

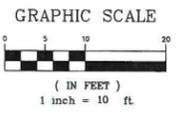
GENERAL NOTES

1. REFER TO ALPINE POWER CONTRACTOR MAP FOR ELECTRICAL INFRASTRUCTURE LAYOUT.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONNECTING ANY PROPOSED UTILITIES.
3. ENSURE 18" MINIMUM HORIZONTAL CLEARANCE BETWEEN ALL POTABLE AND NON-POTABLE LINES ARE MET PER WDEQ AND TOWN OF ALPINE STANDARDS. IF MAN-HOLES ARE IN AN ASPHALT PAVED AREA THE COLLARS ARE TO BE ASPHALT COLLARS.
4. ENSURE 18" MINIMUM VERTICAL CLEARANCE BETWEEN ALL POTABLE AND NON-POTABLE LINES ARE MET PER WDEQ AND TOWN OF ALPINE STANDARDS.
5. ALL PERMITTING REQUIRED TO BE OBTAINED BY CONTRACTOR OR OWNER. ALL PERMITS OBTAINED NOT ISSUED BY THE CITY WILL NEED TO BE PROVIDED TO THE CITY FOR THEIR RECORDS.
6. CONTRACTOR OR ARCHITECT TO ENSURE PROPER CONCRETE STEM WALL OR EQUIVALENT HEIGHT OF 6" MINIMUM REVEAL ON ALL BUILDINGS.

RETAINING WALL
CONTRACTOR TO FIELD FIT
MATERIAL AND DESIGN



DRAWN BY	CHECK BY
JJB	TKP
REVISIONS	DATE



SHEET NAME	GRADING PLAN LOT 733
PROJECT	ALPINE EMPLOYEE HOUSING
LOCATION	ALPINE, WY



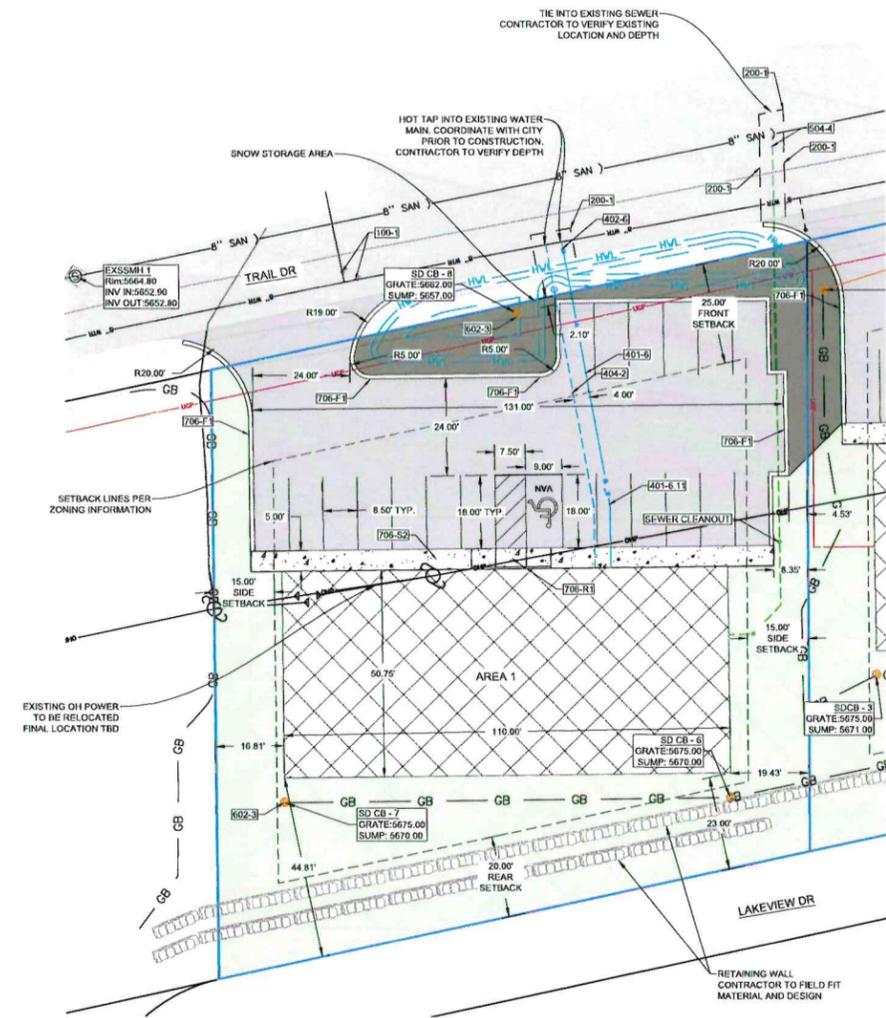
ENGINEERS STAMP	SHEET INFORMATION
	JOB NO: 2024-083
	DATE: September 3, 2025
	SHEET SIZE: 24" X 36" (ARCH D)
	VERTICAL EXAGGERATION: N/A
	PROJECT CONTACT: JOSH BALL AND TRAVIS PAYNE CONNECT ENGINEERING 208-851-0081

SHEET	C-06
OF	
SHEETS	C-09

SEE SHEET 3 FOR MORE INFORMATION

100-1	RETAIN AND PROTECT
200-1	SAWCUT REMOVAL AND REPAIR
401-6	6" FIRE SERVICE LINE
401-6.1.1	6" 11.25' BEND ELBOW
402-9	6" WATER MAIN VALVE
404-2	4" WATER SERVICE
504-4	4" SEWER SERVICE
602-3	INFILTRATION STRUCTURE
706-F1	FLUSH CURB
706-F1	PEDESTRIAN RAMP
706-92	INTEGRAL CONCRETE SIDEWALK

SEE SHEET 3 FOR MORE INFORMATION



BASIS OF BEARING
 BASIS OF BEARING PER WYOMING STATE PLANE COORDINATE SYSTEM-WEST ZONE.
 GPS OBSERVATION COMBINED FACTOR: 1.002587853

NAD83(2011)EPOCH-2010(GEOD18)
 PROJECT LOCATION: N43°09'36.3844" W111°01'23.73854"

SURVEY NOTE:

A FIELD SURVEY HAS NOT BEEN PERFORMED BY A WYOMING LICENSED LAND SURVEYOR IN CONJUNCTION WITH THE DEVELOPMENT OF THIS SITE PLAN. ALL PROPERTY LINES SHOWN HEREON ARE BASED ON RECORDED PROPERTY BOUNDARY INFORMATION COMPILED BY THE AUTHOR OF THIS DOCUMENT.

IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO FIND AND SHOW THE POSITION OF ALL RELEVANT PROPERTY BOUNDARIES THAT PERTAIN TO THE LOCATION OF OBJECTS TO BE CONSTRUCTED IN CONJUNCTION WITH THIS SITE PLAN. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ANY STRUCTURES PROPOSED TO BE CONSTRUCTED ON THIS SITE WILL CONFORM TO ALL OF THE DIMENSIONS DICTATING THEIR RELATIVE POSITIONS, AS SHOWN ON THIS SITE PLAN. THE TOWN OF ALPINE DOES NOT CHECK FOR OR WARRANT AGAINST, ANY ENCROACHMENTS OR IMPROPER SETBACKS CREATED BY STRUCTURES OR BOUNDARIES THAT ARE INCORRECTLY SHOWN ON THIS SITE PLAN.

SITE INFORMATION

PARCEL ZONING: MRC
 BUILDINGS PROPOSED USE: MULTI FAMILY RESIDENTIAL
 BUILDINGS WILL HAVE FIRE SPRINKLER SYSTEMS
 TOTAL BUILDINGS: 1
 IBC CONSTRUCTION TYPE: B
 HEIGHT: 30.0'
 TOTAL AREA: 10,530 SQ. FT.
 TOTAL AREA: 21,866 SQ. FT. (0.504 ACRES)
 TOTAL LANDSCAPING REQUIRED: 2,194 SQ. FT. (10%)
 TOTAL LANDSCAPING PROVIDED: 6,291 SQ. FT. (28.77%)
 TOTAL CALCULATED ASPHALT: 5,869 SQ. FT.
 TOTAL SNOW STORAGE AREA: 1,409 SF

LIGHTING

NO LIGHTING PLAN PROVIDED AT THIS TIME.

PROPOSED PARKING

LOT 733:
 REQUIRED: 16 (2 STALLS PER UNIT)
 PROVIDED: 20 (2 ADA TOTAL WITH 2 VAN ADA)(1 STALL PER 25 PARKING SPACES)

*ANY CHANGE OF USE FOR HIGHER INTENSITY USES SUCH AS, BUT NOT LIMITED TO, EATING/DRINKING ESTABLISHMENTS, CLUBS, OR INDOOR AMUSEMENT CENTERS WILL REQUIRE PROPER ACCOMMODATIONS IN PARKING AND MAY REQUIRE ADDITIONAL PARKING STALLS

SNOW STORAGE

LOT 732 ASPHALT AREA: 6,838 SQ. FT.
 REQUIRED: 1,368 SQ. FT. (20.00% OF ASPHALT AREA)
 PROVIDED: 1,409 SQ. FT. (20.6%)

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STORM WATER MANAGEMENT NOTE:

ALL STORM WATER RETENTION STORAGE, SUMP STORAGE, AND GROUNDWATER RECHARGE AREAS SHALL BE DESIGNED TO CONTAIN THE ESTIMATED RUNOFF FROM A TEN (10) YEAR, TWENTY-FOUR (24) HR STORM EVENT.

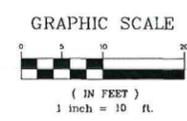
WATER RETENTION AREA BOUNDARY

STORM WATER INFORMATION FOR AREA 1		
REQUIRED STORAGE		
STORM WATER AREA	WATERSHED AREA (SQ. FT.)	REQUIRED VOLUME (CU. FT.) <i>Q=CIA</i> <i>I=0.95 in/hr</i>
AREA 1	21,866	1039
PROPOSED STORAGE		
POND VOLUME (CF)	STORM TECH VOLUME (CF)	TOTAL
420	619	20,000

REQUIRED STORM WATER TO RETAIN ON SITE WAS CALCULATED USING THE FOLLOWING VALUES (RATIONAL METHOD)

C (WEIGHTED) = 0.60
 INTENSITY (I) = 0.95 in/day (0.04 in/hr)
 AREA (A) = 21,866 sf
 Q = CIA = 1039 cu. ft.

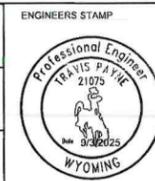
	DRAWN BY	CHECK BY
	JJB	TKP
REVISIONS	DATE	



SHEET NAME:
SITE OVERVIEW LOT 733

PROJECT:
ALPINE EMPLOYEE HOUSING

LOCATION:
ALPINE, WY



ENGINEERS STAMP

SHEET INFORMATION

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PROJECT CONTACT:
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 CONNECT ENGINEERING
 208-881-0081

SHEET

C-05
 OF
C-09

SHEETS