



1 OVERALL SITE PLAN
1"=32'

PARKING CALCULATION:
PER LAKE HAVASU CITY DEVELOPMENT CODE, TABLE 4.02-1.

RETAIL SPACES W/WAREHOUSE AREA (APN 107-42-001)
 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA FOR GENERAL RETAIL, LARGE.
 1 SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA FOR WAREHOUSE AND WHOLESALE DISTRIBUTION
 RETAIL SPACE = 79,560 S.F.
 79,560 / 400 = 199 SPACES REQUIRED FOR RETAIL
 WAREHOUSE/WHOLESALE DISTRIBUTION = 19,890 S.F.
 19,890 / 2,000 = 10 SPACES REQUIRED FOR WAREHOUSE/WHOLESALE DISTRIBUTION
SUBTOTAL OF 209 SPACES REQUIRED

RETAIL SPACES (APN 107-43-004)
 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA FOR GENERAL RETAIL, SMALL.
 RETAIL SPACE = 11,730+11,330 = 23,060 S.F.
 23,060 / 300 = 77 SPACES REQUIRED FOR RETAIL
SUBTOTAL OF 77 SPACES REQUIRED

MOHAVE COUNTY LIBRARY (APN 107-52-024)
 PUBLIC AND INSTITUTIONAL USES
 LIBRARY = 1 SPACE / 1000 SF GFA (BUT NOT LESS THAN 2 SPACES) FOR PUBLIC AND INSTITUTIONAL USES COMMUNITY SERVICE
 LIBRARY BUILDING AREA = 32,260 S.F.
 32,260 / 1000 = 32.3 SPACES REQUIRED
SUBTOTAL OF 33 SPACES REQUIRED

PROPOSED NEW BUILDING (APN 107-43-003)
 1 SPACE / 300 SF OF GROSS FLOOR AREA FOR OFFICES.
 MEDICAL OFFICES BUILDING AREA = 20,000 S.F.
 20,000 / 300 = 66.7 SPACES REQUIRED
SUBTOTAL OF 67 SPACES REQUIRED

TOTAL OF 386 SPACES REQUIRED
TOTAL OF 434 SPACES PROVIDED
 11 ADA PARKING SPACES ARE PROVIDED IN THE TOTAL
 RETAIL SPACE W/WAREHOUSE ADDITIONAL REAR PARKING: 53 PARKING SPACES PROVIDED

LEGEND:

PARKING SPACES REQUIRED PER USE/LOT

OVERALL SITE PLAN -
SHARED PARKING CALCULATION

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LAKE HAVASU CITY | AZ.

04.15.2024
23077

