

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
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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

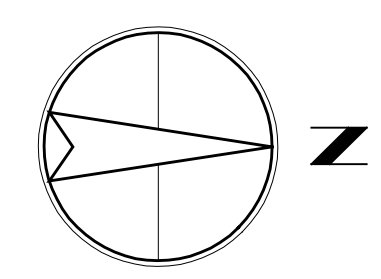
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0

SHEET

PROPOSED SITE PLAN

SCALE: 1" = 40"



ARIZONA STATE ROUTE 95