

PROJECT INFORMATION

DEAD HORSE LOT 1 (VACATED LOT 53)
TOWN OF ALPINE ZONING: MRC

GROSS LOT AREA: 2.10 ACRES / 91,562 SQFT
NET LOT AREA: 1.80 ACRES / 78,807 SQFT

LUDC 3-204.B: PERMITTED USES INCLUDES COMMERCIAL RETAIL STORES &
COMMERCIAL OFFICES, WELDING & FABRICATION SHOPS.

LUDC 3-204.F: SETBACKS: FRONT - 25 FEET, SIDE - 15 FEET, REAR - 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

LUDC 3-204.G: COMMERCIAL BUILDING STRUCTURES IN THE "MRC" MIXED RESIDENTIAL
AND COMMERCIAL DISTRICT CAN BE FORTY-FIVE (45) FEET OR LESS
*REFER TO AVR DESIGN GUIDELINES / 35 FEET MAX

PARKING INFORMATION:

7 OFFICES/SHOP SUITES: (7) AT 1,500 SQFT GROSS EACH / 10,500 SQFT GROSS
TOTAL OFFICES/SHOP SQFT: 10,500
1 PARKING SPACE PER 400 SQFT FLOOR SPACE
10,500 SQFT / 400 SQFT = 27 PARKING SPACES
PARKING SPACES REQUIRED: 27
* INDICATES EMPLOYEE ONLY GARAGE PARKING SPACE

WELDING FABRICATION: 15,498 SQFT GROSS (INCLUDES 1,998 SQFT MEZZANINE)

1 PARKING SPACE EVERY 800 SQFT OF SHOP SPACE PLUS 1
PER EMPLOYEE

15,498 SQFT / 800 SQFT = 20 PARKING SPACES
PLUS 1 SPACE EA EMPLOYEE = 12 PARKING SPACES
PARKING SPACES REQUIRED: 32
* INDICATES EMPLOYEE ONLY GARAGE PARKING SPACE

TOTAL SITE PARKING REQUIRED: 59
TOTAL SITE PARKING PROVIDED: 64

SNOW STORAGE REQUIRED:

53,317 SQFT PARKING/DRIVE AREA X 0.20 = 10,663 SQFT SNOW STORAGE REQ'D
SNOW STORAGE PROVIDED: 15,586 SQFT (14,296 SQFT LANDSCAPED AREA + 1,290 SQFT
ADDITIONAL SNOW STORAGE)

LANDSCAPED AREA PROVIDED: 14,296 SQFT
SITE LANDSCAPE PERCENTAGE: 14,296/91,562 = %15.6

SHADED GREEN AREA INDICATES SNOW STORAGE AND LANDSCAPED AREA:

ADDITIONAL SNOW STORAGE AREA:

TOWN OF ALPINE (TOA) SETBACKS:
TOA FRONT YARD: 25 FEET TOA SIDE YARD: 15 FEET TOA REAR YARD: 20 FEET
CORNER LOT CONDITION: (2) FRONT YARD & (2) SIDE YARD SETBACKS

SECTION 4-505. COMMERCIAL AND MIXED COMMERCIAL-RESIDENTIAL BUILDINGS
(2) PITCHED ROOFS WITHOUT A PARAPET WALL REQUIRE AN EIGHTEEN (18) INCH MINIMUM
OVERHANG.
(3) SNOW LOAD: STRUCTURES SHALL BE ABLE TO SUPPORT A ROOF SNOW LOAD OF ONE
HUNDRED (100) POUNDS PER SQUARE FOOT AND A GROUND SNOW LOAD OF ONE
HUNDRED FORTY-THREE (143) POUNDS PER SQUARE FOOT.
(V) SEISMIC DESIGN: STRUCTURES SHALL BE DESIGNED TO SUPPORT "SITE CLASS "D"
SEISMIC DESIGN.
(I) FROST DEPTH: STRUCTURES SHALL BE DESIGNED TO SUPPORT THIRTY-SIX (36) INCH
FROST LINE DEPTH.

AVR DESIGN GUIDELINE & CC&R INFORMATION

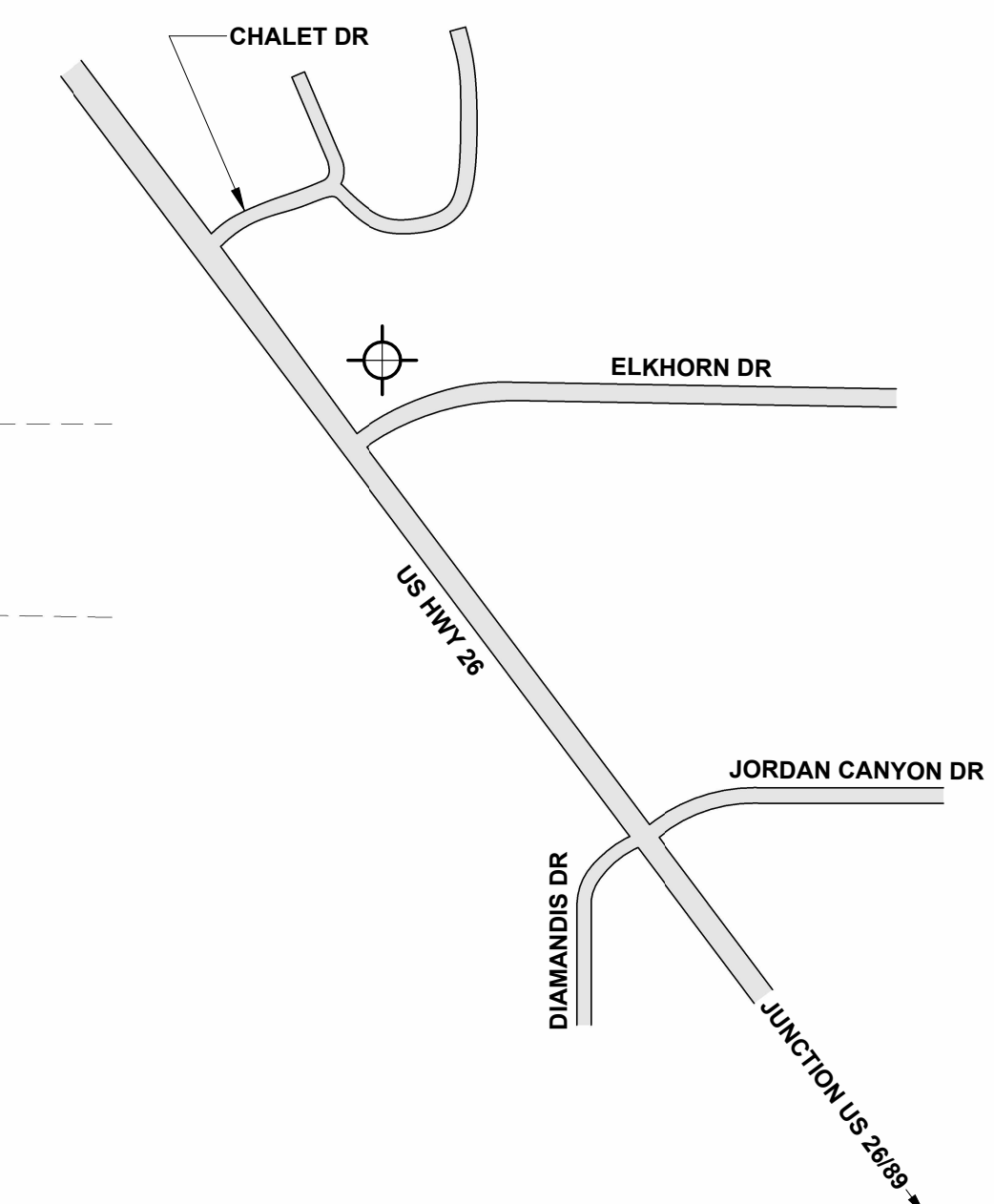
* DESIGN GUIDELINE 3.1.1 BUILDING HEIGHT AND FORM:
FOR SINGLE FAMILY LOTS NO BUILDING SHALL BE ERRECTED ON ANY LOT THAT EXCEEDS TWO AND ONE
HALF STORIES IN HEIGHT ABOVE FINISHED GRADE. MULTIPLE FAMILY LOTS AND COMMERCIAL LOTS, NO
BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT TO A HEIGHT GREATER THAN THIRTY-
FIVE FEET (35') FROM EXISTING GRADE WITHOUT THE WRITTEN APPROVAL OF THE ACC.

CC&R'S COMMERCIAL:
SETBACKS:
FRONT: 50 FEET STREET SIDE: FEET REAR: 15 FEET
LOT LINE ABUTTING DRAINAGE WAY: 20 FEET

NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED ON ANY LOT OR GROUP OF CONTIGUOUS LOTS
THAT HAVE A COMBINED FLOOR AREA THAT EXCEEDS ONE (1) SQUARE FOOT FOR EACH TWO (2) SQUARE
FEET OF PARKING AREA ON THAT LOT OR LOTS.

TOTAL PARKING AREA INCLUDING CIRCULATION: 53,317 SQFT
(53,317/2 = 26,658 SQFT ALLOWABLE FLOOR AREA)

TOTAL COMBINED FLOOR AREA: 25,998 GROSS SQFT
(EAST BUILDING 19,998 GROSS SQFT)
(WEST BUILDING 6,000 GROSS SQFT)



VICINITY MAP: NTS

PROJECT LOCATION: NORTH REF

1 SITE PLAN
SP101 1" = 20'-0"

