

PLANNING & ZONING INFORMATION

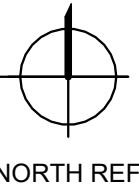
PROJECT LOCATION:	LOT 15 ALPINE WEST THIRD ADDITION
LOT AREA:	3.38 ACRES +/-
RE-PLAT APPLICATION REQUIRED:	YES
PROJECT DESCRIPTION:	INSTALL MODULAR BUILDINGS, PARKING AREA, AND SITE IMPROVEMENTS FOR NEW CHARTER SCHOOL.
TOWN OF ALPINE ZONING:	PCF PUBLIC AND COMMUNITY FACILITIES DISTRICT
	ALLOWABLE USES INCLUDES PUBLIC SCHOOLS, EDUCATIONAL FACILITIES, AND RELATED ADMINISTRATIVE OFFICES.
TOWN OF ALPINE SPECIAL USE PERMIT REQUIRED:	YES
MINIMUM SETBACKS:	
FRONT YARD:	25 FEET
SIDE YARD:	15 FEET
REAR YARD:	20 FEET
PARKING SETBACK:	5 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET / THREE STORIES
BUILDING HEIGHT ALLOWABLE:	15 FEET / ONE STORY
SNOW STORAGE CALCULATIONS:	
TOTAL DRIVE + PARKING AREA:	47,500 SQUARE FEET
SNOW STORAGE REQUIRED:	47,500 X 0.20 = 9,500 SQUARE FEET
SNOW STORAGE PROVIDED:	10,107 SQUARE FEET
PARKING LANDSCAPE AREA:	
(4-606, G.2)	
TOTAL PARKING AREA:	43,735 SQFT
(NOT INCLUDING DRIVE)	
GROUND COVER REQUIRED:	43,735 x 0.05 = 2,187 SQFT
GROUND COVER PROVIDED:	2,187 SQFT
LANDSCAPING REQUIREMENTS:	
LANDSCAPING REQUIRED:	10% OF LOT AREA LOT AREA (3.38 ACRES +/-) 147,233 SQFT +/- X 0.10 = 14,724 SQFT
LANDSCAPING PROVIDED:	14,724 SQFT MIN
PARKING REQUIREMENTS:	
NUMBER OF EMPLOYEES:	20
HIGH SCHOOL REQUIREMENT:	NO
TOTAL SPACES PROVIDED:	51

GRAPHIC LEGEND

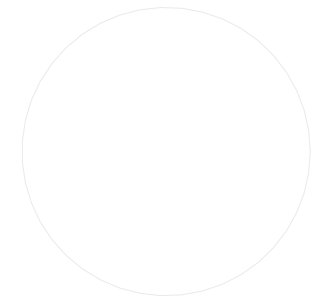
- PROPOSED STRUCTURES AS NOTED
- GROUND COVER AT PARKING AREAS
- SNOW STORAGE
- CONCRETE SIDEWALK OR GRAVEL DRIVE AS NOTED
- LANDSCAPED AREAS: LANDSCAPED AND MAINTAINED WITH GRASSES, SHRUBS, AND/OR TREES
- PROVIDE PLANTING BEDS AT ALL TREES AND SHRUBS. PLANTING BEDS MULCHED WITH GROUND AND SHREDDED BARK OVER COMMERCIAL GRADE WEED LINER.
- POPULUS TREMULOIDES / QUAKING ASPEN 3'-4' CALIPER

NOTE:  
1) VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.  
2) REFER TO CIVIL ENGINEERING AND ELECTRICAL ENGINEERING DRAWINGS FOR SITE UTILITY INFORMATION, GRADING, & DRAINAGE PLANS.

1 SITE PLAN  
SP101 1" = 40'-0"



ALPINE WEST THIRD ADDITION LOT-15  
ALPINE EDUCATION FOUNDATION



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TOA P&Z SITE PLAN

9.3.2025  
DRAWN BY | BENNETT  
CHECKED BY | BENNETT  
REVISIONS

SITE PLAN

SP101

