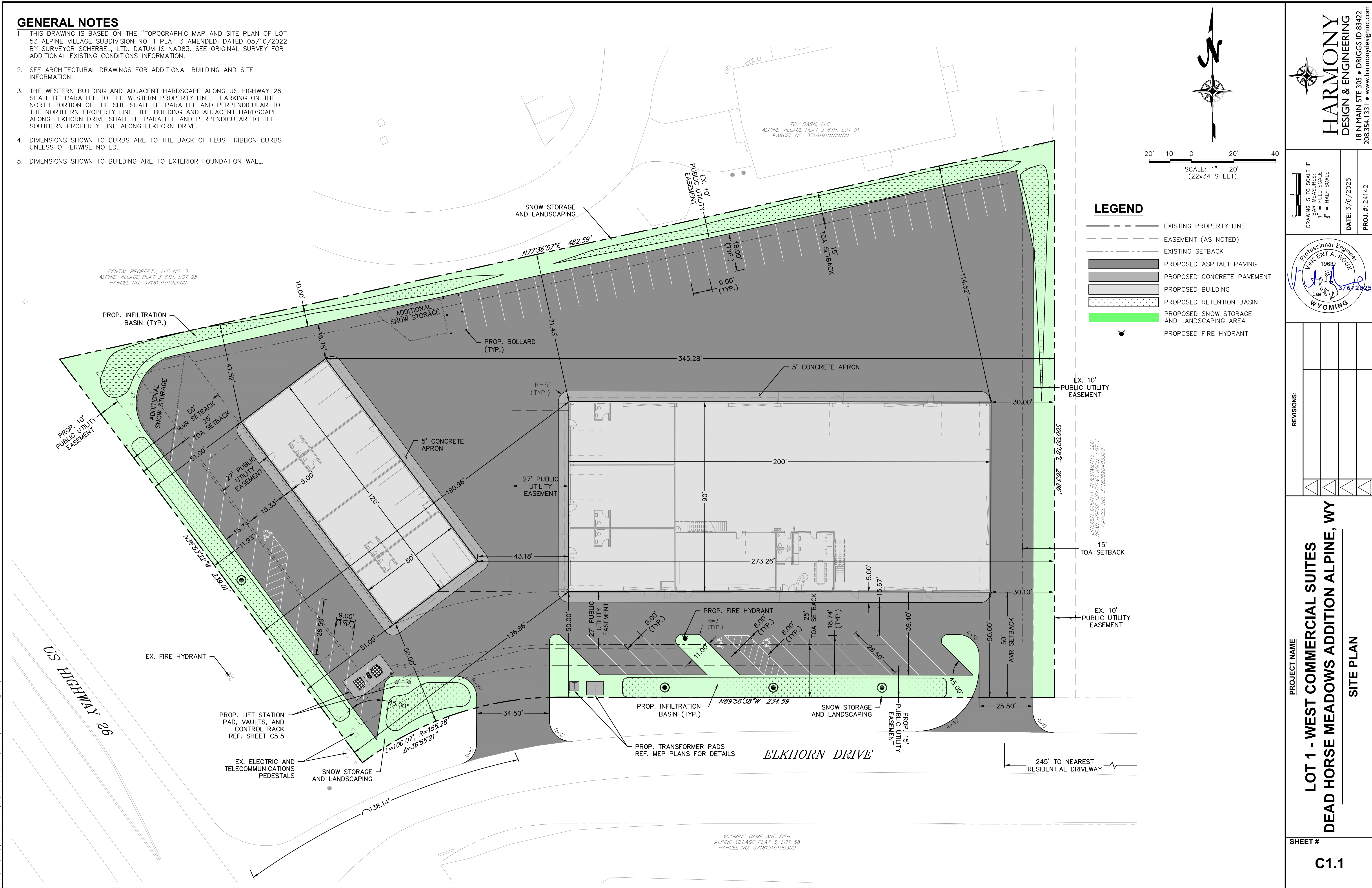


GENERAL NOTES

1. THIS DRAWING IS BASED ON THE "TOPOGRAPHIC MAP AND SITE PLAN OF LOT 53 ALPINE VILLAGE SUBDIVISION NO. 1 PLAT 3 AMENDED, DATED 05/10/2022 BY SURVEYOR SCHERBEL, LTD. DATUM IS NAD83. SEE ORIGINAL SURVEY FOR ADDITIONAL EXISTING CONDITIONS INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL BUILDING AND SITE INFORMATION.
3. THE WESTERN BUILDING AND ADJACENT HARDSCAPE ALONG US HIGHWAY 26 SHALL BE PARALLEL TO THE WESTERN PROPERTY LINE. PARKING ON THE NORTH PORTION OF THE SITE SHALL BE PARALLEL AND PERPENDICULAR TO THE NORTHERN PROPERTY LINE. THE BUILDING AND ADJACENT HARDSCAPE ALONG ELKHORN DRIVE SHALL BE PARALLEL AND PERPENDICULAR TO THE SOUTHERN PROPERTY LINE ALONG ELKHORN DRIVE.
4. DIMENSIONS SHOWN TO CURBS ARE TO THE BACK OF FLUSH RIBBON CURBS UNLESS OTHERWISE NOTED.
5. DIMENSIONS SHOWN TO BUILDING ARE TO EXTERIOR FOUNDATION WALL.



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.
(5) FROST DEPTH: STRUCTURES SHALL BE DESIGNED TO SUPPORT THIRTY-SIX (36) INCH
FROST LINE DEPTH.

AVR DESIGN GUIDELINE & CC&R INFORMATION

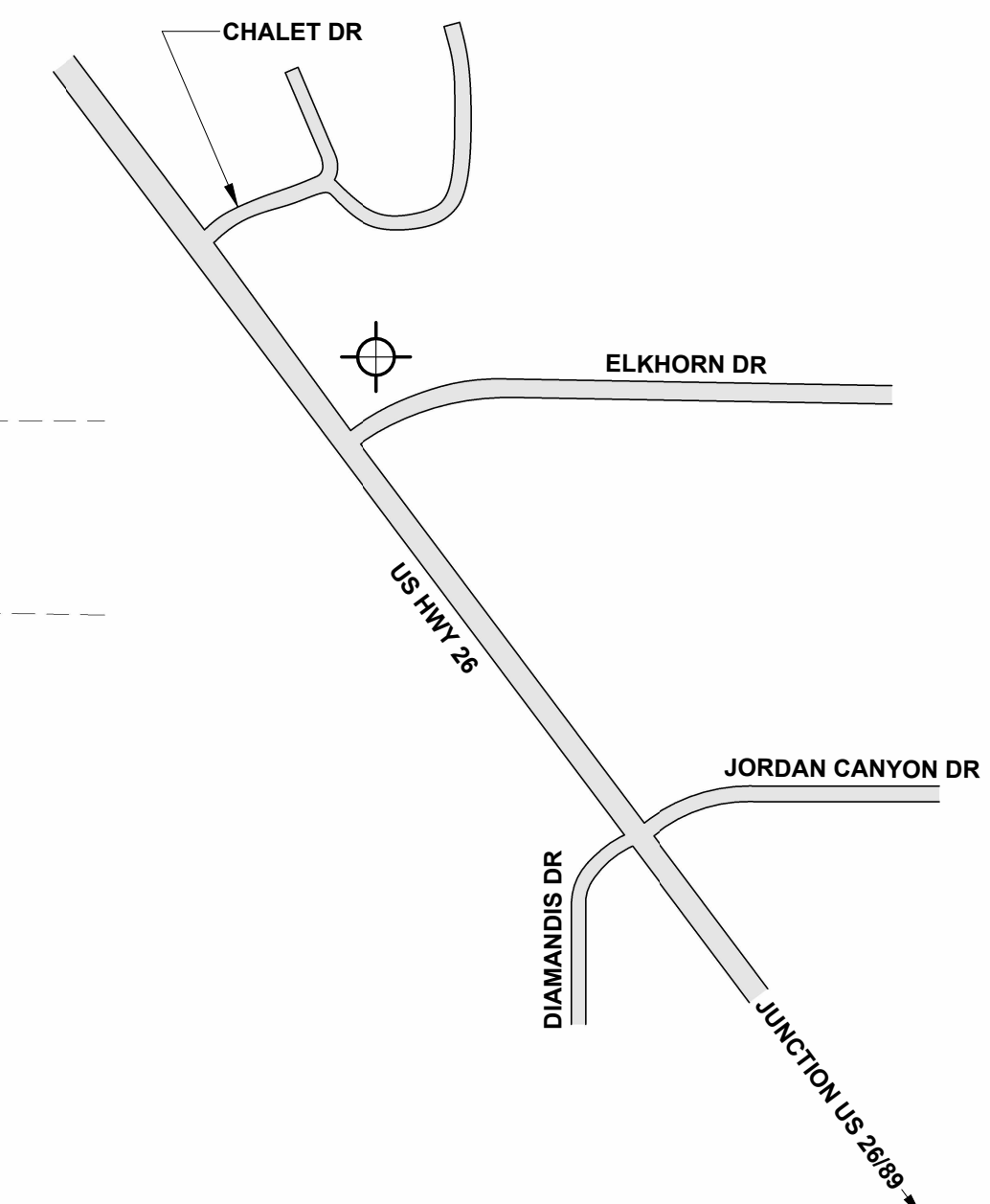
* DESIGN GUIDELINE 3.1.1 BUILDING HEIGHT AND FORM:
FOR SINGLE FAMILY LOTS NO BUILDING SHALL BE ERRECTED ON ANY LOT THAT EXCEEDS TWO AND ONE
HALF STORIES IN HEIGHT ABOVE FINISHED GRADE. MULTIPLE FAMILY LOTS AND COMMERCIAL LOTS, NO
BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT TO A HEIGHT GREATER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

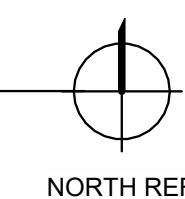
TOTAL COMBINED FLOOR AREA: 25,998 GROSS SQFT
(EAST BUILDING 19,998 GROSS SQFT)
(WEST BUILDING 6,000 GROSS SQFT)



VICINITY MAP: NTS

PROJECT LOCATION: NORTH REF

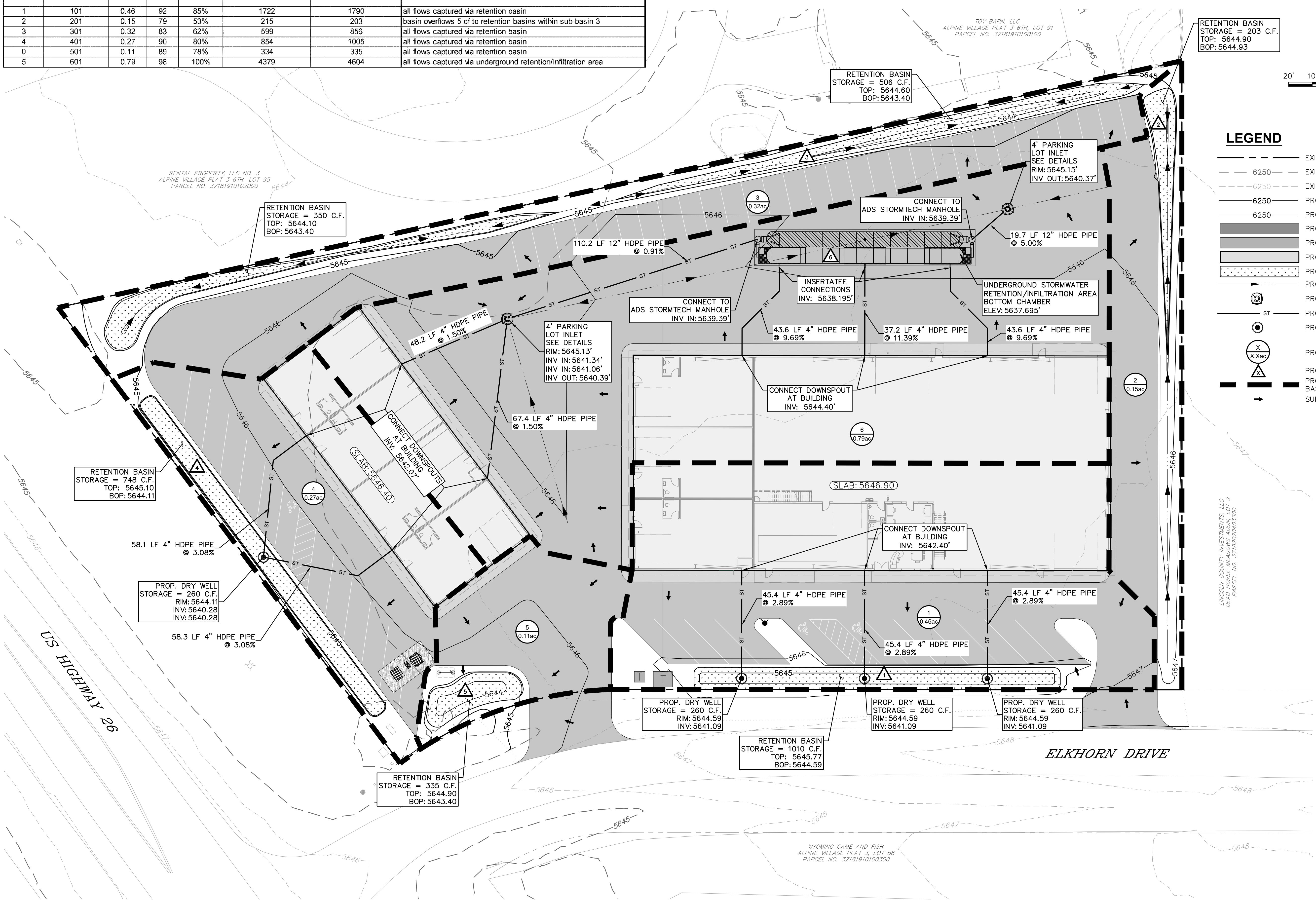
1 SITE PLAN
SP101 1" = 20'-0"



DRAINAGE SUMMARY TABLE							
SUB-BASIN ATTRIBUTES					REQUIRED STORAGE	PROPOSED STORAGE	NOTES
Design Point	Tributary Sub-basin	Area (ac)	CN	% Impervious	V(10) (cf)	V(10) (cf)	
1	EX	2.09	30	0%	n/a	n/a	
1	101	0.46	92	85%	1722	1790	all flows captured via retention basin
2	201	0.15	79	53%	215	203	basin overflows 5 cf to retention basins within sub-basin 3
3	301	0.32	83	62%	599	856	all flows captured via retention basin
4	401	0.27	90	80%	854	1005	all flows captured via retention basin
0	501	0.11	89	78%	334	335	all flows captured via retention basin
5	601	0.79	98	100%	4379	4604	all flows captured via underground retention/infiltration area

GENERAL NOTES

1. STORM PIPE SHALL BE DUAL WALL CURROGATED HDPE, ADS N12 OR EQUAL.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED RETENTION BASIN
- PROPOSED DRAINAGE SWALE
- PROPOSED INLET
- PROPOSED STORM SEWER
- PROPOSED DRY WELL
- PROPOSED BASIN ID
- PROPOSED DESIGN POINT
- PROPOSED DRAINAGE BASIN BOUNDARY
- SURFACE DRAINAGE DIRECTION

North Arrow

SCALE: 1" = 20'
(22x34 SHEET)

HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 84422
208.334.1311 • www.harmonydesigninc.com

DATE: 3/6/2025
PROJECT: 24142

Professional Engineer
VINCENT A. ROX
19637
3/6/2025
WYOMING

REVISIONS:

NO.	DESCRIPTION

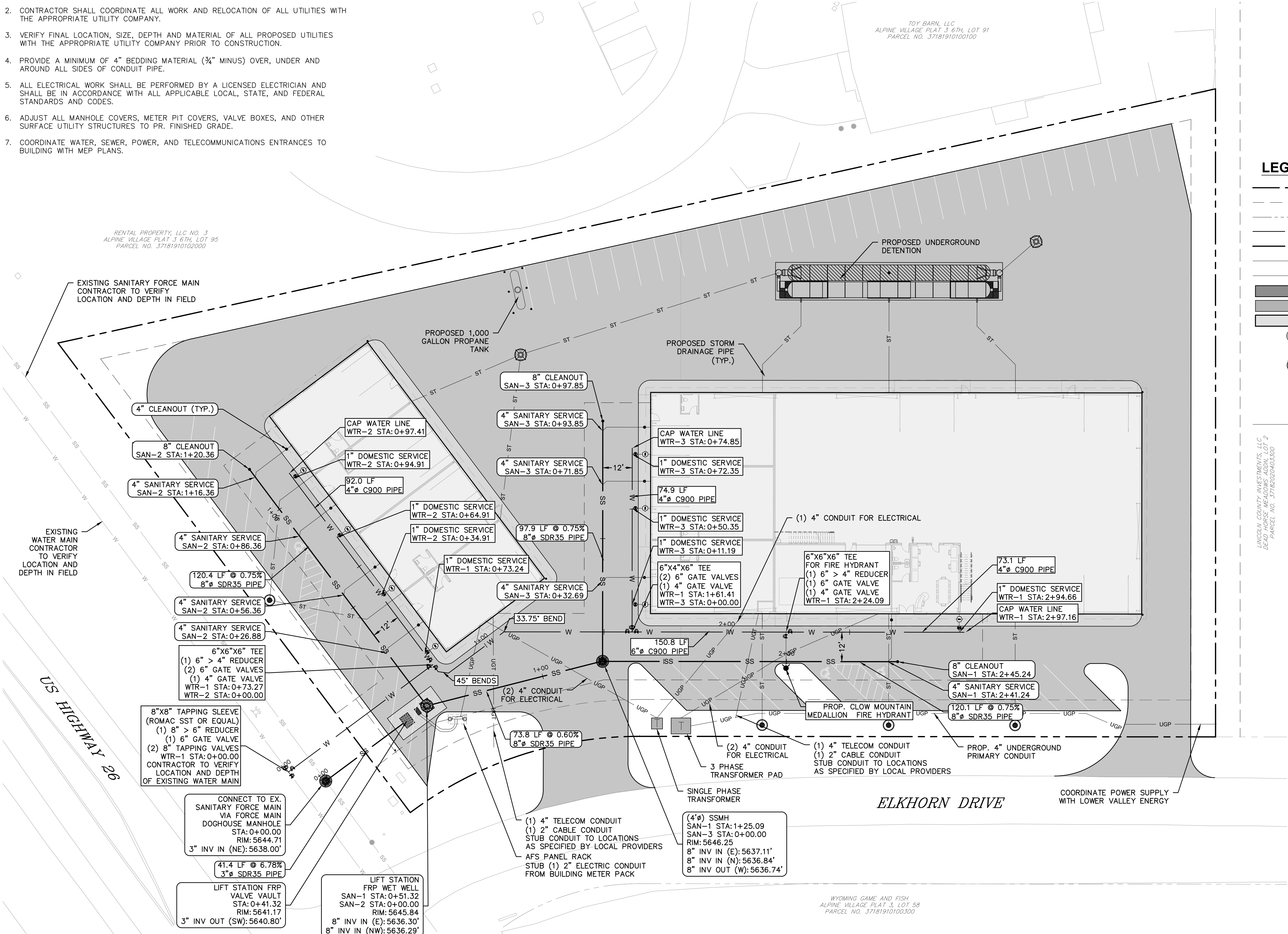
PROJECT NAME
**LOT 1 - WEST COMMERCIAL SUITES
DEAD HORSE MEADOWS ADDITION ALPINE, WY**

STORMWATER MANAGEMENT PLAN

SHEET #
C4.1

UTILITY NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF ALPINE LAND DEVELOPMENT CODE, CURRENT EDITION. IMPROVEMENTS NOT SPECIFICALLY COVERED IN THE CITY STANDARDS MUST MEET OR EXCEED THE WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COORDINATE ALL WORK AND RELOCATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
3. VERIFY FINAL LOCATION, SIZE, DEPTH AND MATERIAL OF ALL PROPOSED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
4. PROVIDE A MINIMUM OF 4" BEDDING MATERIAL (¾" MINUS) OVER, UNDER AND AROUND ALL SIDES OF CONDUIT PIPE.
5. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND CODES.
6. ADJUST ALL MANHOLE COVERS, METER PIT COVERS, VALVE BOXES, AND OTHER SURFACE UTILITY STRUCTURES TO PR. FINISHED GRADE.
7. COORDINATE WATER, SEWER, POWER, AND TELECOMMUNICATIONS ENTRANCES TO BUILDING WITH MEP PLANS.



LEGEND

- EXISTING PROPERTY LINE
- EASEMENT (AS NOTED)
- EXISTING SETBACK
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND COMMUNICATIONS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET
- PROPOSED GATE VALVE
- PROPOSED CURB STOP
- PROPOSED WATER METER
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM SEWER
- PROPOSED DRY WELL

REVISIONS:			