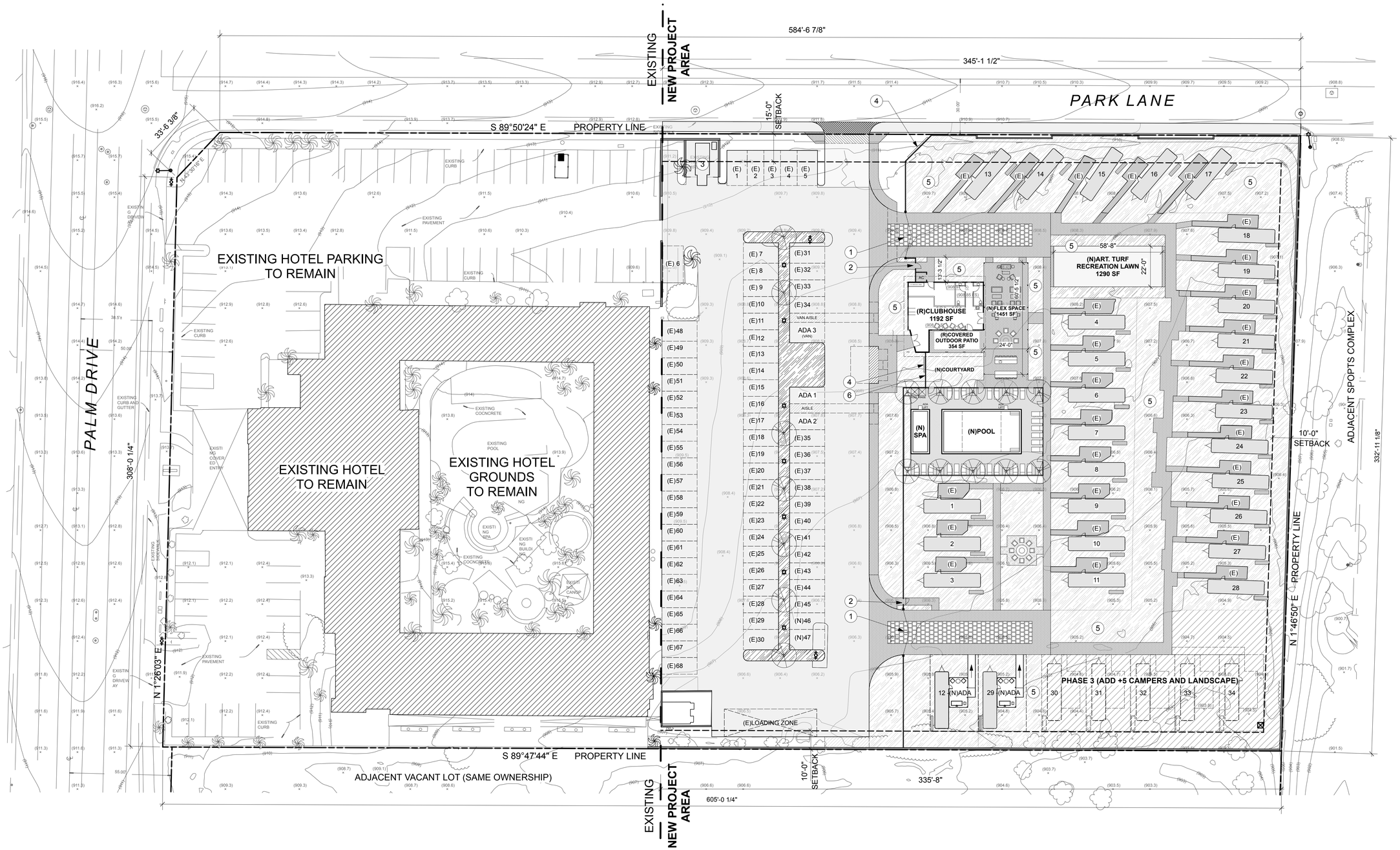

GENERAL NOTES

1. NO CHANGES PROPOSED TO AQUA SOLEIL HOTEL, ENCLOSED GROUNDS, OR ASSOCIATED PARKING LOT WEST OF DASHED LINE
2. DURING PHASE ONE ALL UTILITY UPGRADES NECESSARY FOR ALL PHASES TO BE INSTALLED; THIS INCLUDES ALLOWANCE FOR PHASE 2 AND POSSIBLE FUTURE EXPANSION (PHASE 3)
3. TRAILER SUITES TO BE ADDED OVER TIME AS DEEMED APPROPRIATE BY OWNER.
4. PROJECT WILL COMPLY WITH ALL APPLICABLE FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS.
5. VINTAGE TRAILERS WILL VARY IN LENGTH FROM 16' TO 40' AND WIDTH FROM 7' TO 8'

DATA

TOTAL LOT SIZE	201,268 SF
PROJECT AREA	113,244 SF
PROPOSED COVERAGE (PHASE 1)	
(E) ASPHALT PARKING TO REMAIN + (N) PATCH AREAS	34,140 SF
(E) VERIZON UTILITY ENCLOSURE	531 SF
(E) CONCRETE PADS @ TRAILER SITES	4,482 SF
(E) CONC. PATIO + (N) OUTDOOR PATIO	1,805 SF
(E) BUILDING FOOTPRINT	1,192 SF
(N) CONCRETE WALKWAYS	6,083 SF
(N) FIRE LANES & ASPHALT AREAS	5,048 SF
(N) POOL & SPA	1,272 SF
(N) POOL DECK	2,072 SF
TOTAL PROPOSED COVERAGE (EXISTING + PHASES 1 & 2)	56,625 SF

PHASE 2 PARKING DATA	
PARKING REQUIREMENTS	MINIMUM REQUIRED
GUEST ROOMS	1.1 spaces * 29 rooms = **32**
MANAGER	**2**
CLUBHOUSE/RECEPTION	1 per 50 SF = 580 / 50 = **12**
ADA	1 per 25 spaces = **2 + 1 VAN**
TOTAL REQUIRED (PHASE 2)	**44** STANDARD + **3** ADA
TOTAL REQUIRED (PHASE 3)	**52** STANDARD + **3** ADA
PROPOSED PARKING	**66** STANDARD + **3** ADA

KEYNOTES

1. NEW MANUALLY OPERABLE SECURITY GATE FOR FIRE EMERGENCY ACCESS LANE
2. KEY CARD ACCESS AND EMERGENCY EXIT PERSON GATE
3. EXISTING TRASH ENCLOSURE AND COMPACTOR TO REMAIN
4. (N) ILLUMINATED RESORT SIGNAGE
5. (N) LANDSCAPE AREA (SEE LANDSCAPE PLAN)
6. (N) 6' HIGH CORRUGATED METAL FENCING

SYMBOL LEGEND

PROPERTY LINE
SETBACK LINE

0' 20' 40' 60' 80' 100'
SCALE 1:300
N

STRW

VINTAGE CAMPER RESORT – *AIRHEART*

14500 PALM DRIVE DESERT HOT SPRINGS, CA - APN 656-050-011
DEVELOPMENT PERMIT MODIFICATION - NOVEMBER 18, 2019

PROPOSED PHASE TWO PLAN

1.3