



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.
(4) SEISMIC DESIGN: STRUCTURES SHALL BE DESIGNED TO SUPPORT SITE CLASS "D" SEISMIC DESIGN.
(1) FROST DEPTH: STRUCTURES SHALL BE DESIGNED TO SUPPORT THIRTY-SIX (36) INCH FROST LINE DEPTH.

AVR DESIGN GUIDELINE & CC&R INFORMATION

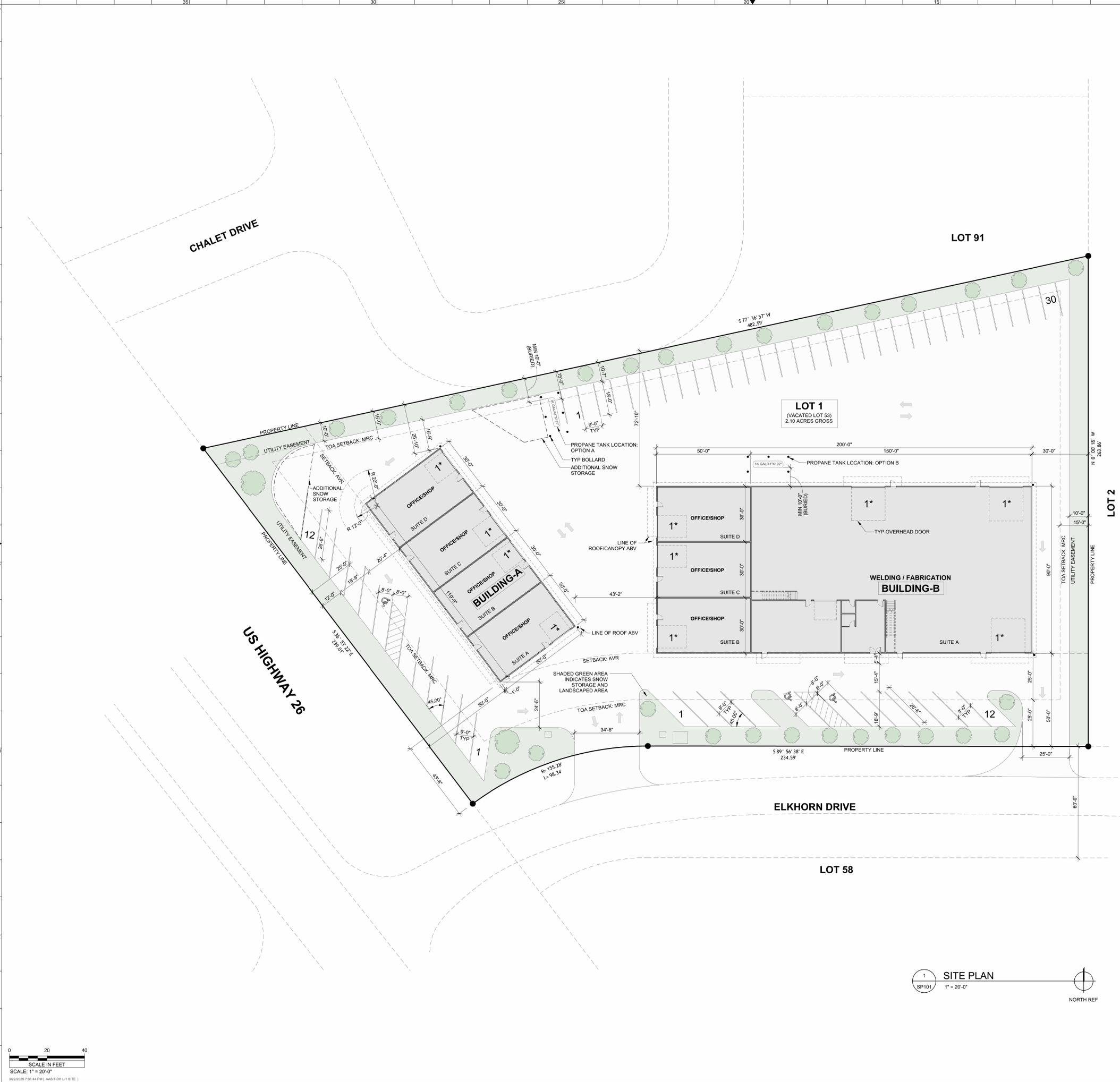
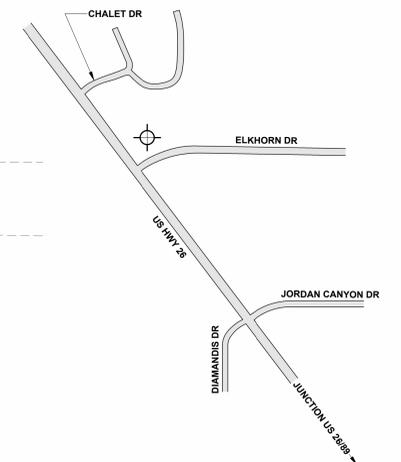
* DESIGN GUIDELINE 3.1.1 BUILDING HEIGHT AND FORM:
FOR SINGLE FAMILY LOTS NO BUILDING SHALL BE ERRECTED ON ANY LOT THAT EXCEEDS TWO AND ONE HALF STORIES IN HEIGHT ABOVE FINISHED GRADE. MULTIPLE FAMILY LOTS AND COMMERCIAL LOTS, NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT TO A HEIGHT GREATER 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)



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

VICINITY MAP: NTS
PROJECT LOCATION: NORTH REF

0 20 40
SCALE IN FEET
SCALE: 1" = 20'-0"
3/22/2025 7:31:44 PM | AAS # DH-L1-SITE |

856 ELKHORN DRIVE - ALPINE, WY
LOT-1 (VACATED LOT 53)
DEAD HORSE MEADOWS ADDITION



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PERMIT DRAWINGS

3.18.2025
DRAWN BY | BENNETT
CHECKED BY | BENNETT
REVISIONS

SITE PLAN
SP101