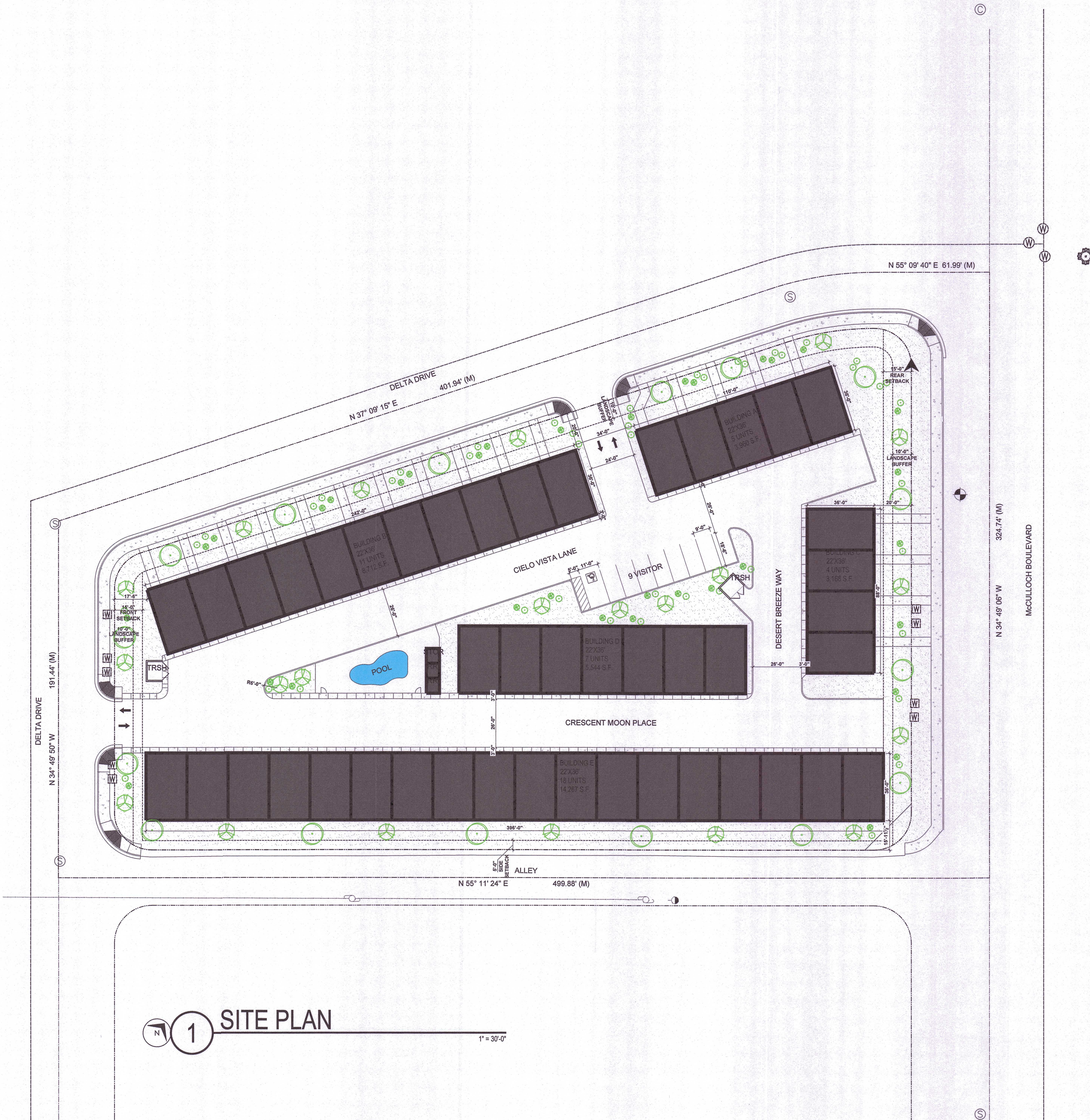




1 SITE PLAN
1" = 30'-0"

GENERAL NOTES

1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
2. ACCESSIBLE ROUTE - ALL WALKS, HALLS, CORRIDORS, AISLES AND OTHER SPACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN THE ADA.
3. PROTRUDING OBJECTS - PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

UNIT BREAK DOWNS

BUILDING A = 5 UNITS
BUILDING B = 11 UNITS
BUILDING C = 4 UNITS
BUILDING D = 7 UNITS
BUILDING E = 18 UNITS
TOTAL UNITS IN DEVELOPMENT = 45 UNITS

PARKING CALCULATIONS

REQUIREMENTS IN DISTRICT:
2 SPACES PER 3 BEDROOM UNIT
- 1 SPACE PER EVERY 5 DWELLING UNITS FOR VISITOR PARKING
- 1 SPACE PER UNIT NEEDS TO BE COVERED

DWELLINGS UNITS PARKING:
3 BEDROOM: 45 UNITS X 2 SPACES = 90 = 90 PARKING SPACES
VISITOR PARKING:
45 UNITS X 1 SPACE = 45 PARKING SPACES
45 UNITS X 1 SPACE = 45 SPACES NEED TO COVERED OUT OF TOTAL SPACES.

OVERALL TOTAL PARKING REQUIRED = 99 PARKING SPACES (INCLUDES 90 REQUIRED DWELLING UNIT PARKING AND 9 REQUIRED VISITOR SPACES).

ACCESSIBLE SPACES REQUIRED: 1
PROVIDED: 99 PARKING SPACES (90 DWELLING UNIT PARKING, 9 VISITOR PARKING).

COVERED PARKING: 90 SPACES PROVIDED.

ACCESSIBLE SPACES PROVIDED: 1

LANDSCAPE BREAKDOWN

CITY OF LAKE HAVASU CITY ZONING ORDINANCE SECTION 14.04.04 LANDSCAPING AND SCREENING. C. GENERAL LANDSCAPE STANDARDS

MINIMUM REQUIRED LANDSCAPING. LANDSCAPING SHALL BE INSTALLED TO COMPLY WITH THE SPECIFIC REQUIREMENTS FOR STREETS, PROPERTY EDGE BUFFERING, AND PARKING AREA LANDSCAPING STANDARDS IN THIS SECTION TO MEET THE FOLLOWING LANDSCAPING REQUIREMENTS.

A. R-M ZONING DISTRICTS.
IN MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS, A MINIMUM OF 20% OF TOTAL LOT AREA SHALL BE LANDSCAPED.

LOT AREA = 2.19 ACRE
2.19 ACRE = 94,386 SQ. FT.
PERCENTAGE REQUIRED 20% = 94,386 X .20 = 18,878.2 SQ. FT.

REQUIRED TREE LANDSCAPE 1 PER 40' OF FRONTAGE =
829'-0" / 40'-0" = 21 TREES REQUIRED
PROVIDED 37 TREES

REQUIRED SHRUB LANDSCAPE 1 PER 25' OF FRONTAGE =
829'-0" / 25'-0" = 34 SHRUBS REQUIRED
PROVIDED 78 SHRUBS

LANDSCAPE AREA PROVIDED
TOTAL LANDSCAPE PROVIDED = 25,948 SQ. FT., 37 TREES, AND 78 SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	16	5 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	21	5 GAL
	PARKINSONIA FLORIDUM	BLUE PALO VERDE	44	24" BOX
	ACACIA GREGGII	CATCLAW ACACIA	34	24" BOX
	DECOMPOSED GRANITE	-	-	3/4"

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PROJECT NAME:
DESERT SKY TOWNHOMES

ARCHITECT OF RECORD

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PROJECT NO. 22058
ISSUED FOR: SCHEMATIC
ISSUED DATE: MARCH 18, 2025
REVISION ISSUE DATE

SHEET TITLE:
GENERAL DEVELOPMENT PLAN

SHEET NO. A1.01