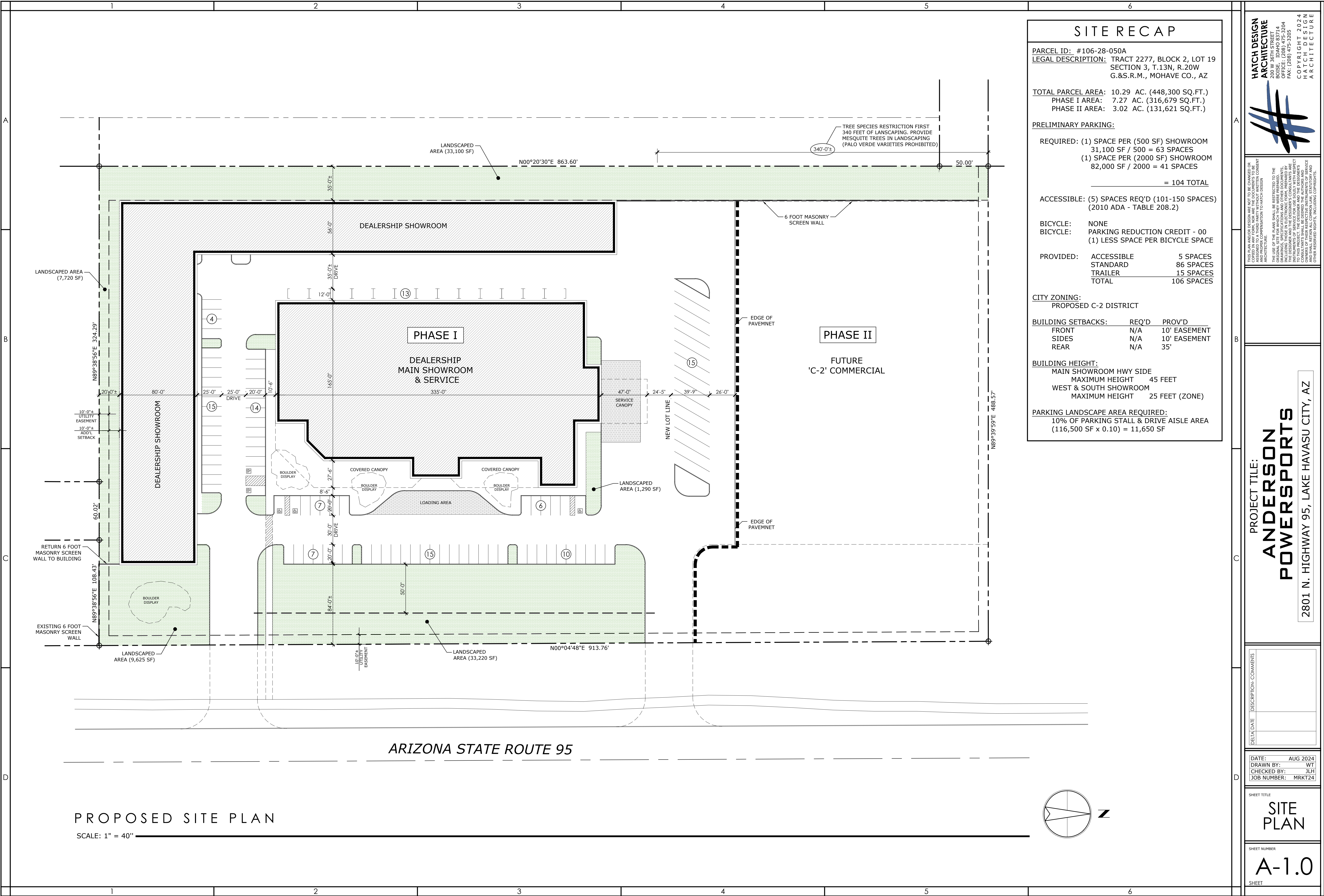




SITE RECAP

PARCEL ID: #106-28-050A
LEGAL DESCRIPTION: TRACT 2277, BLOCK 2, LOT 19
SECTION 3, T.13N, R.20W
G.&S.R.M., MOHAVE CO., AZ

TOTAL PARCEL AREA: 10.29 AC. (448,300 SQ.FT.)
PHASE I AREA: 7.27 AC. (316,679 SQ.FT.)
PHASE II AREA: 3.02 AC. (131,621 SQ.FT.)

PRELIMINARY PARKING:

REQUIRED: (1) SPACE PER (500 SF) SHOWROOM
31,100 SF / 500 = 63 SPACES
(1) SPACE PER (2000 SF) SHOWROOM
82,000 SF / 2000 = 41 SPACES
= 104 TOTAL

ACCESSIBLE: (5) SPACES REQ'D (101-150 SPACES)
(2010 ADA - TABLE 208.2)

BICYCLE: NONE
BICYCLE: PARKING REDUCTION CREDIT - 00
(1) LESS SPACE PER BICYCLE SPACE

PROVIDED: ACCESSIBLE 5 SPACES
STANDARD 86 SPACES
TRAILER 15 SPACES
TOTAL 106 SPACES

CITY ZONING:
PROPOSED C-2 DISTRICT

BUILDING SETBACKS:

	REQ'D	PROV'D
FRONT	N/A	10' EASEMENT
SIDES	N/A	10' EASEMENT
REAR	N/A	35'

BUILDING HEIGHT:

MAIN SHOWROOM HWY SIDE
MAXIMUM HEIGHT 45 FEET
WEST & SOUTH SHOWROOM
MAXIMUM HEIGHT 25 FEET (ZONE)

PARKING LANDSCAPE AREA REQUIRED:
10% OF PARKING STALL & DRIVE AISLE AREA
(116,500 SF x 0.10) = 11,650 SF

HATCH DESIGN
ARCHITECTURE
200 W 36TH STREET
SUITE 100
PHOENIX, AZ 85018
OFFICE: (602) 425-3204
FAX: (602) 475-3205
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HATCH DESIGN
ARCHITECTURE

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PROJECT TITLE:
**ANDERSON
POWERSPORTS**
2801 N. HIGHWAY 95, LAKE HAVASU CITY, AZ

DATE	DESCRIPTION / COMMENTS

DATE: AUG 2024
DRAWN BY: WT
CHECKED BY: JLH
JOB NUMBER: MRKT24

SHEET TITLE
**SITE
PLAN**

SHEET NUMBER
A-1.0

SHEET