



PLANNING & ZONING COMMISSION

*September 23, 2025, at 7:00 PM
250 River Circle - Alpine, WY 83128*

AGENDA

1. CALL TO ORDER:

2. ROLL CALL & ESTABLISH QUORUM:

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

a. Alpine Education Foundation -Lot #15 Alpine West Third Edition- Charter School

4. TABLED ITEMS:

5. UNFINISHED/ONGOING BUSINESS:

6. CORRESPONDENCE:

DISCUSSION ITEMS:

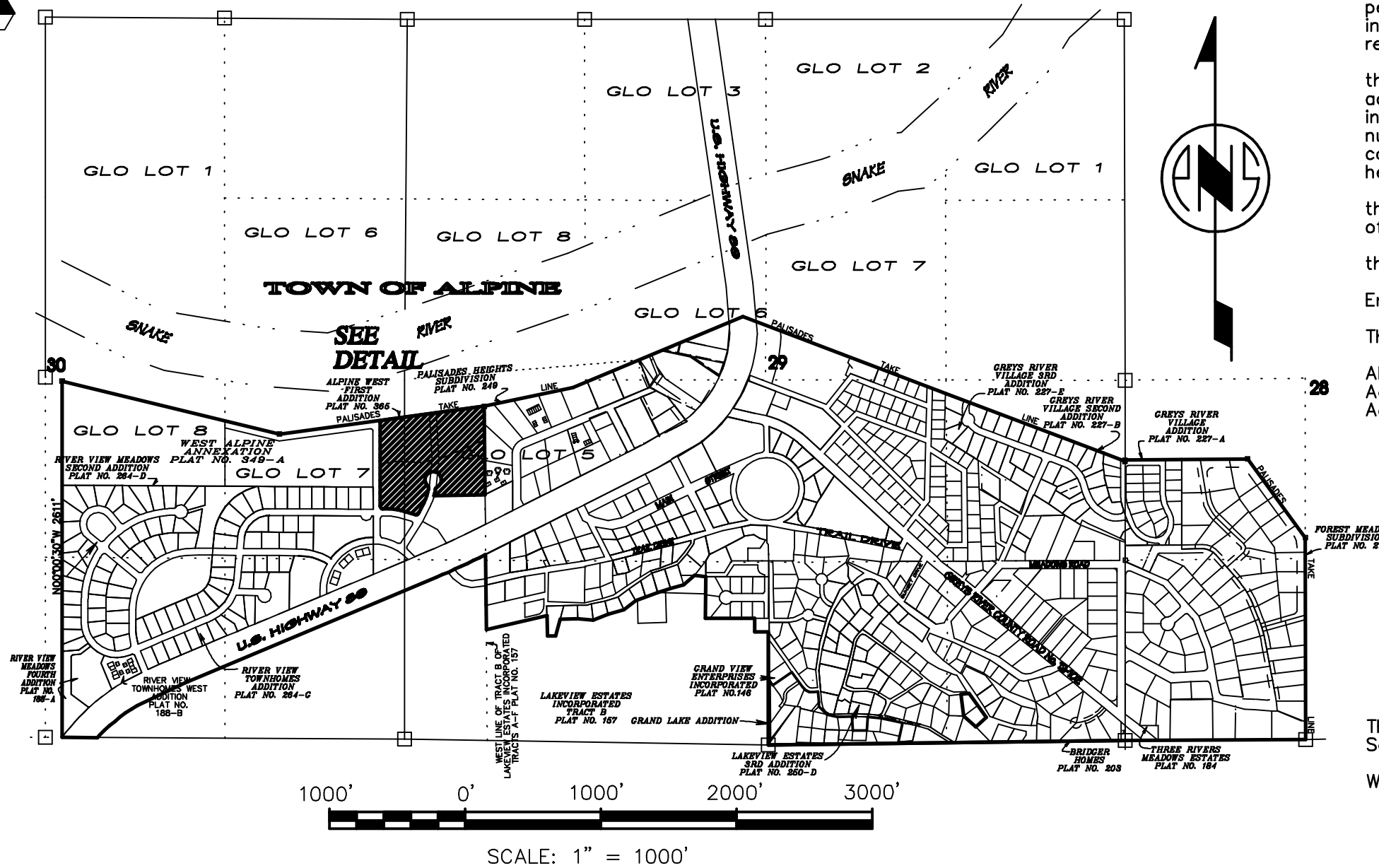
7. APPROVAL OF MINUTES:

8. TOWN COUNCIL ASSIGNMENT:

9. ADJOURN MEETING:

ALPINE WEST THIRD ADDITION

LOCATION MAP T37N R118W



CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

I, Karl F. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by persons under my supervision during June 2025 and from records in the Office of the Clerk of Lincoln County and that it correctly represents **ALPINE WEST THIRD ADDITION**;

that said addition was accurately surveyed, that the parts thereof are accurately staked off and marked with appropriate metal monuments, including magnetic iron, and inscribed at least with the registration number of the Land Surveyor to provide source identification at all lot corners of the addition, and that their locations are correctly shown hereon;

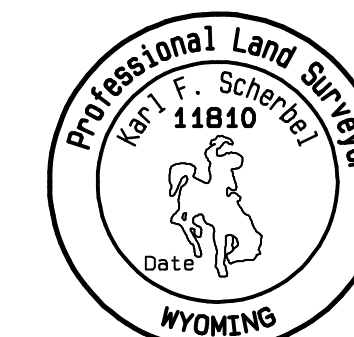
that, to the best of my knowledge, it conforms with the municipal code of the Town of Alpine and to all applicable state statutes;

that the error of closure is not greater than one part in five-thousand.

Encompassing an area of 11.18 acres, more or less.

That said addition is described as follows:

All of Lots 10, 11, and 12, and part of Elk Drive of Alpine West Second Addition, of record in the Office of the Clerk of Lincoln County with Accession No. 964113.



The foregoing instrument was acknowledged before me by Karl F. Scherbel this ___ day of ___, 2025.

Witness my hand and official seal.

Notary Public

My Commission expires:

CERTIFICATE OF OWNERS

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

The undersigned hereby certify that the subdivision of part of Alpine West Second Addition, within the incorporated limits of the Town of Alpine, Lincoln County, Wyoming, as shown on this plat and more particularly described in the Certificate of Surveyor, is with the free consent and in accordance with the desires of the owners and proprietors of the described lands;

that the name of the addition shall be **ALPINE WEST THIRD ADDITION** to the town of Alpine;

that they do hereby vacate Lots 10, 11, and 12 and that part of Elk Drive, as described under the Certificate of Surveyor, in accordance with Section 34-12-108, Wyoming Statutes 2021, as amended, and respectfully request the Clerk of Lincoln County to so mark said plat in accordance with Section 34-12-110;

that those rights of ingress, egress and utilities over, under, and along the vacated portion of Elk Drive, shown hereon as the Fifty (50) foot Utility Easement, previously granted to Lower Valley Energy, Silver Star Communications and other utility companies, their heirs, successors and assigns, including, but not limited to, water, sewer, power, telephone, cable television, gas, storm water drainage and irrigation facilities appurtenant to this addition and the adjoining lands, are hereby affirmed;

that said addition is subject to easements of record in the Office of the Clerk of Lincoln County;

that Elk Drive, as depicted upon this plat within the bounds of this addition is hereby dedicated to the public;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

TOWN OF ALPINE

attest:

Monica L. Chenault, Clerk

Eric Green, Mayor

LEGEND

- Indicates a corner record filed or to be filed in the Office of the Clerk of Lincoln County.
- Indicates a steel T-shaped stake 24" long with a metal cap inscribed, "SURVEY POINT DO NOT DISTURB RLS 164", found or of record.
- Indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details, found or of record.
- ⦿ Indicates a 5/8"x24" steel reinforcing rod with 2" aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details, set this survey.
- ⦿ Indicates an electrical transformer.
- ⦿ Indicates a water valve, water meter or yard hydrant.
- ⦿ Indicates a hydrant.
- ⦿ Indicates a manhole.
- ⦿ Indicates an easement.
- S—S— Indicates an underground sanitary sewer line.
- x—x—x— Indicates an existing fence line.
- — — — — Indicates a centerline.

The Basis of Bearing for this survey is the north line of Lot 12 of Alpine West First Addition, of record in the Office of the Clerk of Lincoln County with Accession No. 807881, being N82°13'06"E.

CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

The foregoing **ALPINE WEST THIRD ADDITION** was approved at the regular meeting of the Town of Alpine Planning and Zoning Commission on the ___ day of ___, 2025, in accordance with Sections 15-1-415 and 34-12-102, 103, Wyoming Statutes, 2021, as amended.

Attest:

Town of Alpine

Monica L. Chenault, Clerk

Eric Green, Mayor

CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this ___ day of ___, 2025.

April Brunski, Clerk

OWNERS:

Town of Alpine
P.O. Box 3070
Alpine, Wyoming 83128

SURVEYOR:

Surveyor Scherbel, Ltd.
P.O. Box 725
Afton, Wyoming 83110
(307) 885-9319

LAND USE TABLE:

Total Number of Units:	4
Average Unit Size:	2.78± Acres
Total Acres:	11.18± Acres
Use of Units:	Commercial
Zoning:	C-2 Commercial

DATE:

June 2025

ALPINE WEST THIRD ADDITION
TO THE TOWN OF ALPINE
IDENTICAL WITH
LOTS 10, 11, AND 12 OF
ALPINE WEST SECOND ADDITION
WITHIN THE
SE1/4 SECTION 30
GLO LOT 5
SW1/4 SECTION 29
T37N R118W
LINCOLN COUNTY, WYOMING

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	22.43'	51°24'00"	25.00'	N35°13'55"E	21.68'	12.03'
C2	63.76'	60°02'55"	60.00'	N30°29'35"E	60.80'	35.28'
C3	61.80'	69°00'54"	60.00'	N29°27'19"W	59.10'	33.96'
C4	306.42'	287°49'59"	60.00'	N82°58'57"W	70.68'	
C5	74.12'	71°44'11"	60.00'	S35°58'13"W	70.31'	43.38'
C6	49.77'	46°57'04"	60.00'	S23°25'25"E	47.80'	26.06'
C7	24.91'	57°08'51"	25.00'	S18°19'31"E	23.91'	13.62'
C8	108.68'	16°36'20"	375.00'	S18°33'04"W	108.30'	54.73'
C9	46.93'	61°19'38"	25.00'	N12°44'37"E	46.91'	23.49'
C10	27.45'	78°13'20"	20.00'	N66°09'59"E	25.34'	16.38'
C11	31.42'	60°09'00"	20.00'	S45°04'48"E	28.28'	20.00'

SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

BOX 96, BIG BEND, MARIETTA, WYO. 83119 TEL. 807-876-3947
BOX 725, AFTON, WYO. 83110 TEL. 307-885-9319; ALPINE, WYO. 83128 TEL. 307-885-9319
JACKSON, WYO. TEL. 307-759-5905; LAVA, ID. TEL. 208-776-5930; MONTPELIER, ID. TEL. 208-847-1854

REVISIONS:

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PLOT DATE: 10 June 2025

3

TOWN OF ALPINE DESIGN REVIEW COMMITTEE

Section 3, Itema.

Project Application

THE FOLLOWING APPLICATION SHALL BE REQUIRED TO COMPLETE DESIGN REVIEW BASED UPON CRITERIA ESTABLISHED IN THE TOWN OF ALPINE'S DESIGN GUIDELINES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

Physical Address:	Alpine West Third Addition Lot-15
Name/Description:	Alpine Education Foundation: Charter School

PIDN:		Lot #:	15	Subdivision:	Alpine West Third Addition
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Property Owner

Name:	Alpine Education Foundation	Email:	meredith@alpineeducation.foundation
Mailing Address:	PO Box 2911, Alpine, WY 83128	Phone:	(303) 981-8665

City

State

Zip

Applicant/Agent

Name:	Alpine Education Foundation	Email:	meredith@alpineeducation.foundation
Mailing Address:	PO Box 2911, Alpine, WY 83128	Phone:	(303) 981-8665

City

State

Zip

Designated Primary Contact:



Property Owner



Applicant/Agent

PROJECT DETAILS:

CONSTRUCT (4) MODULAR BUILDINGS WITH (3) HALLWAYS. CONSTRUCT PARKING AREA, SIDEWALKS, AND PLAY AREA. STRUCTURES WERE IN USE BY THE WYOMING CLASSICAL ACADEMY IN TETON COUNTY, WYOMING.

UNDER PENALTY OF PERJURY, I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND ASSOCIATED CHECKLISTS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE, ALL INFORMATION SUBMITTED IN THIS APPLICATION IS TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN AND STATE LAWS RELATING TO THE SUBJECT MATTER OF THIS APPLICATION.

Meredith Leonard

8/21/2025

Signature of Property Owner or Authorized Applicant/Agent

Date

Meredith Leonard

President

Name Printed

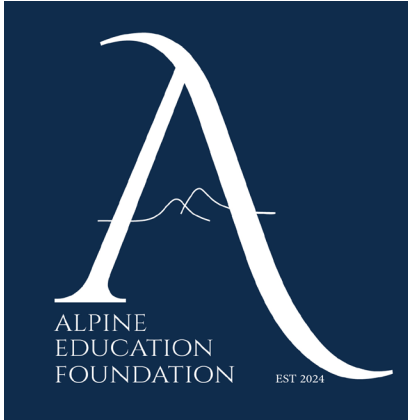
Title

TOWN OF ALPINE

| 250 RIVER CIRCLE | PO BOX 3070 307-654-7757 | OFFICE@ALPINEWY.GOV |



ALPINE CAMPUS



ALPINE, WY
DESIGN REVIEW
8.21.2025



GRATITUDE
DONOR RECOGNITION



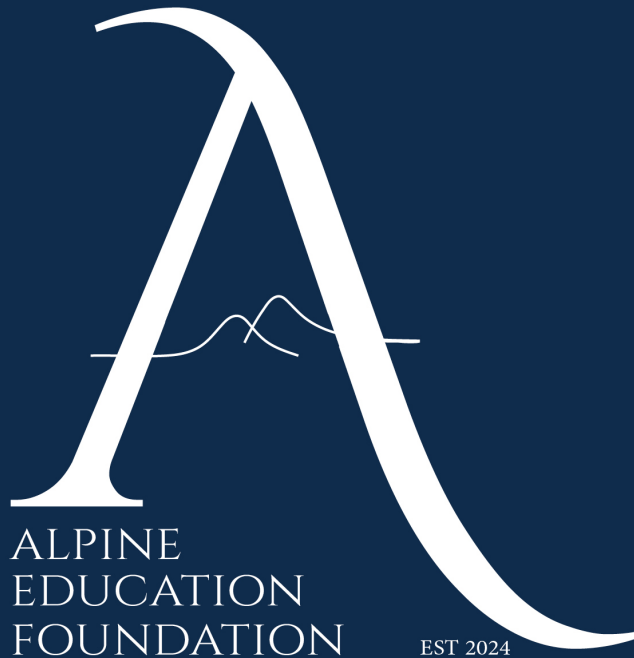
WONDER
NATURAL LANDSCAPE

PR Section 3, Item.
MATERIALS REPURPOSED



MATERIALS





MISSION

The Mission of the Alpine Education Foundation is to provide a local content rich education for young minds to learn, imagine, and grow.

VISION

The Vision of the Alpine Education Foundation is to build strong families and citizens, create local cultural and economic opportunities, and cultivate a robust community where citizens can thrive and prosper locally.

ALPINE, WY
ALPINE WEST THIRD ADDITION LOT-15
ALPINE EDUCATION FOUNDATION

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ALPINE, WY
ALPINE WEST THIRD ADDITION LOT 15

ALPINE EDUCATION FOUNDATION

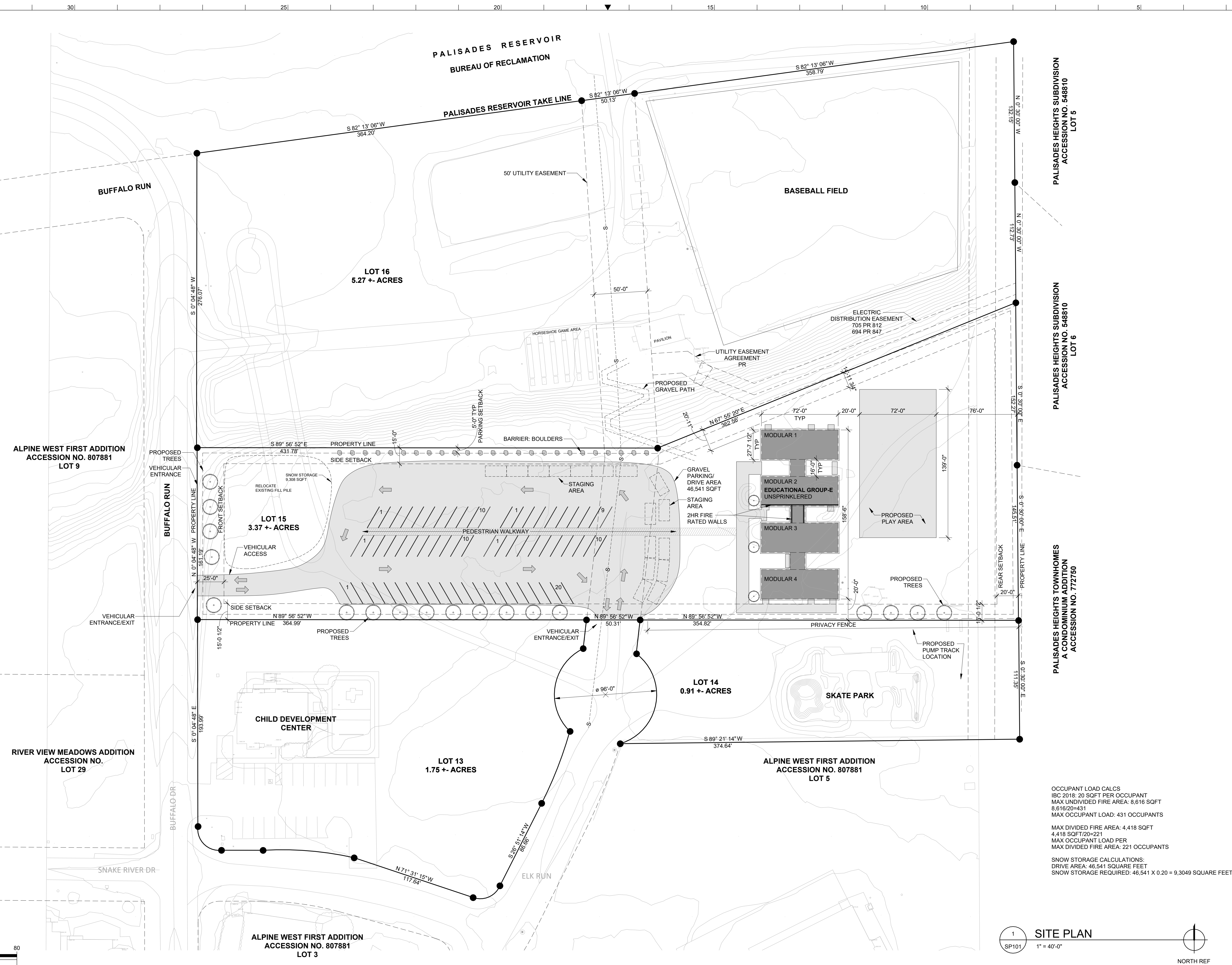
© 2025 | ALL RIGHTS RESERVED

ALPINE DRC SUBMITTAL

8.21.2025
DRAWN BY | BENNETT
CHECKED BY | BENNETT
REVISIONS

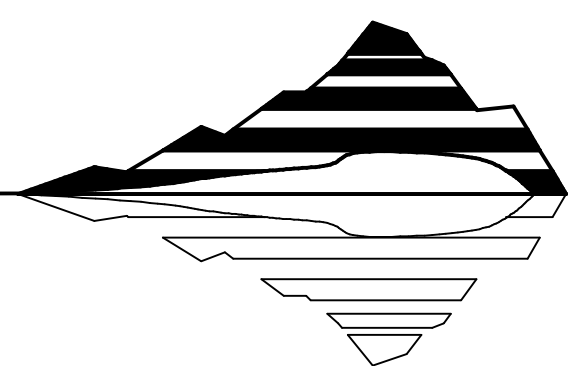
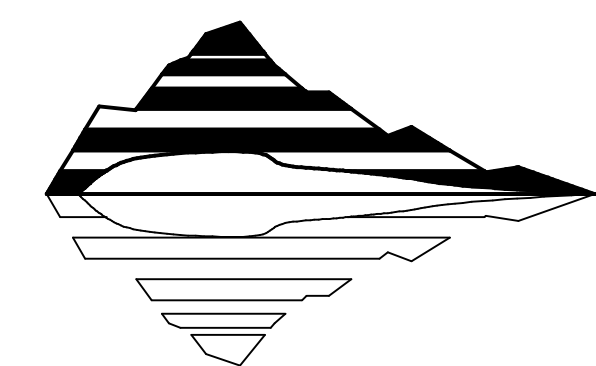
SITE STUDY - A

SP101



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

ALPINE WEST THIRD ADDITION



P-A-L-I-S-A-D-E-S R-E-S-E-R-V-O-I-R

ALPINE WEST FIRST ADDITION
Accession No. 807881
Lot 9

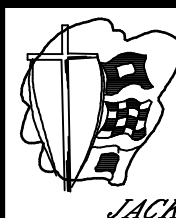
ALPINE WEST FIRST ADDITION
Accession No. 807881
Lot 29

ALPINE WEST FIRST ADDITION
Accession No. 807881
Lot 3

0' 50' 120' 180'
SCALE: 1" = 60'

PLOT DATE: 13 August 2025

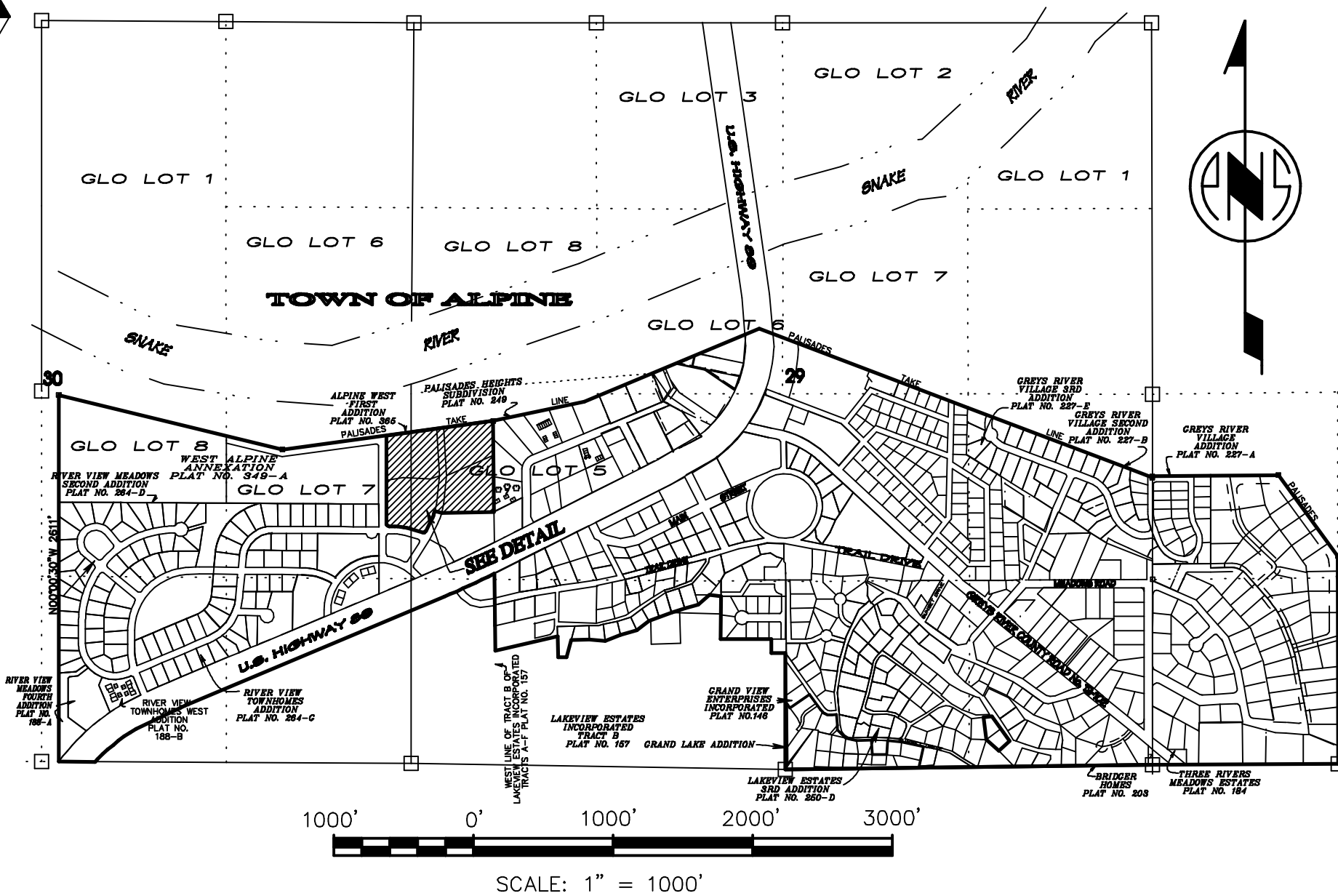
DATE: 4 June 2025
DRAWN BY: Kyle Staley
CALCULATED BY: Karl F. Scherbel
CATEGORY/PORT: SD/Town of Alpine
FIELD BOOK:
COMPUTER FILE: AlpineWest3rd.pro



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG BEND MARLBOROUGH, WYO 83119 TEL 307-876-3347
BOX 725 AFTON, WYO 83110 TEL 307-885-9319 ALPINE, WYO 83129 TEL 307-885-9319
JACKSON, WYO TEL 307-733-5903; LAVA, ID TEL 208-776-5390; MONTPELIER, ID TEL 208-847-1854

LOCATION MAP T37N R118W



CERTIFICATE OF OWNERS

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

The undersigned hereby certify that the subdivision of part of Alpine West Second Addition, within the incorporated limits of the Town of Alpine, Lincoln County, Wyoming, as shown on this plat and more particularly described in the Certificate of Surveyor, is with the free consent and in accordance with the desires of the owners and proprietors of the described lands;

that the name of the addition shall be **ALPINE WEST THIRD ADDITION** to the town of Alpine;

that they do hereby vacate Lots 10, 11, and 12 and that part of Elk Drive, as described under the Certificate of Surveyor, in accordance with Section 34-12-108, Wyoming Statutes 2021, as amended, and respectfully request the Clerk of Lincoln County to so mark said plat in accordance with Section 34-12-110;

that those rights of ingress, egress and utilities over, under, and along the vacated portion of Elk Drive, shown hereon as the Fifty (50) foot Utility Easement, previously granted to Lower Valley Energy, Silver Star Communications and other utility companies, their heirs, successors and assigns, including, but not limited to, water, sewer, power, telephone, cable television, gas, storm water drainage and irrigation facilities appurtenant to this addition and the adjoining lands, are hereby affirmed;

that said addition is subject to easements of record in the Office of the Clerk of Lincoln County;

that Elk Drive, as depicted upon this plat within the bounds of this addition is hereby dedicated to the public;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

TOWN OF ALPINE

attest:

Monica L. Chenault, Clerk

Eric Green, Mayor

LEGEND

- Indicates a corner record filed or to be filed in the Office of the Clerk of Lincoln County.
- Indicates a steel T-shaped stake 24" long with a metal cap inscribed, "SURVEY POINT DO NOT DISTURB RLS 164", found or of record.
- Indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details, found or of record.
- Indicates a 5/8"x24" steel reinforcing rod with 2" aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details, set this survey.
- Indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", to be removed.
- Indicates an easement.

The Basis of Bearing for this survey is the north line of Lot 12 of Alpine West First Addition, of record in the Office of the Clerk of Lincoln County with Accession No. 807881, being N82°13'06"E.

CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this ___ day of _____ 2025.

April Brunski, Clerk

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

I, Karl F. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by persons under my supervision during June 2025 and from records in the Office of the Clerk of Lincoln County and that it correctly represents **ALPINE WEST THIRD ADDITION**;

that said addition was accurately surveyed, that the parts thereof are accurately staked off and marked with appropriate metal monuments, including magnetic iron, and inscribed at least with the registration number of the Land Surveyor to provide source identification at all lot corners of the addition, and that their locations are correctly shown hereon;

that, to the best of my knowledge, it conforms with the municipal code of the Town of Alpine and to all applicable state statutes;

that the error of closure is not greater than one part in five-thousand.

Encompassing an area of 11.51 acres, more or less.

That said addition is described as follows:

All of Lots 10, 11, and 12, and part of Elk Drive of Alpine West Second Addition, of record in the Office of the Clerk of Lincoln County with Accession No. 964113.

Secondarily described as follows:

BEGINNING at the northeast point of said Lot 12;

thence S00°30'00"E, 654.02 feet, along the east line of said Alpine West second Addition, to the southeast point of said Lot 11;

thence S89°21'14"W, 374.64 feet, along the south line of said Lot 11, to the southwest point thereof, on the easterly right-of-way line of Elk Drive;

thence N77°-03'-31"W, 50.07 feet, to a point on the westerly line of elk drive, being the beginning of a non-tangent circular curve to the right, whos radius bears N74°-08'-35W;

thence coursing the easterly and southerly lines of Lot 4:

southwesterly, 69.43 feet, along the arc of said curve, through a central angle of 10°-36'28", with a radius of 375.00 feet, and a chord bearing S21°-33'-00"W, 69.33 feet, to a point;

S26°51'14"W, 86.66 feet, to a point at the beginning of a circular curve to the right;

southwesterly, 27.45 feet, along the arc of said curve, through a central angle of 78°37'30", with a radius of 20.00 feet, and a chord bearing S66°09'59"W, 25.34 feet, to a point

N74°31'15"W, 117.64 feet, to a point at the beginning of a circular curve to the left;

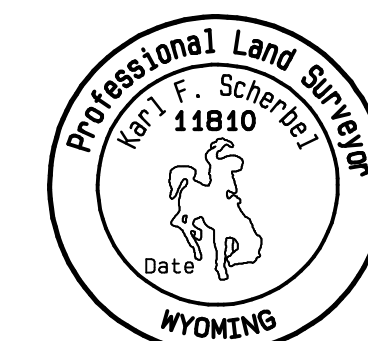
westerly, 88.26 feet, along the arc of said curve, through a central angle of 15°33'33", with a radius of 325.00 feet, and a chord bearing N82°18'02"W, 87.98 feet, to a point;

S89°55'12"W, 39.01 feet, to a point at the beginning of a circular curve to the right;

northwesterly, 31.42 feet, along the arc of said curve, through a central angle of 90°00'00", with a radius of 20.00 feet, and a chord bearing N45°04'48"W, 28.28 feet, to a point, and leave said south line;

thence N00°04'48"W, 631.25 feet, along the west line of said Lot 10 and the west line of said Lot 12, to the northwest point of said Lot 12;

thence N82°13'06"E, 773.11 feet, along the north line of said Lot 12, to the POINT OF BEGINNING;



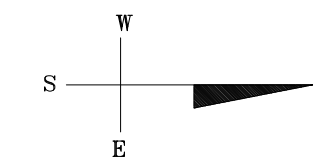
The foregoing instrument was acknowledged before me by Karl F. Scherbel this ___ day of _____ 2025.

Witness my hand and official seal.

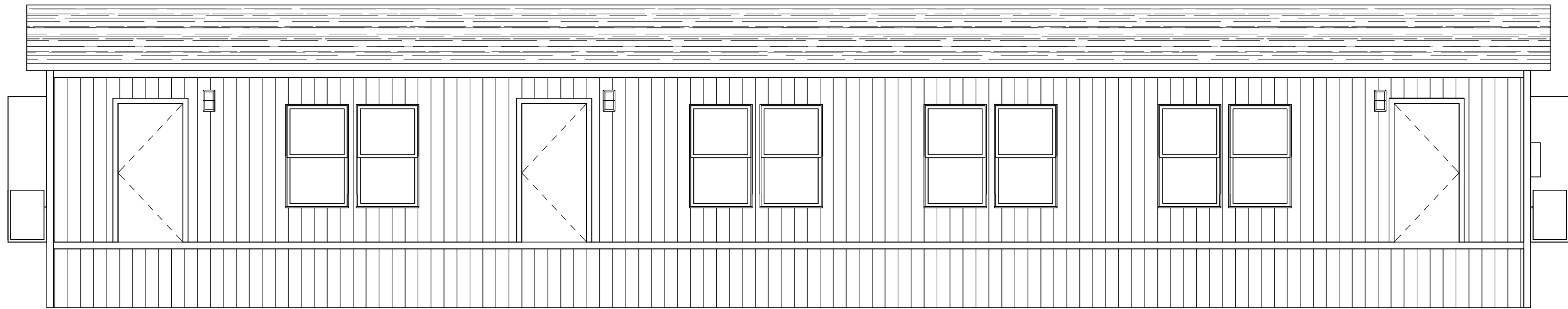
Notary Public

My Commission expires:

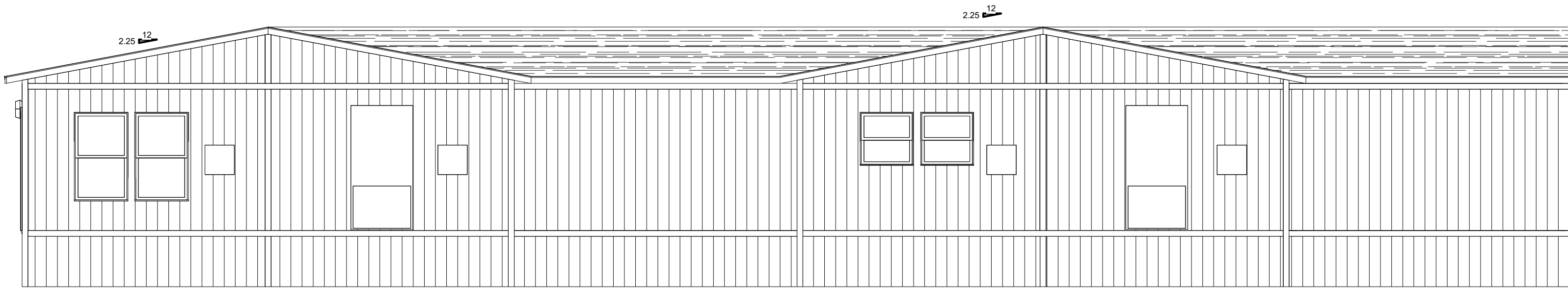
ALPINE WEST THIRD ADDITION
TO THE TOWN OF ALPINE
IDENTICAL WITH
LOTS 10, 11, 12 AND THAT PART OF ELK DRIVE OF
ALPINE WEST SECOND ADDITION
WITHIN THE
SECTION 30
SE1/4
GLO LOT 5
SW1/4
T37N
R118W
LINCOLN COUNTY, WYOMING



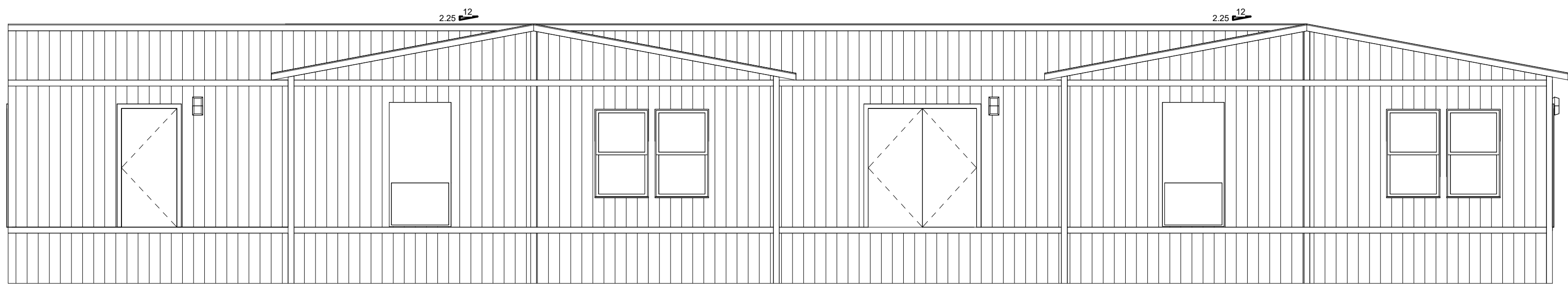
<small>NWBS MODULAR BUILDINGS ARE GOVERNED FOR CODE COMPLIANCE BY THE STATE IN WHICH THE BUILDING IS TO BE PLACED (PER CHAPTER 100, IBC). ALL CODES USE THE LATEST 2015 ADAPTED CODES FOR THEIR REVIEW OF MODULAR BUILDING PLANS. BUILDING TYPE AND USE (LOCAL) MUST BE INDICATED IN PROJECT NAME NOTES TO THE CLIENT. APPROVAL AND SATISFACTION PRIOR TO CONSTRUCTION OF PROJECTS OF CODE COMPLIANCE AND CONFORM.</small>		<small>DESIGN & LAYOUT ARE AS REQ'D BY DEALER & CLIENT WITH ENGINEERING CHANGES AS REQ'D TO COMPLY WITH APPLICABLE CODES and PRACTICAL CONSTRUCTION METHODS. NOTE: SPECIFICATIONS, DESIGN AND DESIGN SUITABILITY ARE THE DEALER / CLIENT RESPONSIBILITY AND ARE INTENDED FOR THEIR EXCLUSIVE USE.</small>		<small>THIS DRAWING SHALL NOT BE COPIED, REVISED OR ALTERED WITHOUT WRITTEN AUTHORIZATION FROM N.W.B.S.</small>		JOB #14162 A-E DATE: DEC 2, 2014 DRAWN BY: BM/JC APP. BY: KD	PROJECT: 72' x 72' - CLASSROOMS CUSTOMER: TIMBER RIDGE ACADEMY - JACKSON WY DEALER: SATELLITE SHELTERS INC. - RANDY REBERS DLR. LOCATION: PLYMOUTH, MN (763)551-7285	405 E. BOENIG LANE BOISE, IDAHO 83716 PH: (208) 344-3527 FAX: (208) 345-0420	SHEET: <div>4</div>
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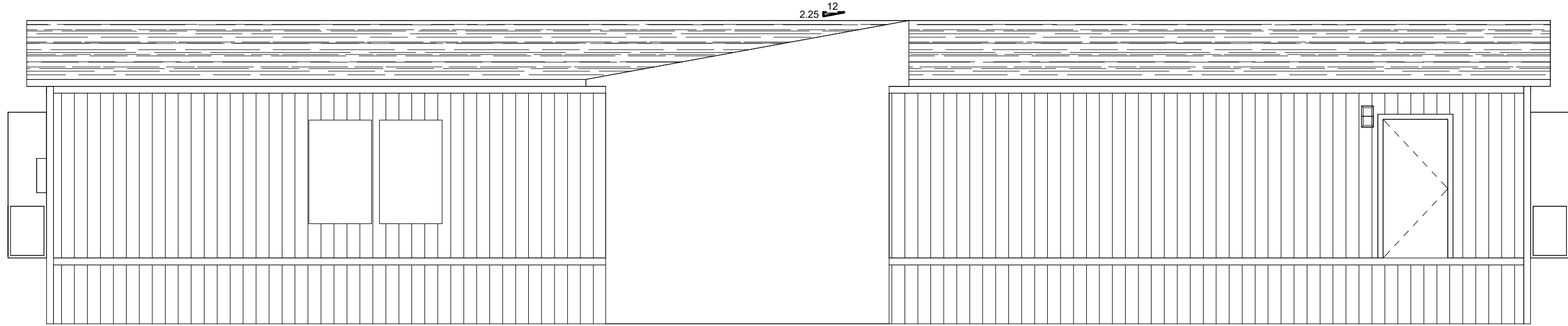
① East Elevation
3/16" = 1'-0"



② North Elevation
3/16" = 1'-0"



③ South Elevation
3/16" = 1'-0"



④ West Elevation
3/16" = 1'-0"

No.	Description	Date	No.	Description	Date

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EXTERIOR ELEVATIONS C
SATELLITE SHELTERS INC.
ALPINE EDUCATION FOUNDATION
6 MODULES VARIOUS SIZES

Serial No.
3458-63
Quote No.
Model No.
7519b-1
Job No.
2019-008-WR

Date:
07/29/2025
Scale:
3/16" = 1'-0"
Page No.
A1.0c