PARCEL "E" WAS DEDICATED IN 1992 TO THE COUNTY AS A DRAINAGE EASEMENT
REFER TO LAKERIDGE ESTATES FINAL PLAT DOCUMENTS.

DRAINAGE EASEMENT NOTES

- 1) EXTENT OF THE DRAINAGE EASEMENT IS THE TOP
OF THE PROPOSED CHANNEL AND PERIMETER OF CULVERTS
LOCATED ON THE SUBJECT SITE. EASEMENT WILL NOT
EXTEND BEYOND THE PRIVATE PROPERTY BOUNDARIES.
- 2) THE DRAINAGE EASEMENT IS REQUIRED TO CONTAIN THE
CHANNELIZED OFFSITE FLOWS.
- 3) THE MAINTENANCE FOR THE CHANNELIZED FLOWS SHALL
BE PROVIDED BY THE LANDOWNER.
- 4) REFER TO SITE PLAN KEY NOTE #30 AND HEAVY DASHED
LINE AS PROPOSED EASEMENT BOUNDARY.

GENERAL NOTES

- 1) VERIFY ALL DIMENSIONS / INFORMATION IN FIELD PRIOR TO CONSTRUCTION
OR FABRICATION. REPORT DISCREPANCIES TO ARCHITECT
FOR CLARIFICATION.
- 2) SEE SURVEY PREPARED BY SUNLAND AND ASSOCIATES
FOR EXISTING SITE CONDITIONS, AND ADOT RIGHT-OF-WAY.
- 3) SEE FLOOR PLAN FOR BUILDING DIMENSIONS.
- 4) SEE CIVIL ENGINEER DRAWINGS FOR SITE DRAINAGE,
WATER, SEWER, AND FIRELINE LOCATIONS.
- 5) SEE CIVIL ENGINEER DRAWINGS FOR PAVING AND
OFFSITE IMPROVEMENTS.
- 6) SEE ELECTRICAL AND FUEL SYSTEMS ENGINEER DRAWINGS
FOR MISC. SITE ELECTRICAL REQUIREMENTS.

SITE PLAN KEY NOTES

- 1) MONUMENT SIGN LOCATION, APPROX. 7' L X 2' D X 1/4" H, UNDER SEPARATE PERMIT
- 2) PAVED SURFACE. SEE CIVIL ENG. DRAWINGS..
- 3) PAVED PARKING SPACE, TYP.
- 4) TRASH ENCLOSURE, SEE SHT. SD2.
- 5) ELECTRICAL TRANSFORMER PAD PER UNISOURCE ENERGY SPECIFICATIONS.
- 6) 10'-0" WIDE ELECTRICAL EASEMENT PER UNISOURCE ENERGY SPECIFICATIONS
FROM UNISOURCE ENERGY UTILITY POLE TO TRANSFORMER.
- 7) SEE CIVIL DRAWINGS FOR SIDEWALK, DRAINAGE CURB/GUTTER STRUCTURES, TYP.
- 8) PROVIDE LEVEL SURFACE AT EACH DOOR LANDING TO MATCH ADJACENT
FINISH FLOOR LEVEL AT EACH UNIT ENTRANCE.
SEE DOOR LANDING DETAIL 6/SD1.
- 9) HANDICAP ACCESSIBLE PARKING SPACE, MAX. 1:50 (2%) SLOPE
IN ALL DIRECTIONS.
SEE DETAIL 4/SD1.
- 10) STRIPE ACROSS PAVING AS REQUIRED TO DELINEATE ACCESSIBLE ROUTE.
MIN. 3'-0" WIDE, MAX. 1:20 (5%) SLOPE IN DIRECTION OF TRAVEL.
MAX. 2% CROSS SLOPE. SEE CIVIL ENG. DRAWINGS.
THIS ROUTE MUST BE CONTINUOUS FROM EACH BUILDING
TO PUBLIC RIGHT-OF-WAY.
- 11) LANDSCAPE AREA, TYPICAL.
- 12) POLE MOUNT LIGHT FIXTURE, TYPICAL.
SEE SITE ELECTRICAL IN "GALLOWAY" FUEL ENGINEERING SET
- 13) MINIMUM 6'-0" HIGH SCREEN WALL REQ'D, ADJACENT TO RESIDENTIAL ZONE.
NOTE: IF THE EXIST'G. RESIDENTIAL BLOCK WALL IS NOT 6'-0", THEN
IT WILL NEED TO BE ADDED TO, OR ANOTHER VIEW OBSCURING FENCE
ADDED ONSITE.
- 14) UNDERGROUND STORMWATER RETENTION AREA. SEE CIVIL ENGINEERING.
- 15) UNDERGROUND FUEL STORAGE TANK LOCATION. SEE PETROLEUM ENGINEERING.
- 16) SEPTIC SYSTEM LOCATION FOR PHASE ONE C-STORE.
SEE CIVIL/PLUMBING ENGINEERING.
MAINTAIN MINIMUM 25'-0" SETBACK BETWEEN SEPTIC SYSTEM AND
DRAINAGE EASEMENT PER MOHAVE COUNTY REQUIREMENTS.
- 17) PROVIDE 42" HIGH GUARD RAIL AT SIDEWALK AND OR CULVERT EDGE
WHERE GRADE CHANGE (ADJACENT VERTICAL DROP) EXCEEDS 30".
- 18) ROUGH-IN UNDERGROUND PLUMBING ONLY FOR FUTURE RV DUMP.
- 19) CULVERT BELOW. SEE CIVIL ENGINEERING.
- 20) SEE CIVIL ENGINEERING FOR GRADING / TRANSITION SLOPES, TYP.
- 21) CURB RAMP, MAX. 1:12 SLOPE X 6'-0" LONG, MAX. 2% CROSS SLOPE, TYP.
- 22) EXISTING SITE FEATURE, CURB, ETC. SEE SURVEY AND CIVIL ENGINEERING, TYP.
- 23) PROPERTY LINE. SEE LAND SURVEY FOR COMPLETE DESCRIPTION, TYP.
- 24) DIMENSION FROM PHASE TWO PARKING TO STREET RIGHT-OF-WAY MIN. 5'-0".
- 25) NEW 5'-0" WIDE SIDEWALK PER MAG DETAIL 230 (PER COUNTY PUBLIC WORKS)
FROM STATE RT. 95 SIDEWALK RETURN ALONG NORTH SIDE OF HYDE PARK AVE.
TO CONNECT TO EXISTING LAKERIDGE ESTATES SIDEWALK.
INCLUDE TAPERED TRANSITION TO TIE INTO THE EXISTING 4'-0"
SIDEWALK IN THE SUB-DIVISION.
- 26) SEE CIVIL SHEET OFF07 FOR TRAFFIC STRIPE AND RELATED SIGN IMPROVEMENTS
FOR CHENOWETH DRIVE.
- 27) SEE CIVIL SHEET OFF03 FOR OFFSITE STREET IMPROVEMENTS AT THE
INTERSECTION OF HWY 95 AND HYDE PARK AVE. INCLUDING STREET WIDENING,
ACCESSIBLE CURB RAMP, SIDEWALK, MEDIAN, STRIPING, ETC.
- 28) SEE CIVIL SHEETS OFF01, OFF02, OFF03 FOR HWY 95 OFF SITE IMPROVEMENTS.
INCLUDING WIDENING OF HWY 95 FOR NEW TURN LANE, STRIPING, ETC.
- 29) OUTLINE OF EFFECTIVE FEMA FLOODPLAIN ZONE AE BOUNDARY.
- 30) OUTLINE OF PROPOSED DRAINAGE EASEMENT. INTENT IS TO FOLLOW
BOUNDARY OF "ON-SITE" RIP RAP AND CULVERT STRUCTURES.
- 31) SEE PETROLEUM ENGINEERING "GALLOWAY" DRAWINGS FOR FUEL PUMPS, ETC.
- 32) SEE PUMP ISLAND CANOPY ENGINEERING. SEPARATE BUILDING PERMIT.

