



JORGENSEN

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June 26th, 2018

Mr. Tyler Sinclair
Town of Jackson Planning Dept.
P.O. Box 1687
150 E. Pearl Avenue.
Jackson, WY 83001

-Hand Delivered-

RE: Hidden Hollow PUD - Development Plan Phase 2

Dear Tyler,

Enclosed you will find the necessary materials for a Development Plan (DEV) we are submitting on behalf of Hansen & Hansen, LLP. The property is located at 301 Hidden Hollow Drive, Jackson, WY, and described as the 10 acre parcel formerly owned by the United States Forest Service, now owned by the applicant Hansen & Hansen LLP. Included with this submittal you will find the following:

- Development Plan Binder
- One check for \$2,500 (Development Plan)
- One check for \$500 (Minor Amendment)

Sincerely,

JORGENSEN ASSOCIATES, P.C.

Brendan Schulte
Senior Planner











Executive Summary – How to Read the Binder

This binder supplies all of the technical information for a large and complicated development. For a more abbreviated review – use the following index:

- Section 1 and 2 – Project Narrative and Engineers Report
- Section 3 – Response to Previous Conditions of Approval and Physical Development Requirements
- Section 4 – Phasing and Architecture
- Section 5 – Civil, Landscaping, and Lighting
- Section 6 – Supporting Information
- Section 7 – Application Materials

Phase 2 Development Plan For Hidden Hollow



Applicant:

Hansen & Hansen, LLP
P.O.BOX 50106
Idaho Falls, ID 83405

Town of Jackson

Submittal Date: June 26, 2018

Project No. 16016.10

Prepared by:



Jorgensen Associates, P.C.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suites 201 & 203 83001
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SECTION 1 – PROJECT BACKGROUND AND OVERVIEW

A. PROJECT BACKGROUND

Hidden Hollow Planned Unit Development (Hidden Hollow PUD) is 10 acre a workforce housing project located at 310 Hidden Hollow Drive, in the heart of the Town of Jackson, Wyoming (ToJ). The project is currently under construction by Hansen and Hansen, LLP (Applicant), owned by brothers Kirk and Jim Hansen. The Applicant also owns Conrad & Bischoff, Inc., a local and regional fuel supplier with offices in Jackson, WY, Idaho Falls, ID and Nampa, ID. The Applicant has a track record of creating successful commercial and residential development projects across Idaho and now, Jackson, Wyoming. The Sketch plan (SP) P16-079, and Planned Unit Development (PUD) P16-080 were approved for this project on December 5, 2016 and the various challenges that have arisen at this site have been met by the collaborative effort of the Design Team, ToJ Staff and Town Council. Subsequent to the Sketch Plan approval, Hidden Hollow proceeded to obtain the following approvals:

- Phase 1A Development Plan (P17-036) – Approved on May 15, 2017
- Grading and Erosion Control Permit 1A (B17-0378) - Approved on August 7, 2017
- Phase 1B Development Plan (P17-093) - Approved on July 17, 2017
- Phase 1B Grading and Erosion Control Permit (B17-0378) - Approved on August 7, 2017
- Phase 1B Building Permit – (B17-0622) Approved on May 9, 2018
- Grading and Erosion Control Permit (B18-0218) – In progress
- Hidden Hollow First Addition to the Town of Jackson (P18-072) - Approved on June 18, 2018.

This Development Plan application outlines Phase 2 of the Hidden Hollow PUD, which details the construction of 12 townhomes and 2 multifamily buildings containing 83 total units, and all remaining grading, landscaping, and lighting.

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANTS:

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P.O.BOX 50106
Idaho Falls, ID 83405

OWNER'S REPRESENTATIVE

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zane@cbfuels.com
208-419-5886

ARCHITECTURE

CTA ARCHITECTS ENGINEERS

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Jackson, WY 83001
307-733-9955

Robertson Associates
P.O. Box 678
Rigby, Idaho 83442
208-589-9967

ENGINEERING & LAND PLANNING

Jorgensen Associates, P.C.
1315 Highway 89 South, Suites 201 & 203; 83001
P.O. Box 9550 Jackson, Wyoming 83002
307-733-5150

LAND PLANNING & LANDSCAPE ARCHITECT:

Herschberger Design
560 S. Glenwood St.
P.O. Box 1648
Jackson, Wyoming 83001
307-739-1001

ELECTRICAL ENGINEERING

Bradley Engineering, Chartered
645 West 25th Street
Idaho Falls, Idaho 83402-4569
208-523-2862

C. DEVELOPMENT PROPOSAL

After the approval of previous Development Plans 1A and 1B, the applicant proposes that this Development Plan be approved for Phase 2 of the Hidden Hollow PUD. Phase 2 proposes to be the final phase of development that includes the construction of workforce and affordable housing included in Hidden Hollow. This includes the final the remainder of the Multi-family buildings and all the remaining 12 Townhomes as proposed in the Sketch Plan approved on December 5th, 2016.

During construction of Phase 1A, the project team has been preparing the site. This preparation has included all constructing road ways, utilities, site grading, etc., and prepping for vertical construction. Phase 1B has been approved for a Development Plan(P17-093) and Building Permit (#17-0622). This allowed the applicant to proceed with the 1st floor (garage structure) on all multifamily buildings in order to facilitate the complicated grading and utility installation between all multifamily buildings. Building all of garage structures at this phase will help to contain the large amount of structural fill required to construct the area central to all of the Multi-family buildings. Work on the garage structure is nearing completion for Building 4/5 and has begun for Building 2/3. The garage structure for Building 1 will proceed this fall. Ingress and Egress from the Multi-Family area can then be constructed along with the parking lot central to the area. Both are essential to facilitate construction and will be needed to access the buildings during construction.

Multi-family Buildings

As the architectural design for the previously approved building 4/5 progressed from Development Plan 1B to Building Permit #17-0622, the original two building concept on one parking structure morphed into one single building on one parking structure. Thus, the designation of building 4/5 (formerly buildings 4 & 5). For this Phase 2 development plan we will be discussing Building 2/3 and Building 1.

The first level of Building 2/3 remains as the garage structure. The second and third levels are connected throughout the entire floor. Central gathering spaces and lobbies are designed between the two buildings to encourage spontaneous interactions and provide areas for neighbors to congregate. Because of the design evolution there was room to incorporate three additional units into Building 2/3 to match the density in Building 4/5 while the floor area will still comply with the total Floor Area allowed (283,140 sf) by the PUD Master Plan. The fourth level is not connected between the two original buildings and provides two separate unattached roof structures and the appearance of two towers or buildings. Building 2/3 contains 55 units and has a total floor area is 52,045 sf. This includes twelve (12) 3-Bedroom units at 1,166 sf each, thirty-one (31) 2-Bedroom units at 979 sf each, and twelve (12) 1-Bedroom units at 642 sf each. Building 2 & 3 will also have fifty-nine (59) below grade parking spaces. The garage provides ingress and egress on the south side of the structure. 59 below grade parking spaces and the remainder of which is provided on the surface parking lot.

Building 1 remains as one smaller building built on a single parking structure, as originally proposed in the Sketch Plan with 28 units and has a total floor area of 25,838 sf. This includes six (6) 3-Bedroom units at 1,166 sf each, fourteen (14) 2-Bedroom apartments at 979 sf each, and eight (8) 1-Bedroom apartments at 642 sf each. Building 1 will also have 30 below grade parking spaces. The garage provides ingress and egress on the east side of the structure. It provides 30 parking spaces underneath the building and the remainder of the required parking will be provided on the surface parking lot.

In all buildings, storage is provided in each unit, and also within the garage at each unit's assigned parking space where 27 sf of storage space is allocated in front of each parking space. Additional storage areas are built into the common and corridor areas within the buildings and will be assigned and administered by the HOA and/or leasing company.

Heating and cooling will be aided by a neighborhood wide Geothermal Heat Loop, which will reduce the carbon footprint of the development. Each individual owner of the units within the buildings will have a separate heat exchanger that is metered and allows the owners to control their own thermal comfort. All common mechanical equipment will be located in the garage, or mechanical rooms designed into the common area.

Townhomes

12 Townhome units (4-15) will be built in this phase and have a total floor area of 9,707 sf. They consist of two-bedroom and three-bedroom units labeled A (1,795 sf), B (2,254), C (2,394 sf), and D (1,524 sf). All townhomes are market units and have access to the neighborhood wide Geothermal Heat Loop.

Materials of all buildings and townhomes will be made from earth toned hues and colors to fit the character of the region. Steel, wood and stone comprise the suite of textures planned for the structures that consider durability and lower long-term maintenance.

Phase 2 of Hidden Hollow is expected to begin shortly after building permit approval for Building 2/ 3. The architectural design for Multifamily Buildings and Townhomes are attached in **Section 4**. Civil Engineering, landscape and lighting plans are included in **Section 5**.

Minor Amendments to the Master Plan and Housing Mitigation

In addition to the final submittal of the Development Plan for Phase 2, the applicant proposes two minor amendments to the Hidden Hollow Planned Unit Development (HHPUD) Master Plan. They consist of amending the Phasing Plan to include organizational changes and more specific affordable housing mitigation requirements per unit type and amending the Occupancy Status from ownership to rental while keeping the flexibility to go back to ownership should market conditions dictate. This generates a need to update the housing mitigation plan to provide flexibility for either option (rental or ownership).

The applicant proposes to amend the Phasing Plan for Hidden Hollow by combining all the remaining original Phases 1c, 2, and 3 into a final Phase 2. The applicant is now 2 years into this project and has become more integrated and aware of the community's needs. Thus, the intention of accelerating development is to simply get more units on the ground faster. What was thought to be built over the course of 5-7 years, will now be shortened for 5 years or less.

The applicant also proposes to alter the Occupancy Status of multi-family residential units from ownership to rental. This is another response to the community's needs. The rental pool in ToJ has a low inventory and is often leased up with countless families being left out. The applicant will use the **Section 7.4.2.D.13 Apartment Building of the Town of Jackson land Development Regulations (LDRs)** that allows for a rental product to be exempt from housing mitigation if the units are small and numerous enough, and if the applicant provides an annual report to the Housing Department documenting average rents charged per unit type, average number of tenants by unit type and percentage of tenants employed by Teton County. This regulation was designed to generate more units and to target and accommodate the local workforce with reasonable market rents. The applicant prefers to provide this solution over the original proposal as it will have more impact to provide workforce housing in ToJ. While the originally approved plan had more ownership income restricted units, it also had 66 units that would have been sold to the highest bidder and would not be restricted from 2nd homeowner customers. This change to rental keeps all 138 Multifamily units available for rent by the local force. Nine (9) rental apartment units will be income restricted and managed by the Housing Department to provide mitigation for the Townhomes and Single-family lots.

These two minor amendments generate the need for some general clean up to the Master Plan to ensure flexibility into the future should an additional change be realized. A copy of the redlines Master Plan is included in **Section 6**.

D. FINDINGS FOR APPROVAL

1. Division 8.3.2.C Development Plan Findings for Approval

a. Is consistent with the desired future character for the site in the Jackson/Teton County Comprehensive Plan. Complies.

The Hidden Hollow project is within the Comprehensive Plan District 3 – Town Residential Core, Subarea 3.2 – Core Residential which is envisioned to contain a variety of residential densities, residential types, and building sizes in order to maintain and meet our Community's Growth Management and Workforce Housing goals.

The Hidden Hollow project contains a total of 171 residential units, comprised of 13 single family homes, 20 townhomes, and 138 multi-family condominium or rental units.

This mix represents a variety of residential types and building sizes on a single ten-acre property and is consistent with the Community's Growth Management goals. As a previously developed property, it is not located in habitat, scenery and open space (Principle 3.1). The project location, close proximity to services, including school,

commercial and recreational amenities, is a suitable location for a Complete Neighborhood and is outside of naturally hazardous areas (Principle 3.2, 3.4 and 4.3). As a property that's long been considered for residential density, the project represents predictable and cooperative growth (Principle 3.3). The project also includes walkable connections within the project and to the overall area in which the project is located (Principle 4.2).

Redevelopment, revitalization, and reinvestment within Subarea 3.2 are highly desirable, and the future character of the Subarea will include increased density and larger buildings than in East Jackson. The Subarea vision includes locating multifamily structures on larger residential lots and along mixed-use corridors, allowing the density and intensity to be greater than what is found in other areas, with the understanding that parking of these multifamily structures should be minimized and screened as much as possible. The Hidden Hollow project meets all of these criteria as it provides 171 residential units of varying types on a ten-acre site that was previously underdeveloped by the Forest Service. The design provides for parking predominantly located in subsurface garages. There are few, if any, sites within Subarea 3.2 that achieve this vision more effectively.

b. Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable. Not Applicable.

The Hidden Hollow property is not located within the Natural Resource overlay or the Scenic Resource Overlay, and this finding is therefore not applicable.

c. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities. Complies.

The Hidden Hollow project will provide the required school and park exactions for any subdivided units that are designed to ensure new developments contribute to impacts they have on these services. Public utilities and project utility connections will be designed to ensure the project does not overburden these services. The project is within town limits and is currently served by police, fire and EMT services. The development will not result in increased impacts on availability of these services. Development exactions will be collected during final plat of any units created as part of the Hidden Hollow PUD.

Multi-modal transportation options are abundant and include several pedestrian and bicycle connections in close proximity to local town commercial services, and within walking distance are the Teton County Recreation Center (Rec Center), Elementary School, and the opportunity for pathway connections. Finally, the Town Shuttle operated by START flows in both East and West bound directions. It has four stops with 30-minute intervals all within a one block walking distance to the Mercill and North Cache Intersection.

d. Complies with all relevant standards of these LDRs and other County Resolutions. Complies.

According to the current Town of Jackson Land Use Regulations (LDRs), the purpose of a development plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents.

The ten-acre site provides flexibility in meeting the standards of the Master Plan and is well above the minimum LSR requirement, and well below the maximum Lot Coverage limitation. While there are some areas within the development that meet the minimum setback limitations, the vast majority of the perimeter of the project is set back well beyond this requirement and all individual buildings within the development are setback from one another within the requirements of the LDRs. The Master Plan provides flexibility to other standards and will be addressed herein.

The site plan was adjusted and revised during the Sketch Plan process to address the snow storage needs, the parking concerns, the trail connections, the security of elementary school property, the location of various housing types and the circulation within the development.

e. Is in substantial conformance with all standards or conditions of any prior or applicable permits or approvals. Not Applicable.

All components of this development application comply fully with the Sketch Plan and the Planned Unit Development approval.

2. Pursuant to Section 1.5.B of the HHPUD Master Plan, minor amendments shall be approved upon finding the application:

- a. It is consistent with the purposes and organization of the HHPUD. Complies.*** The approval of the two minor amendments is consistent with the purpose and organization of the HHPUD under the following rationale: Revising the Phasing re-organizes the timing and sequencing of the project to allow the applicant to expedite construction and occupancy of all remaining units to the benefit of the community; and revising the Occupancy status (change of use to rental) requires an amendment to the housing mitigation plan and maintains the vision and intent of the HHPUD regarding the development of workforce and affordable housing options in close

proximity to the Town commercial services and public amenities. These changes were anticipated as a possible scenario in the Master Plan and approval of these minor amendments will considerably increase the availability of rental units of various types for workforce housing in the Downtown Core. The minor amendments also help maintain the flexibility of the Master Plan to convert occupancy to ownership or rental should market conditions dictate.

- b. It improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD. Complies.*** The approval of the Phasing Plan amendment is consistent with the approved development plans for Phases 1a and 1b and will conclude the remainder of the development at Hidden Hollow into one final phase (Phase 2). Additionally, the housing mitigation listed in the phasing and the change of Occupancy status are now very clearly defined per unit type to allow for flexibility in the future should any of the Multifamily buildings go back to being a condominium use as directed market conditions.
- c. It provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan. Complies.*** The approval of the two minor amendments is consistent with the Vision and Intent of the HHPUD Master Plan. The clarity provided in the updated Phasing plan re-organizes the timing and sequencing of the project to allow the applicant to expedite construction and occupancy of all remaining units to the benefit of the community. The Occupancy status being updated to current demands of the community for more rental housing stock, “provides a variety of residential unit types that achieves housing opportunities for a variety of residents while respecting neighboring land uses.
- d. It is necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation. Complies.*** The approval of the Phasing Plan amendment is allowed by the Master Plan and is necessary for the applicant to address the changing economic conditions of development and maintain constructability of the subdivision and all the affordable housing opportunities within. The approval of the Occupancy status change is necessary for the applicant to address the changing market conditions in the ToJ which has seen several proposed rental projects be stalled (Sagebrush) or eliminated from the potential rental housing stock entirely (CARE Wyoming). The change from ownership to rental will benefit the community by considerably increasing the supply of workforce rentals available in the Downtown Core of the ToJ. Changing to all rental will make 66 additional units available to the local workforce instead of selling them to 2nd homeowners under the ownership model.

- e. It improves implementation of the Comprehensive Plan. Complies.** These minor amendments expedite the construction of a dense variety of residential unit types that conforms to the future character Core Residential Zone of the Jackson/Teton County Comprehensive Plan and considerably increase the availability of rental units of various types for workforce housing in the Downtown Core which further helps to achieve specific community goals that enhance the community's implementation of the Jackson/Teton County Comprehensive Plan.
- f. It is consistent with other adopted Town Ordinances. Complies.** The approval of these amendments is consistent with all Town Ordinances including the recently approved Subsection 7.4.2.D.13 Apartment Building.

E. PROPOSED DEVELOPMENT PROGRAM

1. Development Summary/ Dimensional Limitations –HH PUD Master Plan dated 6/22/18

2.1.A. Structure Location and Mass

	Landscape Surface/LSR (min)	Lot Coverage Area/Ratio (max)	Street Setback (Min)**	Side Setback (Min)**	Rear Setback (min)**	Height (max)	Floor Area/FAR (max)
Overall PUD	123,623 s.f.	164,831 s.f.					283,140 s.f.***
Area A * Each individual lot	.30	.40	25'	8'	5'	28'	.82/lot
Area B *	15,000 s.f.	28,000 s.f.	12' from perimeter property line or Area boundary			35'	54,000 s.f.
Area C *	11,000 s.f.	60,000 s.f.	12' from perimeter property line or Area boundary			48'	160,000s.f.
Area D *	100,000 s.f.	50,000 s.f.	5' from perimeter property line or Area boundary			28'	15,140 s.f.

Exceptions: street/side/rear yard projections, including cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios, and similar architectural features may encroach into any setback not more than 5'.

* Notwithstanding the specific physical development standards identified within each area, the limitations within each Area is permitted to shift to another Area of the HHPUD as long as the limitations within the overall PUD are not exceeded

**Setbacks within Areas B, C and D shall be the horizontal distance, as measured from a physical development to an HHPUD perimeter property line for side and rear setbacks and the horizontal distance, as measured from a physical development to either a HHPUD perimeter property line or a road right-of-way, roadway or vehicular access easement.

*** The overall PUD Floor Area total is based on a total parcel area of 10 Acres at the time of PUD approval by Town Council. The total Floor Area represents .65 FAR using 10 acres of site area.

2. Floor Area Calculations

Proposed Floor Area Calculations - Full Buildout	
Area	Floor Area (sf)
A. Single Family (13 lots)	53,965
B. Townhomes (20 units)	48,450
C. Multi family (138 Units)	166,641
D. Common Lot (0 units)	0
Total HHPUD*	269,056

*Maximum Allowed by Master Plan = 283,105

F. PHASING PLAN – See attached Phasing Plan Map (L.3) in Section 5

Phase 1:

- Subdivision and sale or development of 13 single-family units in Area A
 - o Including provision for affordable housing ownership or rental units for at least 7.80 persons to be constructed within building 4/5
- Development of 8 townhome units in Area B
 - o Including provision for affordable housing ownership or rental units for at least 4.05 persons to be constructed within building 4/5
- Development of 55 multi-family units in Building 4/5 within Area C
 - o If the 55 multifamily units in building 4/5 are developed as for sale, condominium units, provision for affordable housing ownership units for at least 16.95 persons will be constructed
 - o If the 55 multifamily units in building 4/5 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units from the affordable housing mitigation standards
- Provision of at least 18 workforce housing units within building 4/5 in Area C developed under Phase 1
- Completion of all Mercill Avenue extension improvements
- Completion of all road ways and parking areas necessary to serve the development in Phase 1
- Completion of all wetland mitigation
- Completion of all landscape requirements for all Phase 1 development in Area B and C

Phase 2:

- Development of 12 townhome units in Area B
 - o Including provision for affordable housing ownership or rental units for at least 6.60 persons to be constructed within building 4/5
- Development of 55 multi-family units in Building 4/5 and or 28 multifamily units within Area C
 - o If the 55 multifamily units in Building 2/3 and the 28 multifamily units in building 1 are developed as for sale, condominium units, provision for affordable housing ownership units for a total of at least 25.6 persons will be constructed within building 4/5 and Building 2/3
 - Building 2/3 = 17.05 persons mitigated
 - Building 1 = 8.55 persons mitigated
 - o If the 55 multifamily units in building 2/3 and/or the 28 multifamily units in building 1 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units within building 4/5 from the affordable housing mitigation standards
- Provision of at least 18 workforce housing units within Building 2/3 and 9 workforce housing units within Building 1
- Completion of all landscape requirements for all Phase 2 development
- Completion of all remaining landscape requirements in Area D

G. LANDSCAPING - A Landscape Plan is attached in **Section 5**.

H. ENVIRONMENTAL STANDARDS

1. Natural Resource Buffers (Wetlands and Water bodies)

Wetlands – An Aquatic Resources Inventory was conducted by Y2 Consultants in September of 2014. On March 17, 2015 a request for verification of delineated wetlands was presented to the Army Core of Engineers, Conditions and Restrictions for the development.

Wetland Setback = 30' for naturally occurring and mitigated wetlands. This buffer can only be encroached for wetlands that are classified as degraded and will be enhanced.

2. Wildlife friendly fencing

- a. Elk Fence – The fence on the eastern boundary of the parcel is designed to keep Elk from crossing into the property and is 8' in height. This fence is an existing non-conformity and is owned by the United States Government and will remain in place.

- b. Northern Fence – As part of the development the applicant will work with the Elk Refuge to maintain the northern boundary of this parcel so the ownership is clearly delineated to visitors of the Elk Refuge Grounds.

3. Water Quality

See subsequent Engineer's report in **Section 2** of this application for discussion on these items.

There are no existing streams or water bodies on site. Nonetheless, care will be taken during construction by using Best Management Practices for erosion control and ensure that stormwater runoff does not impact the remaining wetlands or runoff onto adjacent properties. A grading and erosion control permit will be submitted concurrently with a building permit, which will require approval prior to construction. A Stormwater Pollution Prevention Plan (SWPPP) will be required by the Wyoming Department Environmental Quality (DEQ).

I. NATURAL HAZARDS TO AVOID

Floodplains – A portion of this 10-acre parcel is included within FEMA Flood Zone A where Base Flood Elevations (BFE) needed determination. Harmony Design and Engineering has completed a study on the area to determine the 100-year Base Flood Elevation. Upon analysis of all of the factors using a system of cross sections as well as LiDar data, they determined that the BFE for the site is 6217.48 feet and recommended that all structures be located a minimum of one foot above that for all construction. As a result, the Applicant will construct all structures at least 1.5 feet above this elevation. A Letter of Map Revision (LOMR) has been completed and is Attached in **Section 6**.

J. SIGNS

Hidden Hollow anticipates completion of signage design in the near future and will submit the Signage Design Plan during future building permit submittal.

K. GRADING, EROSION CONTROL, STORMWATER

See subsequent Engineer's report in **Section 2** of this application for discussion on these items.

L. ALLOWED USES & USE REQUIREMENTS

1. **Allowed Uses** – The proposed uses within the Hidden Hollow development include Single-family detached residential, Townhome, Condominium and Apartment rental uses. As allowed by the PUD master Plan.

2. **Parking** – See subsequent Engineer’s report in **Section 2** of this application for discussion on these items.

M. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

1. **Standards applicable to all Subdivisions** - Hidden Hollow will adhere to all standards provided in Section 7.2.2 of the LDRs which include Applicant responsibilities, required permits, installation, working with a professional engineer, over sizing and off-site improvements, and acceptance by the ToJ.
2. **Land Division Standards** – Will comply with Section 7.2.4 below
3. **Condominium and Townhouse Subdivision** – While this development plan contemplates rental housing, should any portion ever be reverted back to condominium, Hidden Hollow will adhere to all standards provided in Section 7.2.4 of the LDRs which include recordation of a Final Plat, adhering to Building and Fire Code, Tenant Notification, Site Compliance, and Townhouse Subdivision which includes common lots, maximum lot sizes and building official review.

N. RESIDENTIAL SUBDIVISION REQUIREMENTS

1. **Affordable Housing** – Affordable Housing Mitigation for Hidden Hollow is detailed on the mitigation plan attached in **Section 6**.
2. **School and Parks Exactions** – Total schools and park exactions for the 20 townhomes as fee-in lieu, is \$87,925.00 to be collected at the time of recordation of the townhouse plat. Calculations are provided in **Section 6**. The exactions for the single family lots totaling \$61,100.00 will be collected with the recordation of the recently approved Hidden Hollow 1st addition to the Town of Jackson Plat.

O. INFRASTRUCTURE

1. **Transportation Facilities** – see plan sheets provided in **Section 5**.
2. **Required Utilities** – see plan sheets provided in **Section 5**.

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SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

This Development Plan Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related issues for the development of the Hidden Hollow PUD.

B. SETTING

The site is located two blocks north of Town Square. Historically the site was hay meadow, rangeland, and natural wetlands adjacent to the Elk Refuge and Cache Creek. As Town developed Cache Creek was routed in a pipeline and the natural channel and hydrology was disrupted. Over time and under the ownership of the US Forest Service the parcel was developed for seasonal housing that was fairly spread out across the site. The site is bordered on the north and east by a U.S. Fish and Wildlife Service National Elk Refuge. The Refuge is approximately 6 miles wide and 10 miles long. There is an 8’ high elk fence on the eastern boundary. Also, to the north is Flat Creek as it exits the Refuge and enters the Town of Jackson. On the south is the Teton County Recreation Center and Jackson Elementary School, and the west is the mostly commercial district of north Jackson. There are several existing utilities on site left over from the Forest Service housing that will be removed.

C. SOILS AND SITE CONDITIONS

The upper soils of the site are semi-permeable flood plain deposits consisting of sands and clay ranging from just a few feet to more than ten feet. Foundation designs will consider the soil types and their structural stability carefully. Subsoils are alluvial gravels and provide good structural stability for foundation. A geotechnical investigation by Y2 Consultants was published on April 27, 2016 and included with the approved Sketch Plan application which is on file with the TOJ Planning Department. This report provides a more detailed description of the soil conditions of the site. Specific recommendations for construction are made within the report.

D. GROUNDWATER, STREAMS, & RIVERS

High groundwater exists on this parcel. Historic information indicates high groundwater elevations of between 2 feet below ground surface on the northwest corner of the lot to about 7 feet below ground surface on the southeast corner of the parcel. Groundwater levels fluctuate 3 to 5 feet during the year. Groundwater is highest in the west and north of the property and drops towards the east and south in the direction of the Elk Refuge boundary. Building foundations will need to take into account the elevation of groundwater and utility installation should be timed to avoid the high cost of dewatering during high groundwater periods.

E. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

Development on the site accommodates stormwater by routing it through the available green spaces on site, the use of stormwater treatment units, and detention areas placed strategically around the site. These areas are sufficient to accommodate storm water runoff. The parcel is relatively flat and underlain by semi-permeable surface soils and very permeable subsoils. The units are spaced to provide landscape areas around the buildings that will help infiltrate stormwater and spring snow melt water. The expected runoff from the two large buildings will be channeled through roof drains and a piping network and connected to the stormwater utility onsite. Details of the stormwater system have been submitted in Phase 1a FDP, approved February 6, 2017.

A Grading and Erosion Control Permit will be submitted to the Town for approval prior to beginning of Phase 2. This GEC permit application will include drawings that will have incorporated any revisions and comments made during the Final Development Plan process and as a result of incorporating final design elements and coordination with the Town and other utility companies.

F. ROADS AND ACCESS

Access to the site is gained via the extension of Mercill Avenue on a 40' wide strip of land that is part of the Hidden Hollow parcel and will be the main access to this parcel for the future. A 10' wide Special Use Permit (#JAC103304) was obtained from the United States Forest Service(USFS) to accommodate a 10' pathway on the North side of the Mercill Avenue. A 10' wide pedestrian access easement was obtained from Kudar Enterprises, Inc. property to the south to accommodate a 6' wide sidewalk. This makes the entire corridor 60' wide. The access into the property on Mercill Avenue has been approved by WyDOT and is currently undergoing improvements. The final design includes a two lane, 60-foot-wide road with a 6' sidewalk on the south and a 10' multi-use pathway on the north. The pathway and sidewalk will each have a buffer strip of about 5 feet between them and the roadway for safety, comfort of the users, and snow storage.

G. TRAFFIC

A revised Traffic Impact Study (TIS) was submitted in the Phase 1a FDP, approved February 6, 2017. This version of the TIS addresses the minor comments provided by WyDOT after they approved the first TIS during the sketch plan process in a letter attached in **Section 8**. The study finds that the Hidden Hollow development will have an increased trip generation impact on the North Cache – Mercill intersection. However, this increased impact is mitigated by the fact that this intersection is currently signalized. The increased traffic coming to and from the eastern Mercill extension will flow in a manner that is consistent with the current signalization and will therefore have a reduced impact on the traffic inbound and outbound along North Cache than it would if it were not currently signalized.

The new east leg of Mercill Avenue coming from the property to Cache will be a two-lane roadway, one in and one out. The Applicant has worked with the Town Staff and WyDOT to arrive at this configuration. This intersection configuration is easier for pedestrians and bicycles to navigate because of the width and will line up well with the west leg of Mercill.

Multi-modal transportation options are abundant in the vicinity of Hidden Hollow. They include several pedestrian and bicycle connections in close proximity to local town commercial services and are within walking distance of the Recreational Center and the School. Finally, the Town Shuttle operated by START flows in both East and west bound directions nearby to the site. The Town Shuttle has 4 stops with 30-minute intervals all within a one block walking distance to the Mercill and North Cache Intersection. Proximity to multi-modal options will be an incentive for residents to choose alternative modes of transportation for their short and medium distance trips.

H. PARKING

The lowest floor of these buildings, which is situated partially underground, will provide a minimum of 89 spaces for the 3 buildings. These parking structures will be screened and out of site from the pedestrian view as directed by the Comprehensive Plan. Surface parking for the multi-family buildings will be elevated approximately 5' from existing grade as shown in the attached Site Plan in **Section 5**. That grade difference will allow users of the surface parking to enter the second floor without the use of an elevator or stairs.

The townhomes will have 2 spots per unit (one inside and one outside). The townhomes will also have some guest parking in addition to on street parking where available. There are several on street parking spaces provided along the interior road that will provide for guest parking and have a traffic calming effect reducing vehicle speeds through the neighborhood.

I. PATHWAYS

A 10' wide multi-use pathway is planned parallel to, and on the north side of the new east leg of Mercill Avenue. This will provide pedestrian and bicycle connectivity from North Cache to the site. At the east end of the "flag pole" strip, this path will turn north and run parallel with the common boundary of the remaining USFS parcel beside Multi-family buildings 4/5 & 1 as proposed in the Sketch Plan. This strip between the property boundary and the back wall of the building will serve as a utility line easement and a pathway route providing connectivity to the north and a future path through the Wyoming Game and Fish property. The project team will make efforts to mitigate this area through grading features, landscaping and aesthetic building and window treatments. These efforts will help provide a more human scale to this area. A connection with King Street to the south will be essential to link pedestrian and bicycle trips traveling to East Jackson or northerly from the Rec Center and the School and will serve an emergency access for ambulances and fire trucks. Internal pathways and sidewalks will provide safe pedestrian travel throughout the site.

J. WATER

The water system work for all of Hidden Hollow was shown in the Phase 1a plans. This Phase includes Line B as shown in the Phase 1a and 1b documents. The overall system includes extending the ToJ water mains to serve this new development with a connection through the USFS parcel under Rosencrans Drive and a second connection at the intersection of Mercill Avenue and North Cache. This allows for looping the line to provide adequate pressure and flows for fire suppression supply. Currently all of this work is complete and the water line is pressurized and tested. A future connection from King Street through the Rec Center parcel is planned when that area is updated. All connections to the single-family homes and townhomes are completed to the curb stops. Any revisions resulting from Town or DEQ comments will be included in the Grading and Erosion Control permit required prior to construction. Water demand estimates for this phase are shown below. The development of this Phase represents approximately 38% of the total flows expected from the overall project.

	Ave. Day	Max. Day	Peak Hour
Buildout Demand	57,928 gal	157,590 gal	328.5 gpm

K. WASTEWATER

Wastewater will be treated via connection to the Town sewage collection and treatment system. All main sewer lines shown in Phase 1a plans are completed. Sewer lines for GEC1B are currently under construction and we anticipate completion of this portion of the utilities by the end of summer 2018. Service lines to the single-family lots and townhome buildings are complete. Wastewater projections for this phase are shown below.

	Ave. Day	Max. Day	Peak Hour
Buildout Demand	32,690 gal	54,450 gal	113.4 gpm

L. CABLE UTILITIES AND GAS

Power and Communications lines will be accessible to all units on the project. Lower Valley Energy Electrical Power and Natural Gas, Silverstar Fiber-Optic Communications, Charter Cable Television and Communication, and Century Link communications services are all available to this location. Opportunities to connect to all of these service providers will be afforded all units pending negotiations. Spare conduit may be provided should other utilities not currently contemplated be needed.

M. SNOW STORAGE

Hidden Hollow PUD has 3.42 acres of impervious surfaces requiring .08 acres of snow storage. The Applicant will provide greater than four times the requirement with 0.35 acres of snow storage located throughout the site. Snow storage will be coordinated with the landscaping to limit damage that can occur during snow clearing. Additionally, the open space central to the site can provide additional storage in large snowfall years.

SECTION 3 – RESPONSE TO PREVIOUS CONDITIONS OF APPROVAL AND PHYSICAL DEVELOPMENT REQUIREMENTS

- **3.1 Response to Previous Conditions of Approval**
 - **3.2 Housing Mitigation Plan**
 - **3.3 Park and School Exaction Calculations**

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Sketch Plan Conditions for Approval — P16-079

1. *The applicant shall prepare a Final Mitigation Plan providing comprehensive mitigation methodology for the on-site mitigation of wetland impacts, with an estimate for the cost of wetland mitigation implementation for review, approval and inclusion in the required Development Agreement prior to any development on the site.*

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

The applicant shall be required to address all staff comments related to the final Mercill Avenue extension design as part of the first Development Plan for any portion of the site.

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

2. *The applicant shall revise the proposed site plan to include an emergency vehicle only access point to south of the area of the future King Street connector prior to 1st reading of the PUD ordinance.* **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017**

3. *The applicant shall revise the proposed internal streets to including 2 or 3 curb extensions to delineate parking areas, provide no striping on any of the streets, adjust the proposed curb radius to 10' or less and provide internal pedestrian crossings with raised crossings (tabletops 3-4" above street grade) and/or using different coloring and/or texture to delineate these areas prior to 1st reading of the PUD ordinance.*

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

4. *The applicant shall enter into a Development Agreement with the Town prior to any development permits being issued for the site that identifies the ownership (public or private) of all on and off site infrastructure, who would be responsible for completing infrastructure improvements (Town or applicant), the timeline for all improvements, who would be responsible for paying for improvements (Town, applicant or cost share), and a timeline and associated bonding for all required improvements)* **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017**

• *Onsite Improvements: The Town would take over ownership of the on-site sewer and water infrastructure upon inspection by the Town. All roadways, sidewalks, pathways, storm water, wetlands, and other utilities will remain the responsibility of the applicant and ultimately the Home Owners Association (HOA). All utilities will be installed 100% at the applicant's expense, with no contribution from the Town. The Town shall determine whether an onsite sewer lift station is necessary and acceptable to the Town prior to execution of the Agreement.*

- *Mercill Avenue Extension: The Town would take over ownership of all infrastructures (water, sewer, storm sewer, curb gutter and roadway surface, pathway, etc.) upon inspection by the Town. In addition, the Town agrees to cost sharing/reimbursement for all infrastructures above and beyond that required by the Hidden Hollow Development and improvements above and beyond the 40' of future right of way. Reimbursement could be by the Town upon completion of the work or from future property owners as they request connection and use of the shared Town infrastructure.*

- *Off-site Water: The Town would take over ownership of a new water main within Rosencrans upon inspection by the Town. The applicant is not requesting the Town cost share/reimbursement for this water main. The Town would be responsible for securing a special use permit or other instrument from the Forest Service for installation, and maintenance of the water main.*

- *Off-site Sewer: The Town would be responsible for any off-site sewer improvements deemed necessary.*

- *Phasing Plan: As described in the PUD-Master Plan, with the exception that no work shall commence on the site until final approval of all planning applications is granted by the Town.*

5. *The applicant shall provide as part of all Development Plan applications for Areas B and C a detailed landscape plan describing the proposed improvements and function of all identified outdoor/recreation areas to address the outdoor amenity needs of residents of the site. INCLUDED IN SECTION 5.*
6. *The applicant shall provide public access for pedestrians and cyclists through the site as part of the first Final Plat or sooner if deemed necessary by the Planning Director. INCLUDED WITH HIDDEN HOLLOW FIRST ADDITION PLAT APPLICATION.*
7. *The applicant shall provide a breakout of the workforce housing mix of rental to ownership units at the time of Development Plan for review and approval by Town Council. SEE SECTION 3.2 PHYSICAL DEVELOPMENT.*
8. *The applicant shall provide a detail storm and water plan of the first Development plan for review and approval of staff and town Council against all town and State requirements. SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017*

9. *The applicant shall provide a detail pedestrian lighting plan as part of the first Development Plan for review and approval by the town council. **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017***

Planned Unit Development (PUD) Conditions for approval – P16- 080

1. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to make all clarifying edits recommended by staff and any edits needed to implement conditions of approval of the Sketch Plan and PUD. – **COMPLETED***
2. *Prior to 1st reading of the PUD ordinance the applicant shall amend Section 1.4.A of the Master Plan to clarify the intent of the Master Plan regarding “previewed” standards from an LDR Section. – **COMPLETED***
3. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to specify the documents that must be provided in order for the Master Plan to be considered amended. - **COMPLETED***
4. *Prior to 1st reading of the PUD ordinance the applicant shall delete the definition of dwelling unit from the Master Plan. - **COMPLETED***
5. *Prior to 1st reading of the PUD ordinance the applicant shall complete Section 2.1.A of the Master Plan by allocating dimensional limitation allowances and requirements to Areas B, C, and D consistent with the Sketch Plan and Overall PUD approval. - **COMPLETED***
6. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to require all Area B development to complete a Development Plan. - **COMPLETED***
7. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to include a maximum scale of use for Local Convenience Commercial of 2,000 sf, excluding basement. - **COMPLETED***
8. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to clarify the applicable amendment process for adjusting the maximum sales price of an affordable housing unit. - **COMPLETED***
9. *Prior to 1st reading of the PUD ordinance all attachments shall be included with the Master Plan upon review and approval by staff. - **COMPLETED***

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SECTION 4 – PHASING AND ARCHITECTURE
11" X 17' FORMAT

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**SECTION 5 – CIVIL, LANDSCAPE, LIGHTING
DRAWINGS 11" X 17' FORMAT**

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SECTION 6 – SUPPORTING INFORMATION

- **6.1 Master Plan (Redline)**
- **6.2 Site and Pedestrian Plan from Sketch Plan**
 - **6.3 Base Flood Elevation Study**
 - **6.4 FEMA Letter of Map Revision**
 - **6.5 Water Demands**
 - **6.6 Sewer Flow Projections**
 - **6.7 Parking Management Plan**

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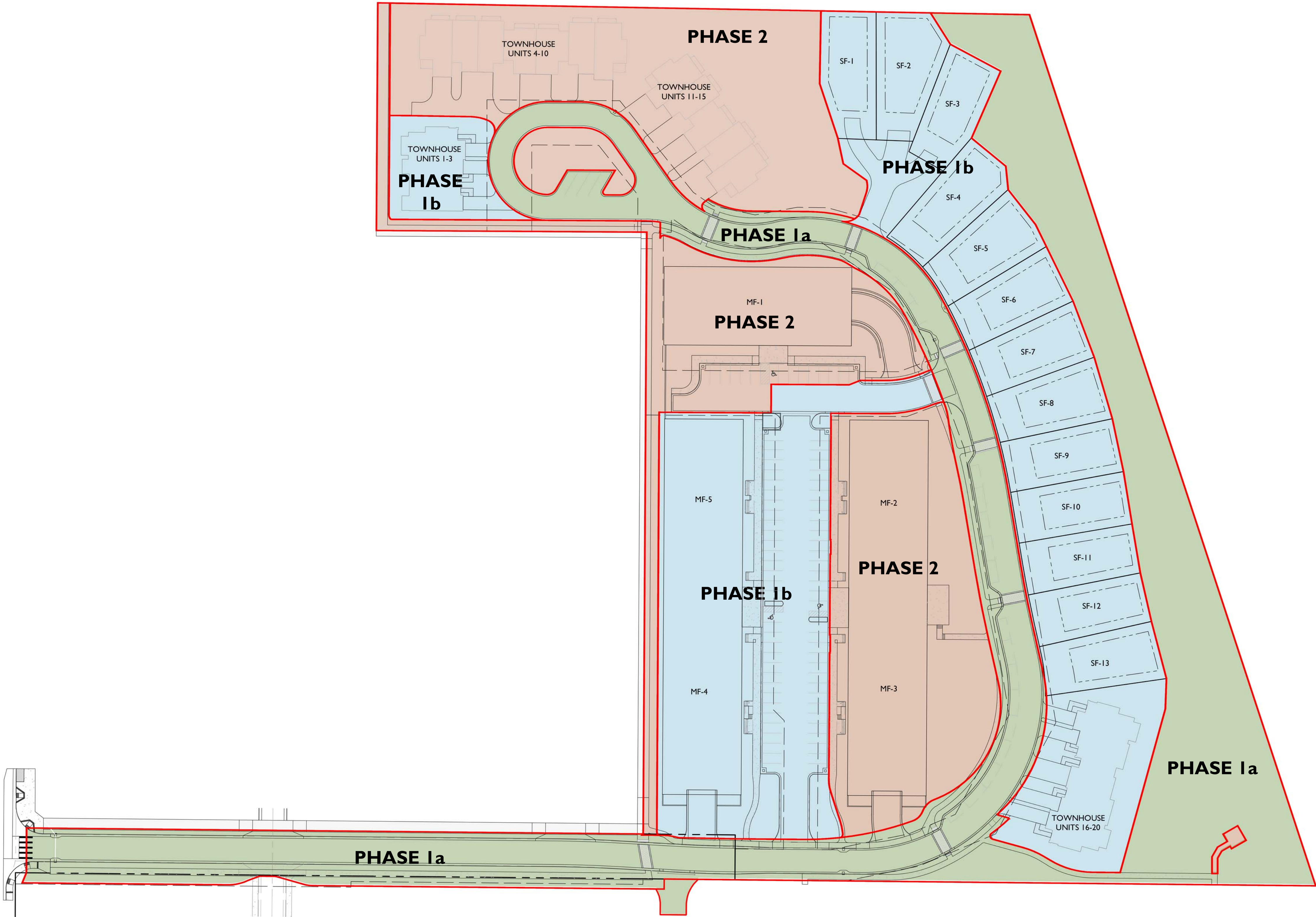
SECTION 7 – APPLICATION MATERIALS

- 7.1 Application
- 7.1.2 Pre-Application Conference Summary
 - 7.2.1 Quitclaim Deed
 - 7.2.2 Letter of Authorization
 - 7.3 Title Report

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LEGEND

- PHASE 1a
- PHASE 1b
- PHASE 2



HERSHBERGER DESIGN

Landscape Architecture · Environmental Planning · Urban Design

560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:

· 02.06.2017

PHASE 1a FDP

· 03.14.2018

GEC SUBMISSION

· 06.15.2018

Hidden Hollow Update / Final Phasing Plan

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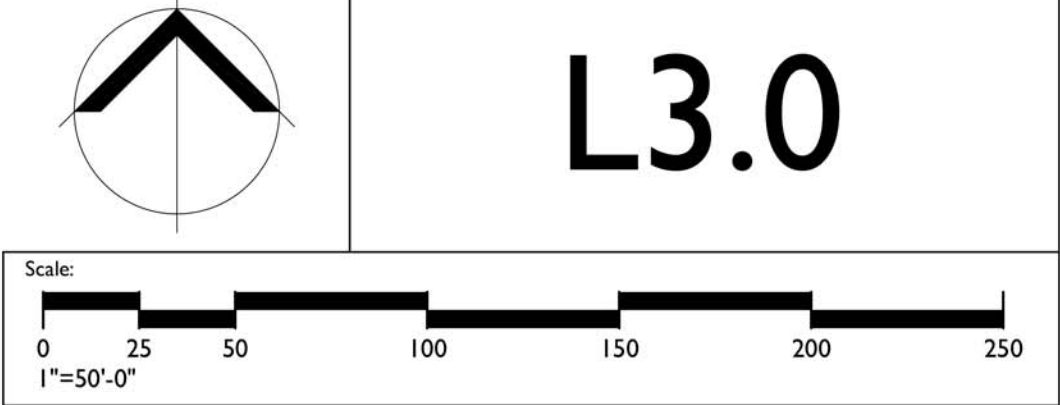
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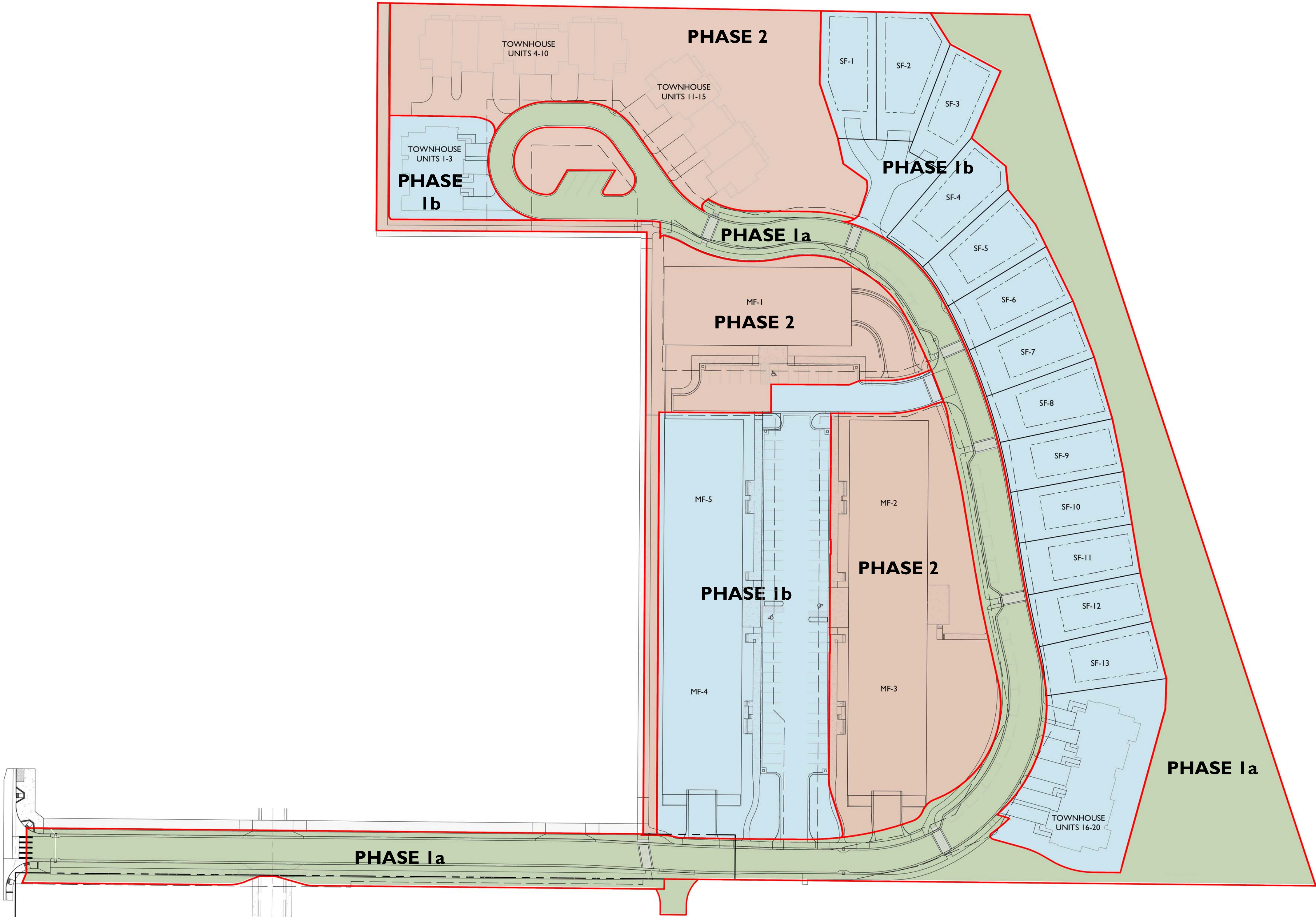
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LEGEND

- PHASE 1a
- PHASE 1b
- PHASE 2



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560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:

· 02.06.2017

PHASE 1a FDP

· 03.14.2018

GEC SUBMISSION

· 06.25.2018

Hidden Hollow Update / Final Phasing Plan

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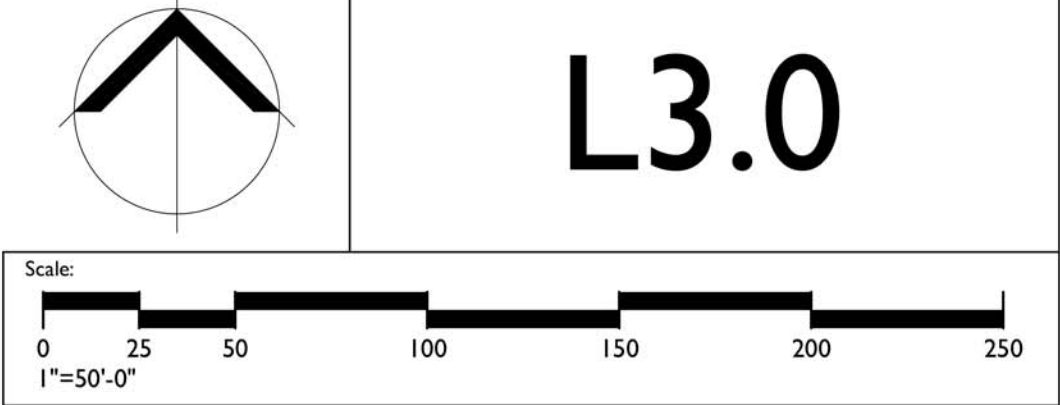
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PHASING PLAN

Drawing Number:

L3.0



HIDDEN HOLLOW

PHASE 2 FDP

JACKSON, WY



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f 307.733.9954



VICINITY MAP
SITE LOCATION



SHEET INDEX:	
G101	COVER
A101	FLOOR PLANS- ALL APARTMENTS
A102	FLOOR PLANS- BUILDING 2/3
A103	FLOOR PLANS- BUILDING 2/3
A104	FLOOR PLANS- BUILDING 1
A105	FLOOR PLANS- BUILDING 1
A106	UNIT LAYOUTS
A200a	PERSPECTIVE IMAGES
A200b	PERSPECTIVE IMAGES
A200c	PERSPECTIVE IMAGES
A201	BUILDING 2/3 ELEVATIONS
A202	BUILDING 1 ELEVATIONS
A301	BUILDING 2/3 SECTIONS
A302	BUILDING 1 SECTIONS
A901	MATERIALS

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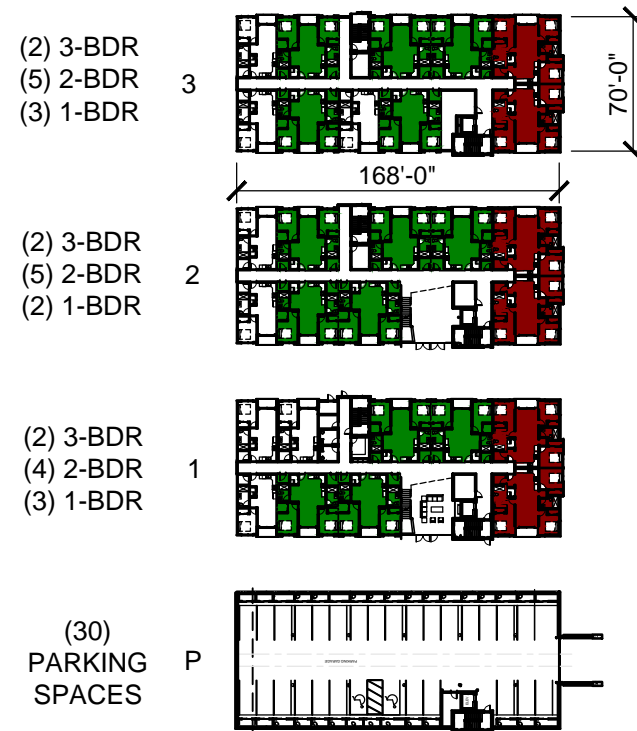
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REVISION

REF SHEET

SHEET NAME
G101

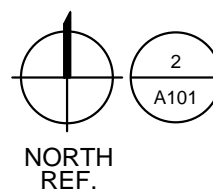


11,517sf/ PLATE (GROSS)
32,993sf/ BUILDING (NET)
8,641sf CIRCULATION/PUBLIC (26%)

TOTALS
(6) 3-BDR = 6,996sf
(14) 2-BDR = 13,706sf
(8) 1-BDR = 5,136sf
(28) UNITS = 25,838sf

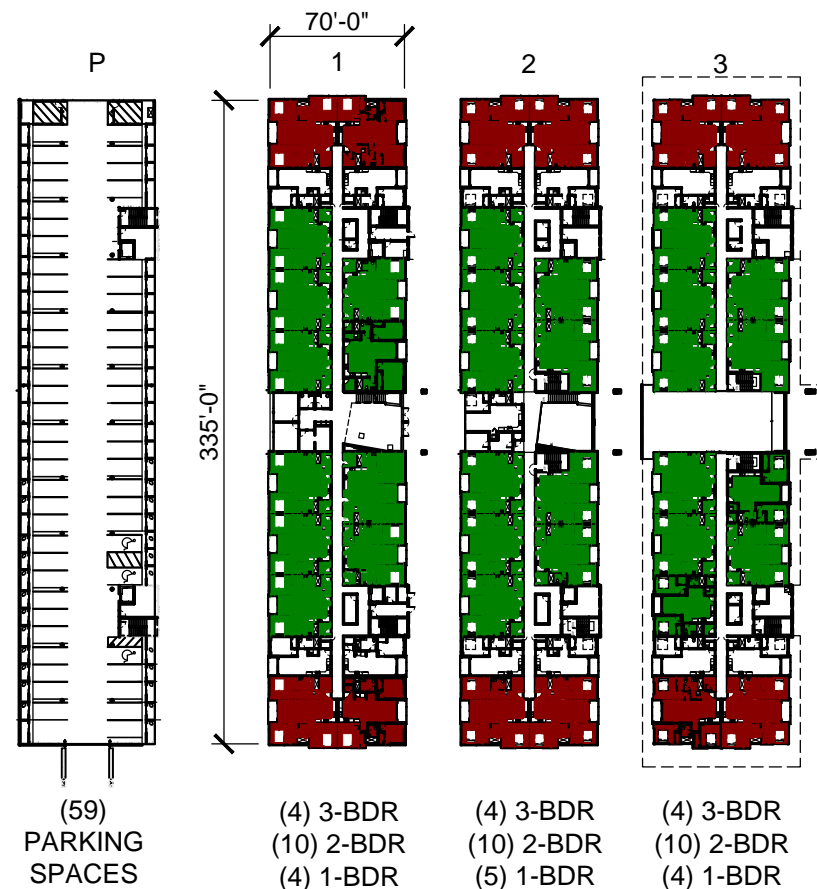
3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

TOTALS- ALL BUILDINGS
(30) 3-BDR
(75) 2-BDR
(33) 1-BDR
(138) UNITS
129,591sf TOTAL FAR
W/O CIRCULATION



Building 1 Floor Plan

1:100



22,828sf/ PLATE (GROSS)
65,343sf/ BUILDING (NET)
14,338sf CIRC./PUBLIC (22%)

TOTALS
(12) 3-BDR = 13,992sf
(30) 2-BDR = 29,370sf
(13) 1-BDR = 8,346sf
(55) UNITS = 51,708sf

22,828sf/ PLATE (GROSS)
65,343sf/ BUILDING (NET)
14,071sf CIRC./PUBLIC (21.5%)

TOTALS
(12) 3-BDR = 13,992sf
(31) 2-BDR = 30,349sf
(12) 1-BDR = 7,704sf
(55) UNITS = 52,045sf

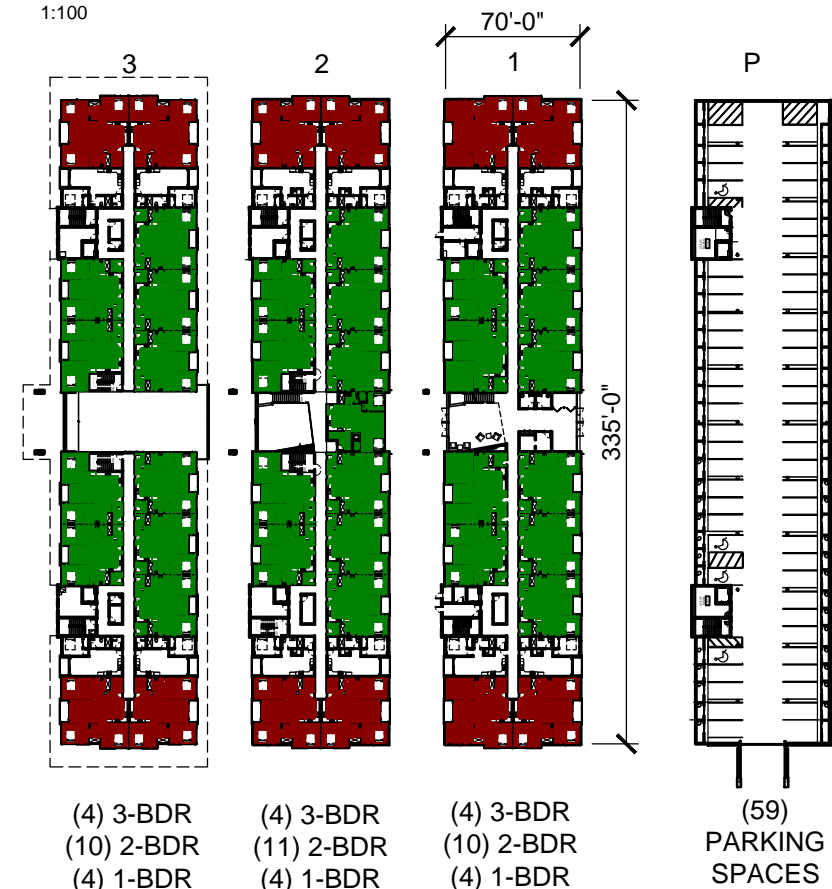


Building 4/5 Floor Plan

1

A101

1:100



Building 2/3 Floor Plan

3

A101

1:100



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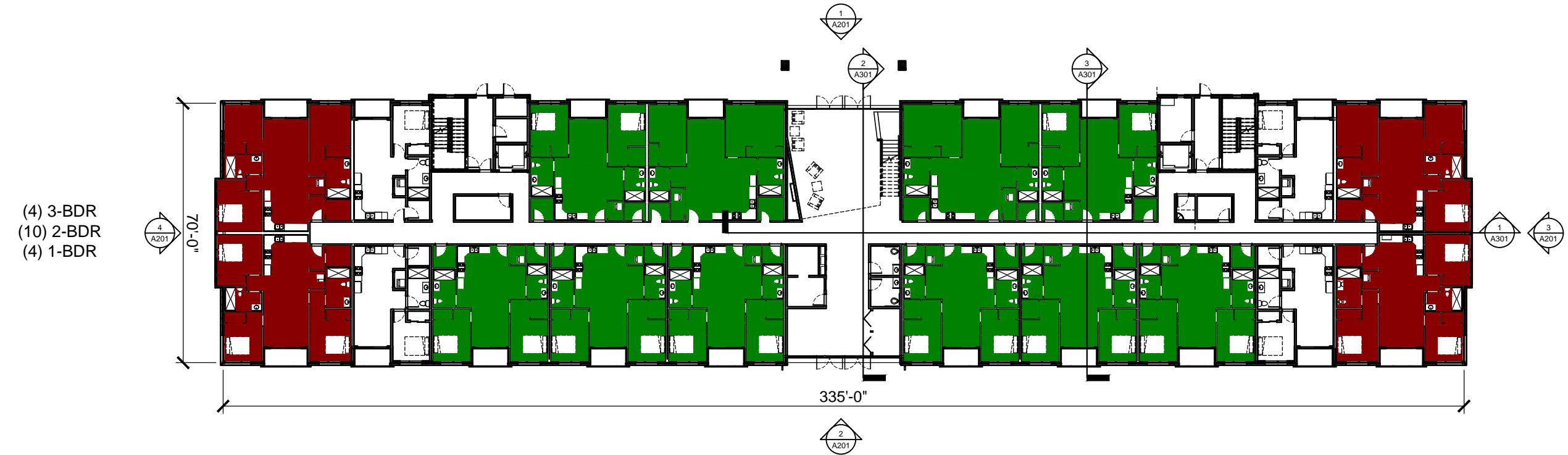
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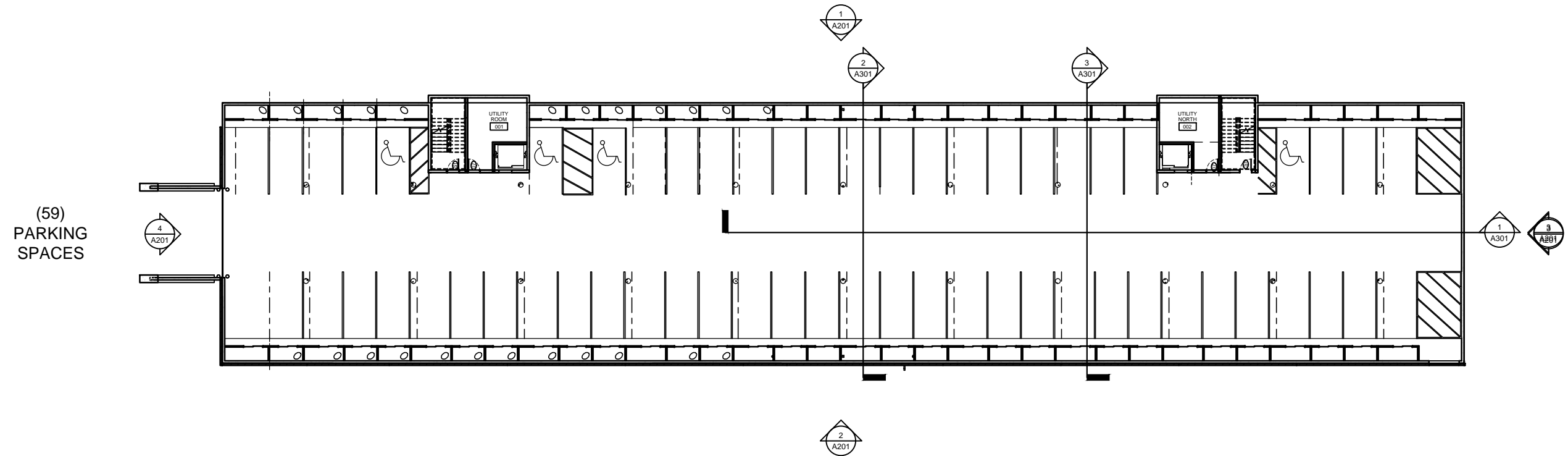
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SHEET NAME
A102



■	3-BDR	1,166 sf
■	2-BDR	979 sf
■	1-BDR	642 sf

1 A102 Main Floor Plan - Building 2/3
1/32"=1'-0"



2 A102 Parking Level Plan - Building 2/3
1/32"=1'-0"



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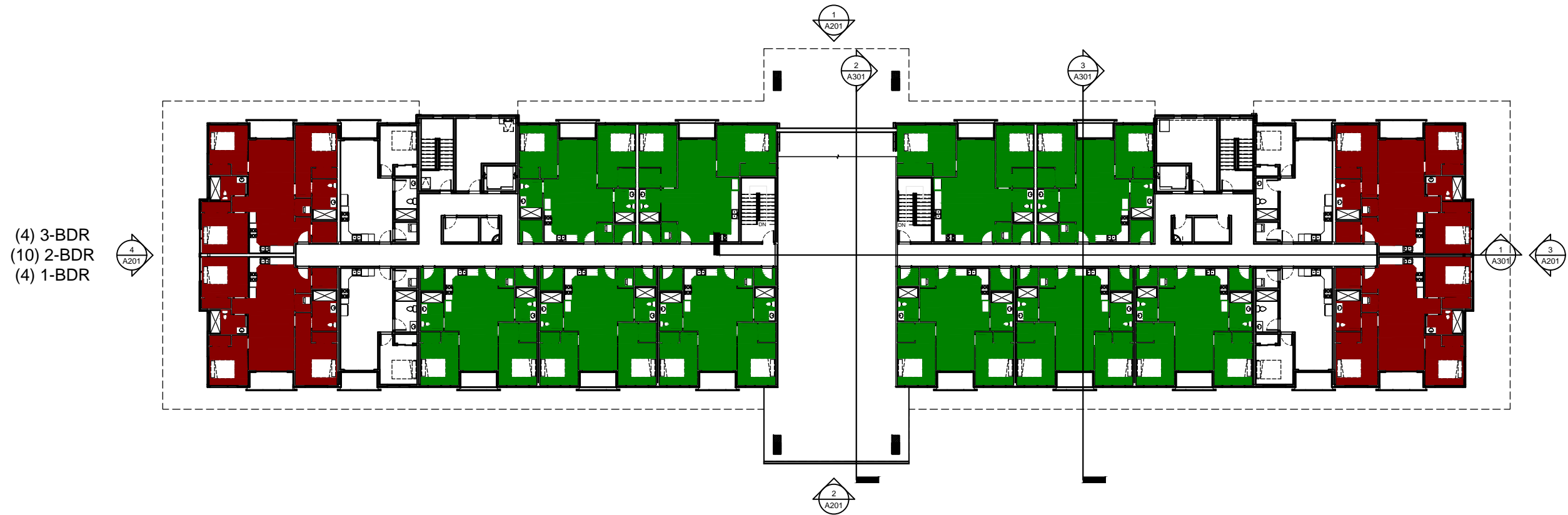
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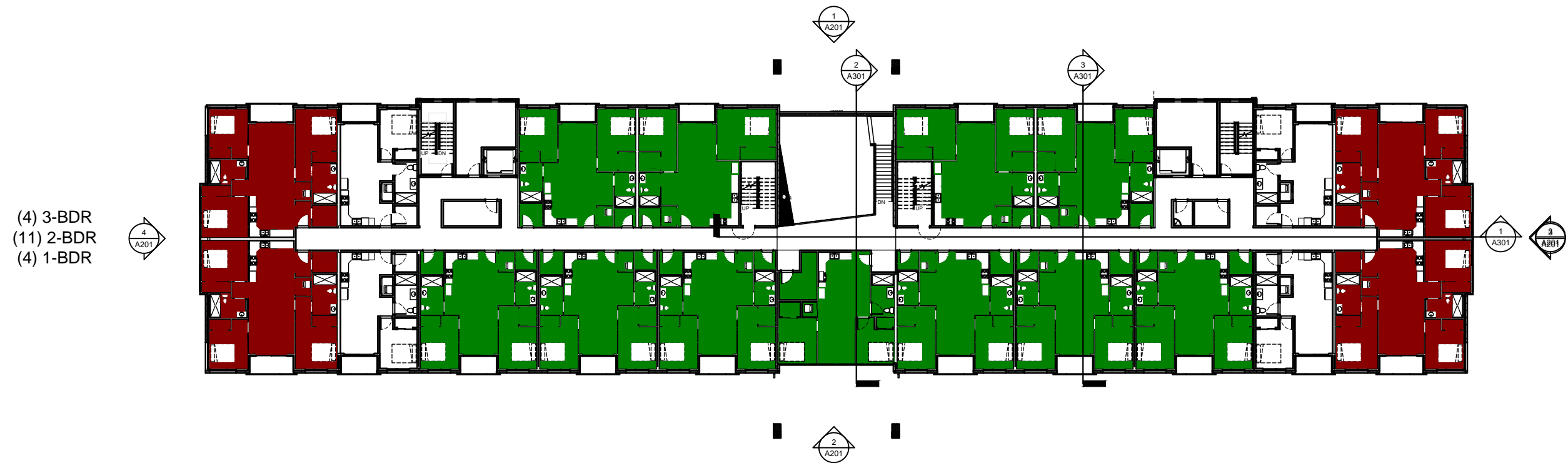
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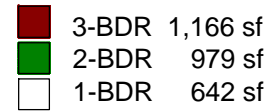
3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

1 A103
Third Floor Plan - Building 2/3
1/32"=1'-0"



(4) 3-BDR
(11) 2-BDR
(4) 1-BDR

2 A103
Second Floor Plan - Building 2/3
1/32"=1'-0"





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REF SHEET

SHEET NAME
A105



3-BDR	1,166 sf
2-BDR	979 sf
1-BDR	642 sf





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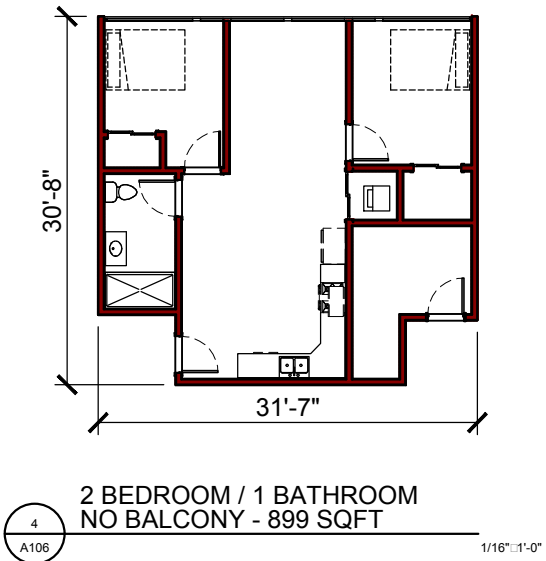
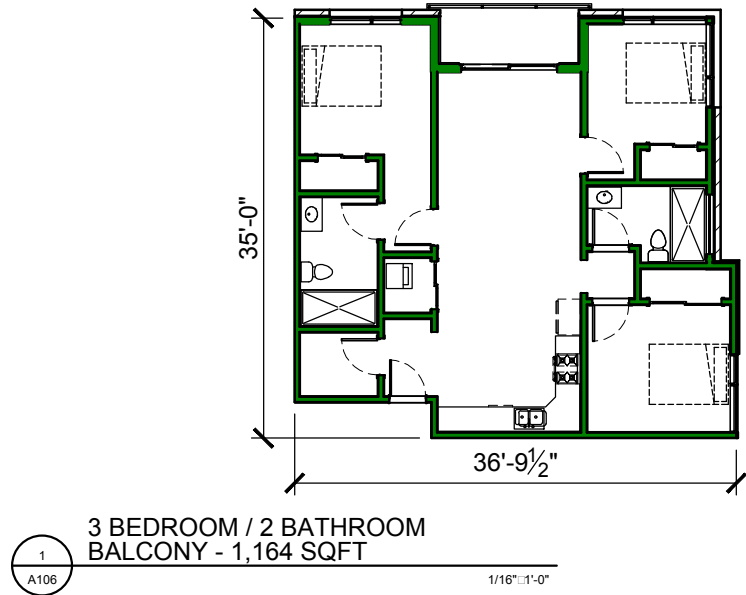
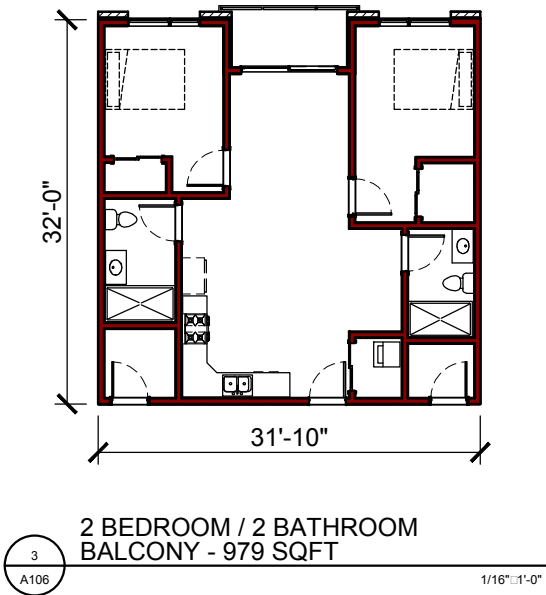
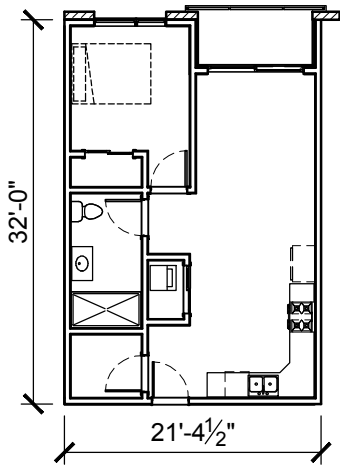
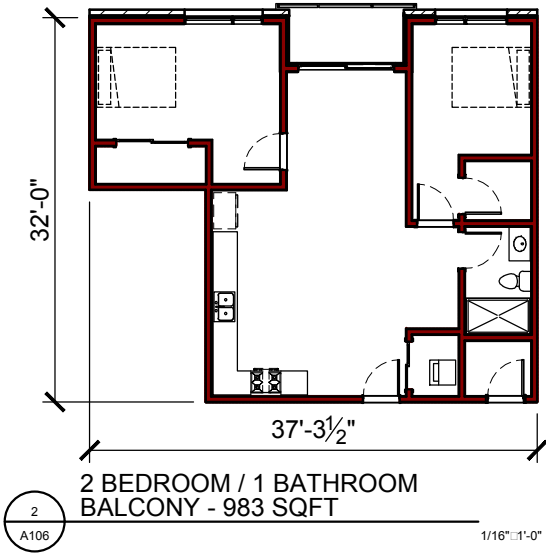
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REF SHEET

SHEET NAME
A106





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REVISION

PERSPECTIVE LOOKING NORTHEAST

REF SHEET

SHEET NAME
A200a



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REVISION

PERSPECTIVE LOOKING NORTHWEST

REF SHEET

SHEET NAME
A200b



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REVISION

PERSPECTIVE LOOKING SOUTHWEST

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SHEET NAME
A200c



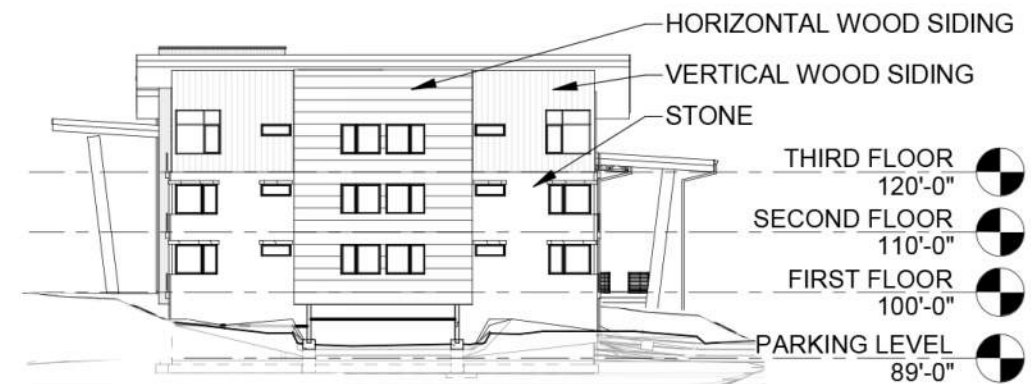
1 OVERALL WEST ELEVATION
A.201 1/32" = 1'-0"



2 OVERALL EAST ELEVATION
A.201 1/32" = 1'-0"



3 OVERALL NORTH ELEVATION
A.201 1/32" = 1'-0"



4 OVERALL SOUTH ELEVATION
A.201 1/32" = 1'-0"

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REF SHEET

SHEET NAME
A201



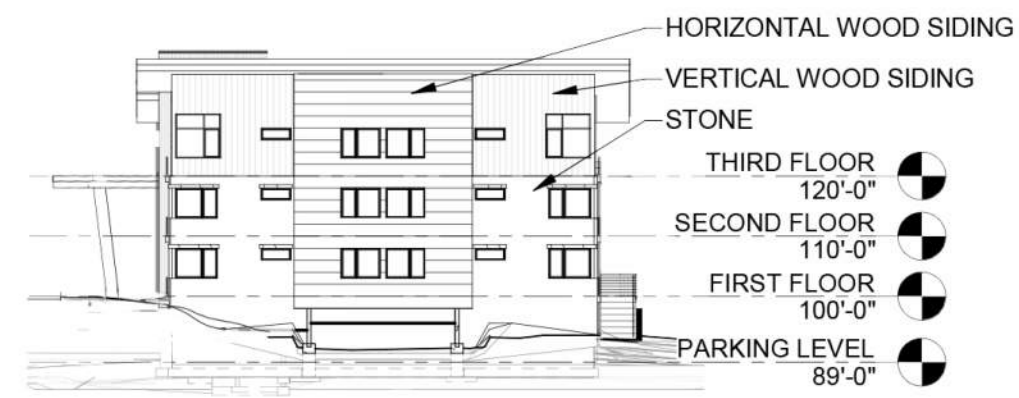
BUILDING 1
OVERALL SOUTH ELEVATION
1
A.202 1/32" = 1'-0"



BUILDING 1
OVERALL NORTH ELEVATION
2
A.202 1/32" = 1'-0"



BUILDING 1
OVERALL WEST ELEVATION
3
A.202 1/32" = 1'-0"



BUILDING 1
OVERALL EAST ELEVATION
4
A.202 1/32" = 1'-0"

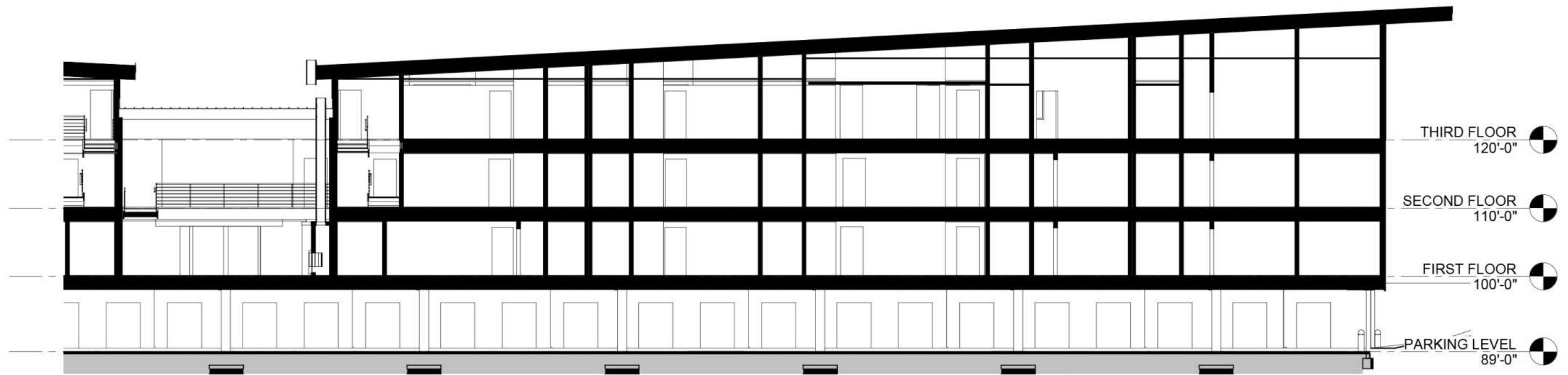
JACKSON, WY
HIDDEN HOLLOW

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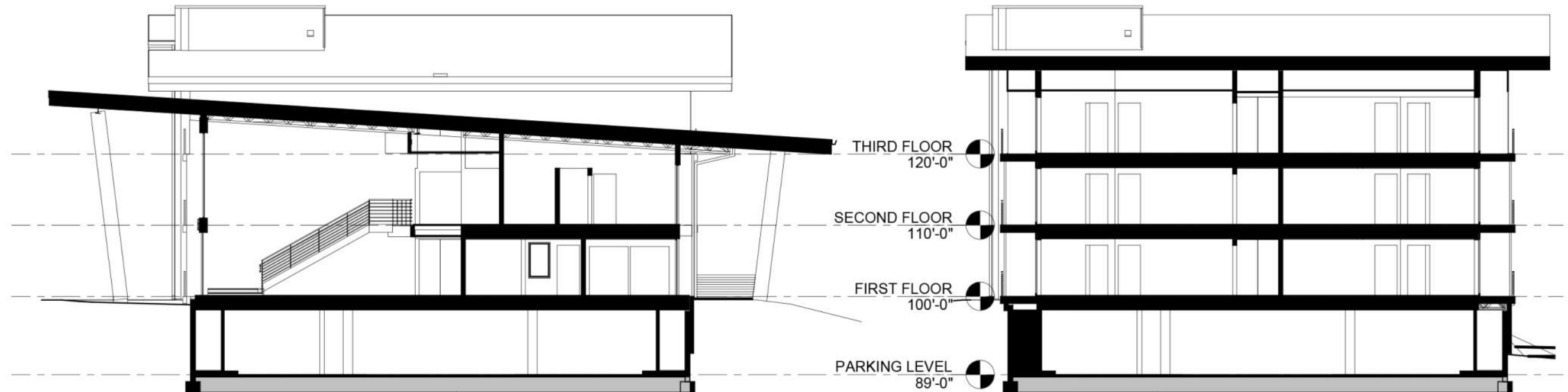
CHECKED BY
ZEREN
DATE
6.15.2018
REVISION

REF SHEET

SHEET NAME
A202



1 BUILDING SECTION SOUTH
A.301 1/16" = 1'-0"



2 LOBBY BUILDING SECTION
A.301 1/16" = 1'-0"

3 BUILDING CROSS SECTION
A.301 1/16" = 1'-0"

JACKSON, WY
HIDDEN HOLLOW

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CHECKED BY
ZEREN

DATE
6.15.2018

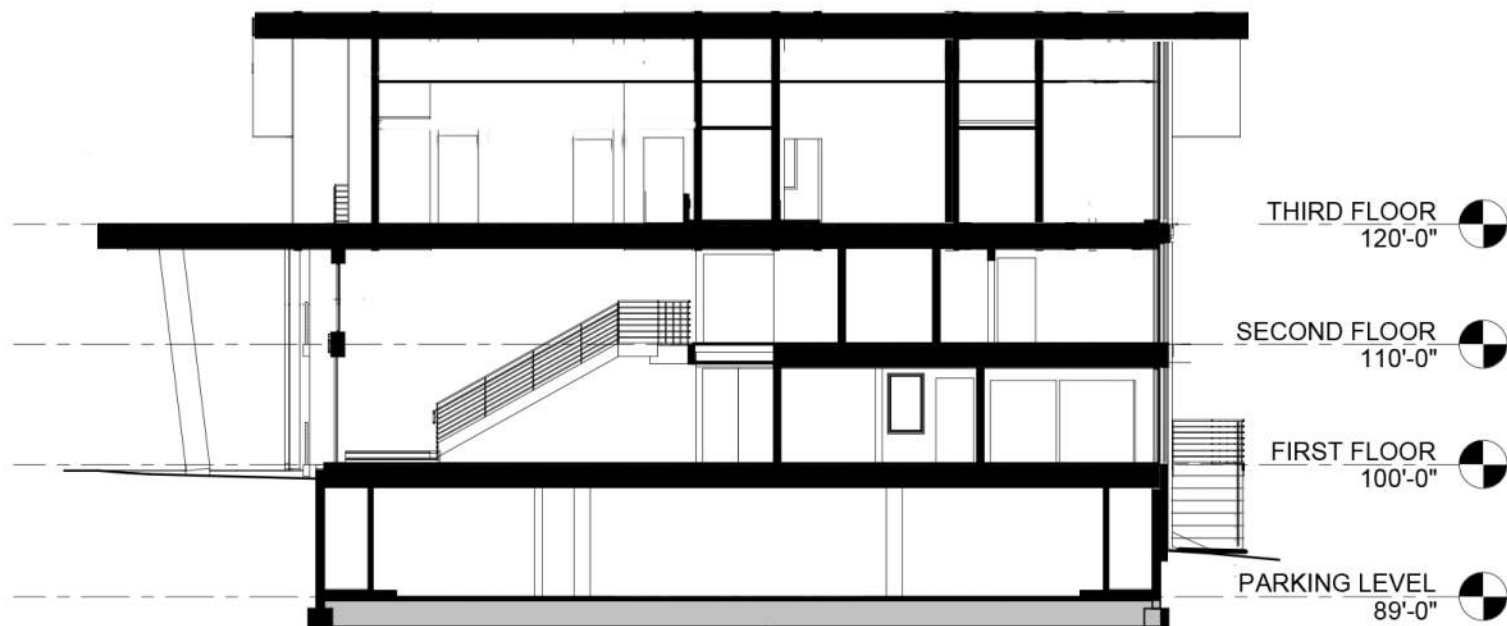
REVISION

REF SHEET

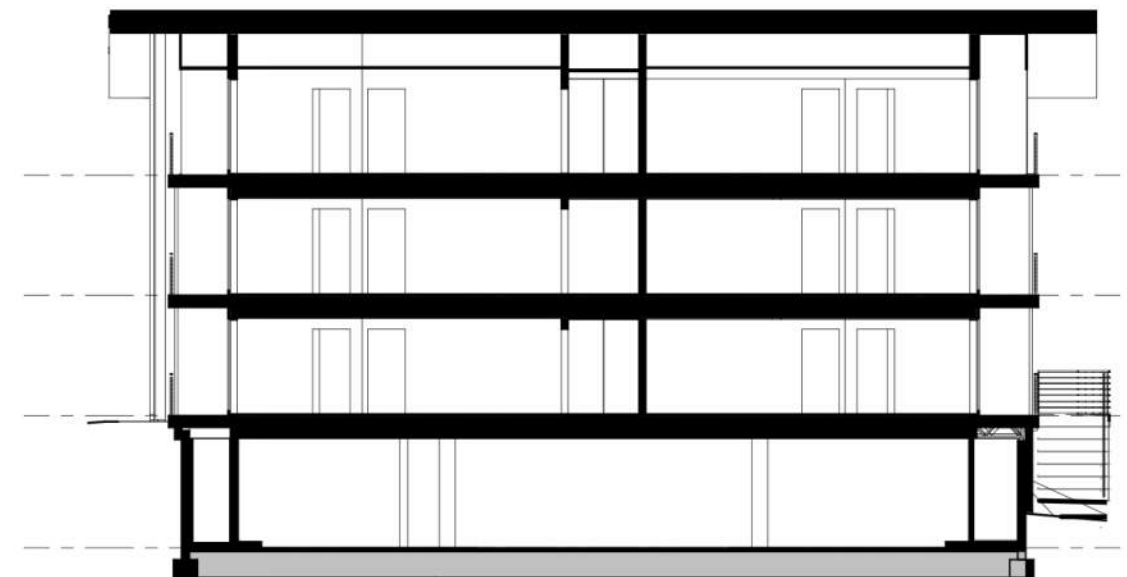
SHEET NAME
A301



1 BUILDING 1 - NORTH SECTION
A.302 1/16" = 1'-0"



2 LOBBY BUILDING 1-SECTION
A.302 1/16" = 1'-0"



3 BUILDING CROSS SECTION
A.302 1/16" = 1'-0"

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DATE
6.15.2018

REVISION

REF SHEET

SHEET NAME
A302



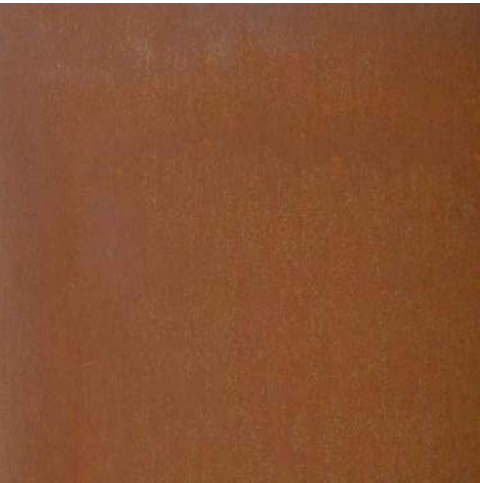
JACKSON, WY
p 307.733.9955
f 307.733.9954



VERTICAL WOOD SIDING



HORIZONTAL WOOD SIDING



CORTEN STEEL



STONE



WINDOWS & FLASHING

JACKSON, WY
HIDDEN HOLLOW

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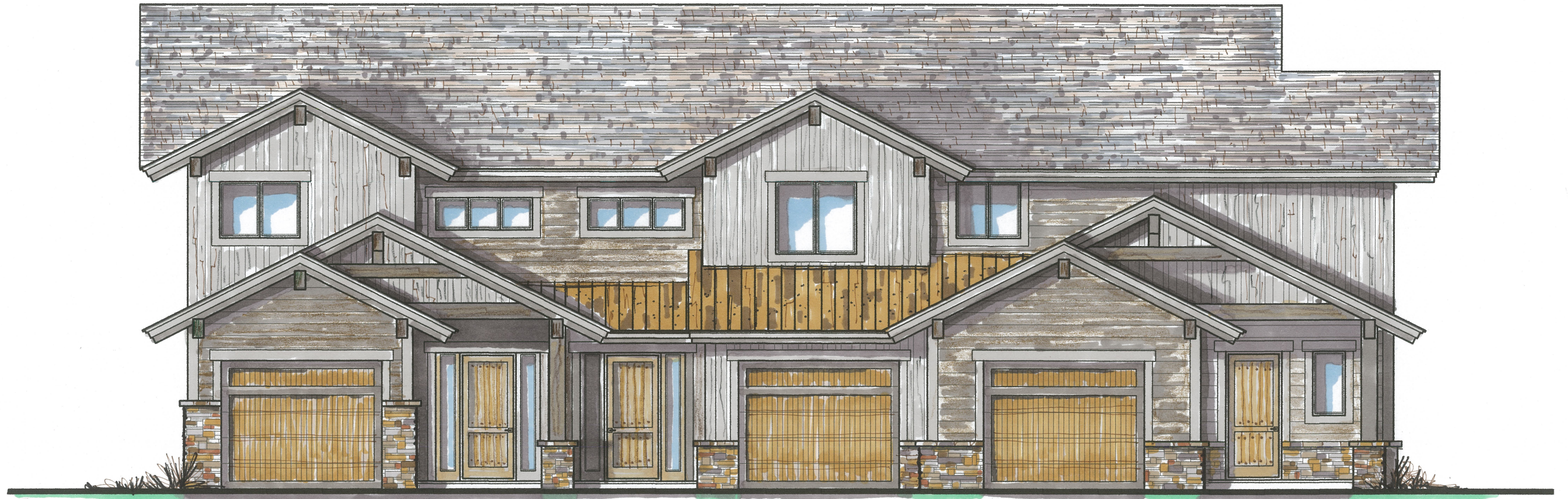
CHECKED BY
EREN

DATE
6.15.2018

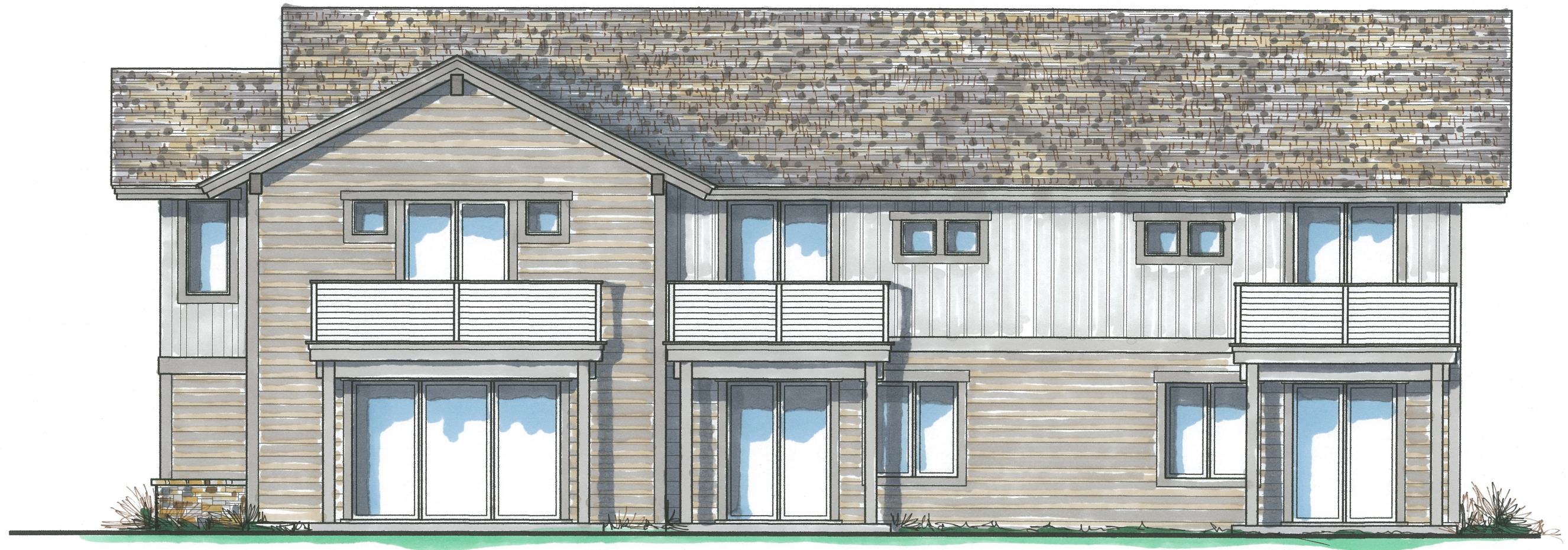
REVISION

REF SHEET

SHEET NAME
A901



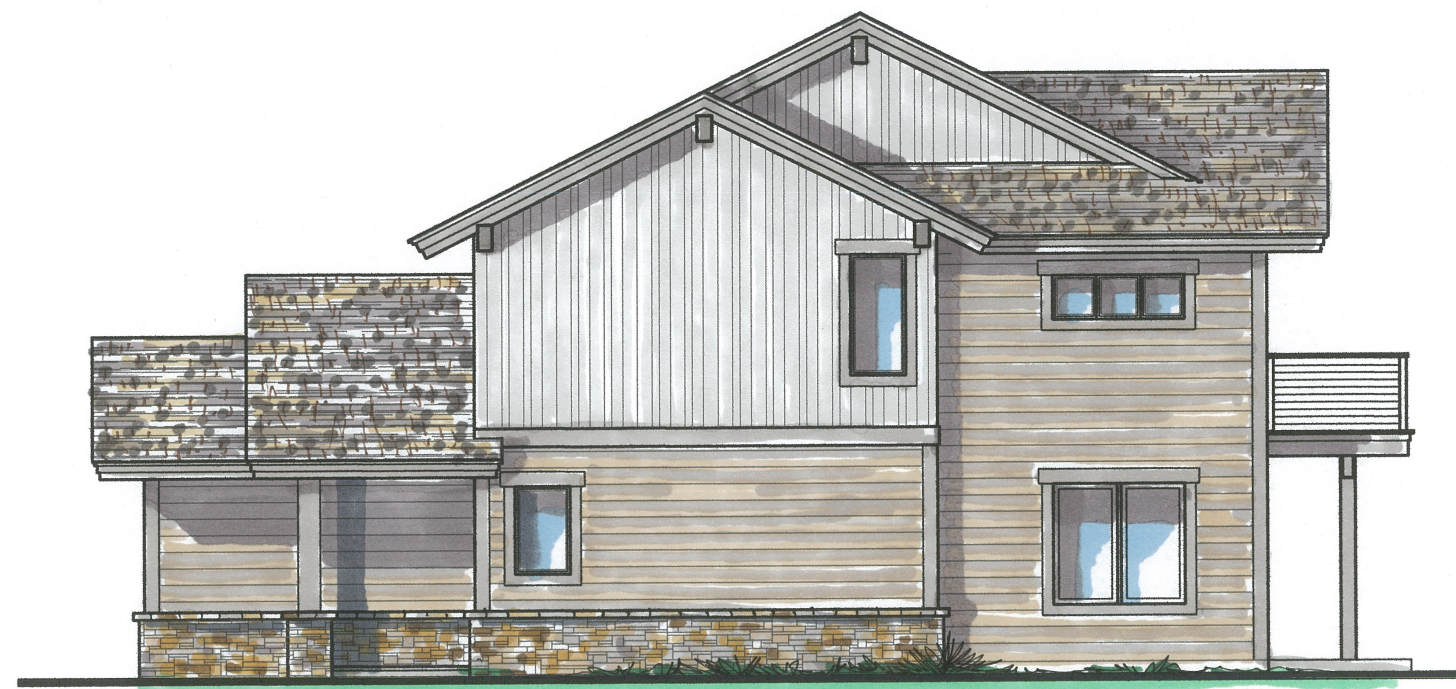
FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



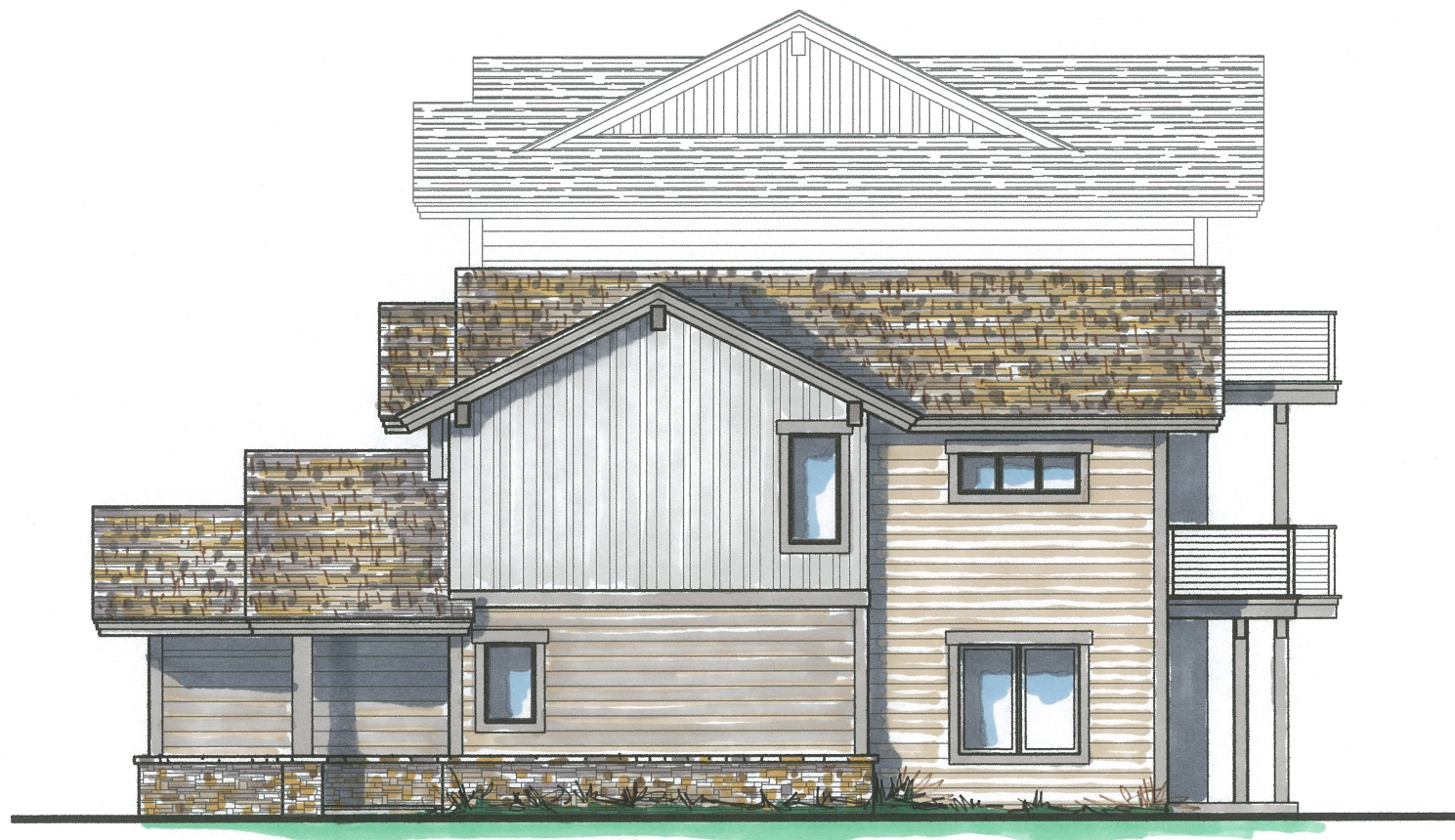
RIGHT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



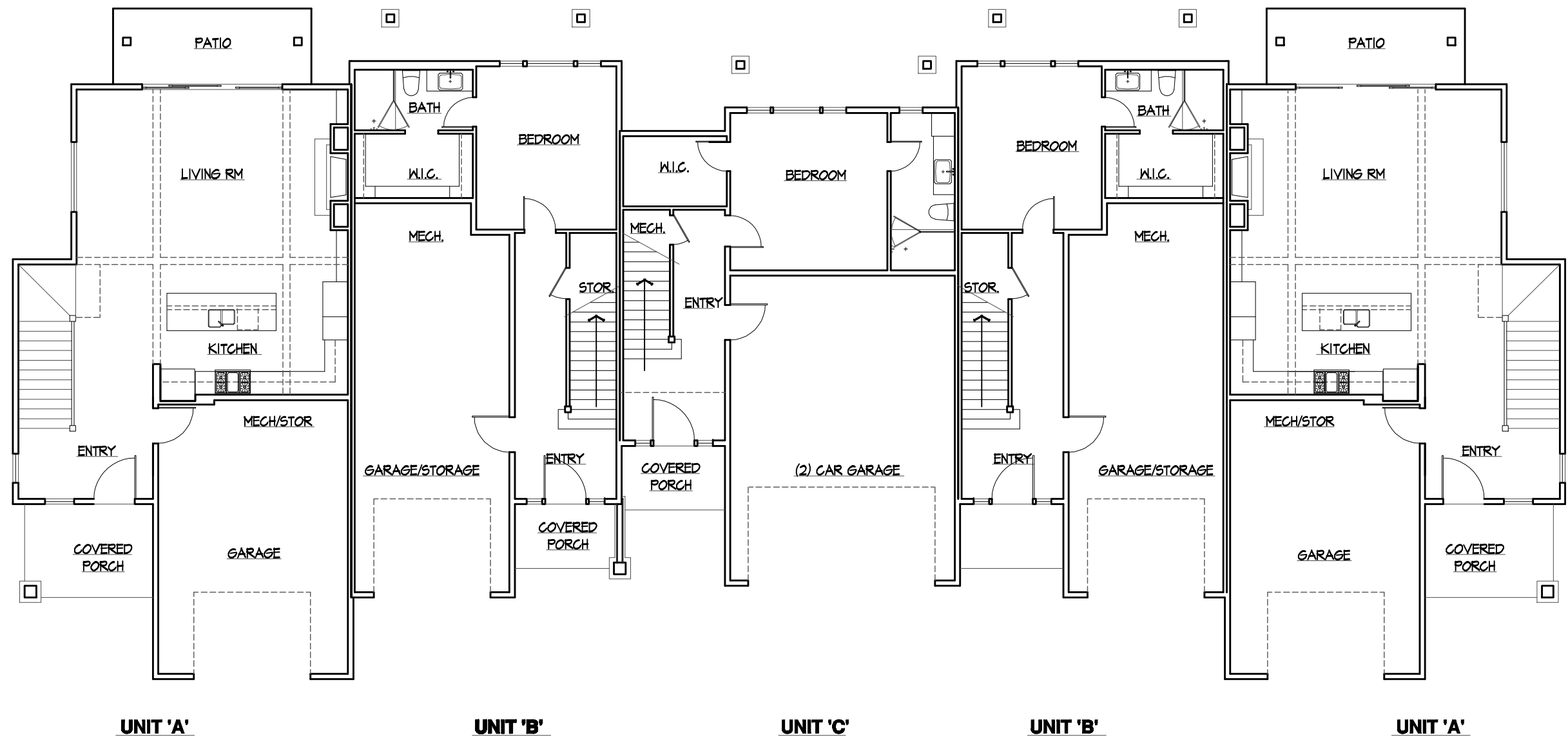
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



SQUARE FOOTAGE TABLE	
UNIT 'A'	
SQUARE FOOTAGE:	
MAIN FLOOR:	821 SQ FT
2ND FLOOR:	148 SQ FT
TOTAL:	1,769 SQ FT
GARAGE:	400 SQ FT
DECKS:	148 SQ FT
FRONT PORCH:	88 SQ FT
UNIT 'B'	
SQUARE FOOTAGE:	
MAIN FLOOR:	935 SQ FT
2ND FLOOR:	814 SQ FT
2ND FLOOR:	841 SQ FT
TOTAL:	2,594 SQ FT
GARAGE:	461 SQ FT
DECKS:	242 SQ FT
FRONT PORCH:	54 SQ FT
UNIT 'C'	
SQUARE FOOTAGE:	
MAIN FLOOR:	588 SQ FT
2ND FLOOR:	403 SQ FT
2ND FLOOR:	103 SQ FT
TOTAL:	2,594 SQ FT
GARAGE:	531 SQ FT
DECKS:	238 SQ FT
FRONT PORCH:	50 SQ FT

Hidden Hollow Townhomes 5 UNIT MAIN FLOOR PLAN

BUILDING SQUARE FOOTAGE:
MAIN FLOOR: 5,308 SQ FT
2ND FLOOR: 4,501 SQ FT
3RD FLOOR: 2,511 SQ FT
TOTAL: 10,442 SQ FT

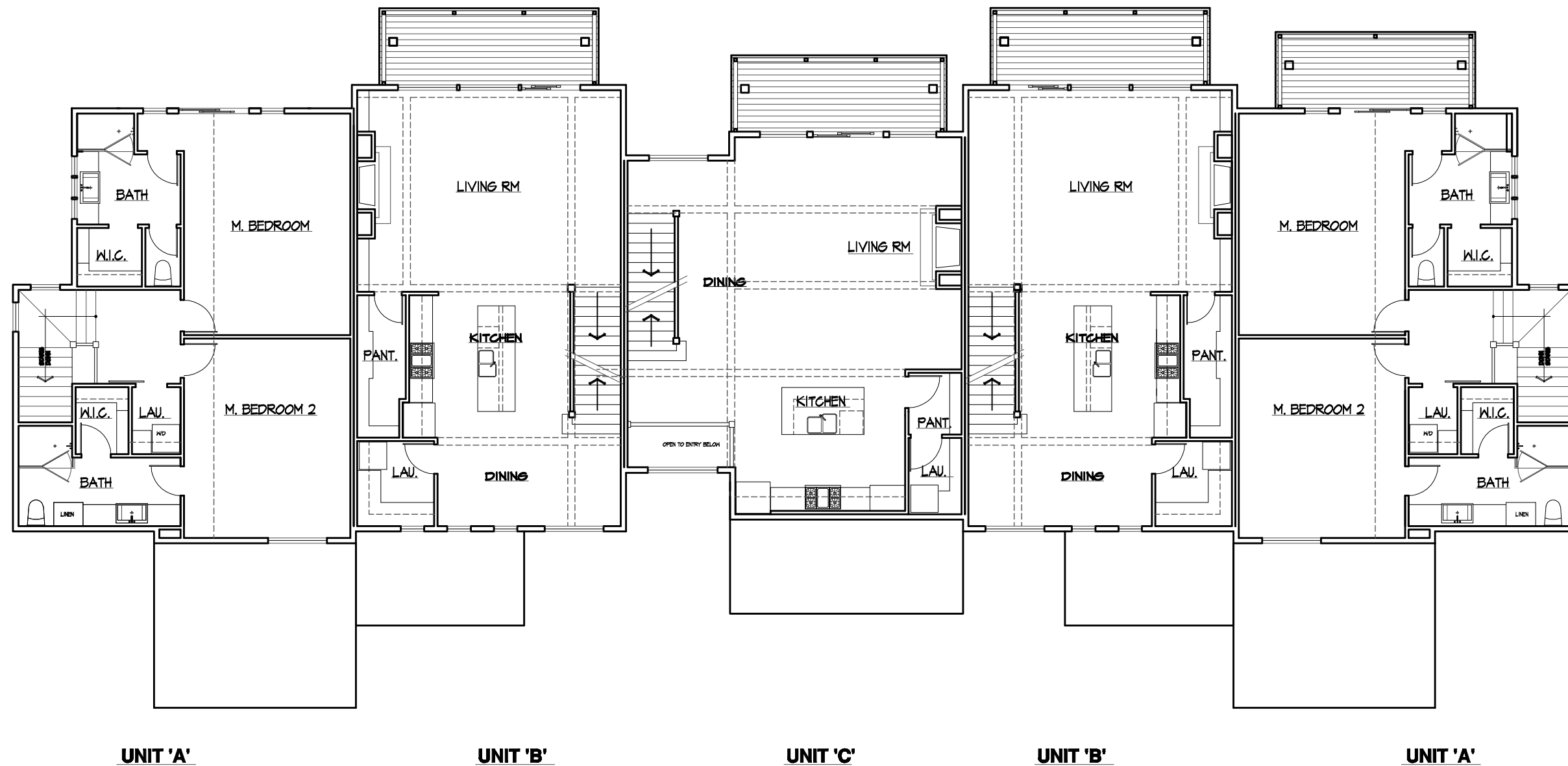
GARAGE: 2,255 SQ FT
DECKS: 1,118 SQ FT
FRONT PORCH: 354 SQ FT

SCALE: 1/8" = 1'-0"



Hidden Hollow Townhomes 5 UNIT 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"



Hidden Hollow Townhomes 5 UNIT 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



5 UNIT RIGHT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



5 UNIT LEFT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

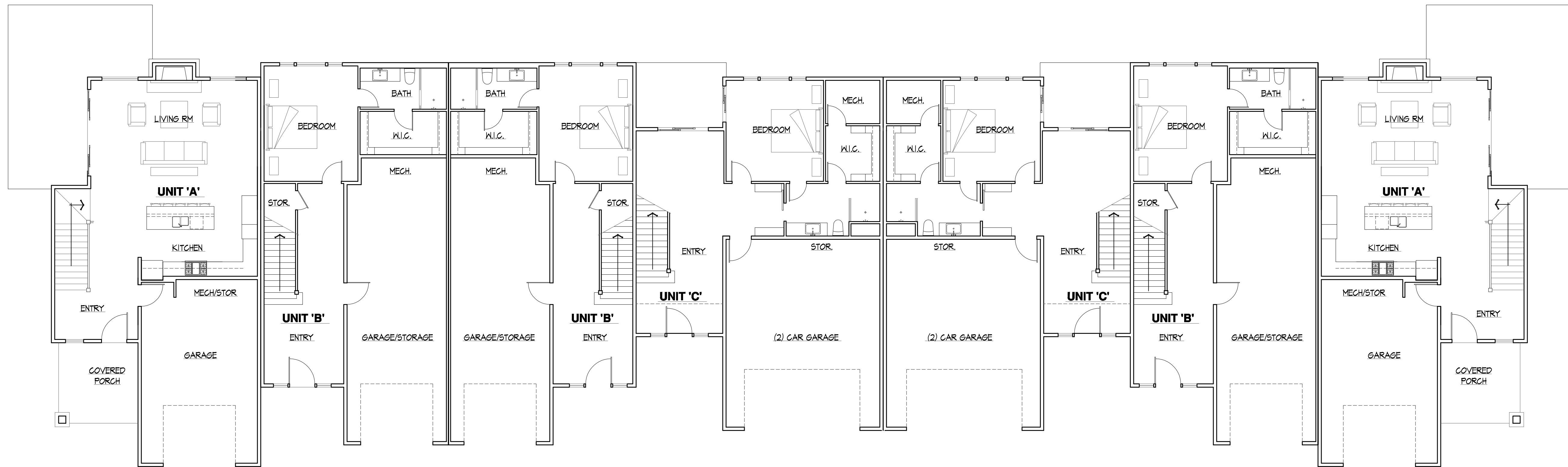
Hidden Hollow Townhomes



Hidden Hollow Townhomes
5 UNIT REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



Hidden Hollow Townhomes
5 UNIT FRONT EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



SQUARE FOOTAGES:	
UNIT 'A'	
MAIN FLOOR:	850 SQ FT
UPPER FLOOR:	415 SQ FT
UNIT 'B'	
MAIN FLOOR:	730 SQ FT
2ND FLOOR:	1,092 SQ FT
3RD FLOOR:	1,090 SQ FT
UNIT 'C'	
MAIN FLOOR:	854 SQ FT
UPPER FLOOR:	1,106 SQ FT
UPPER FLOOR:	1,106 SQ FT

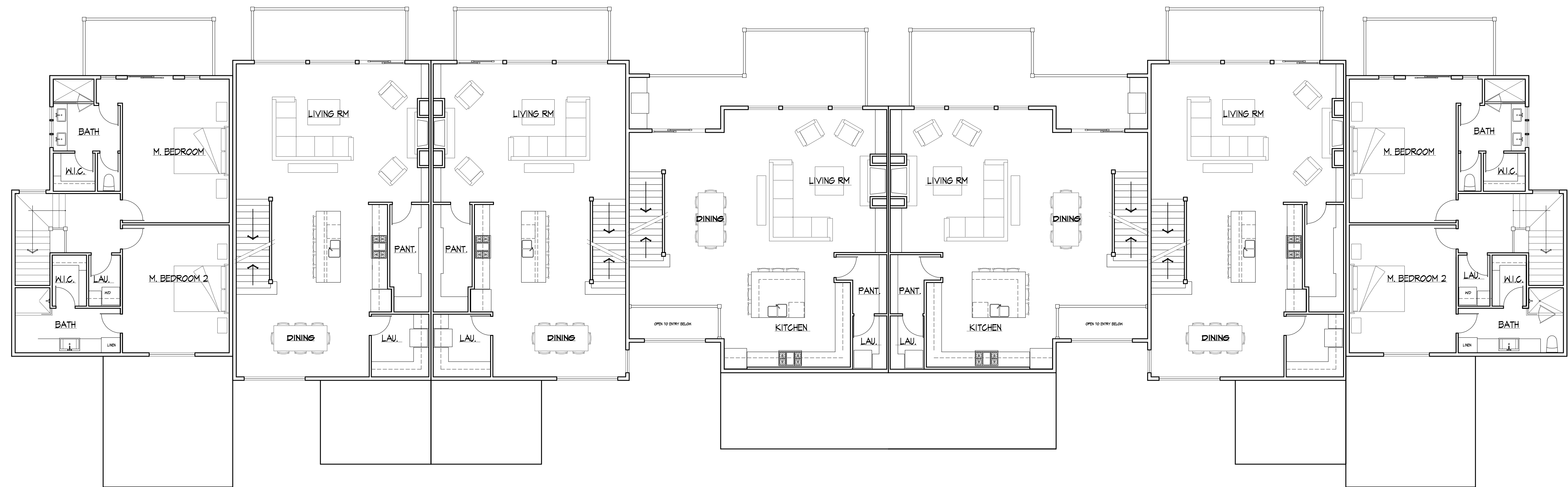
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

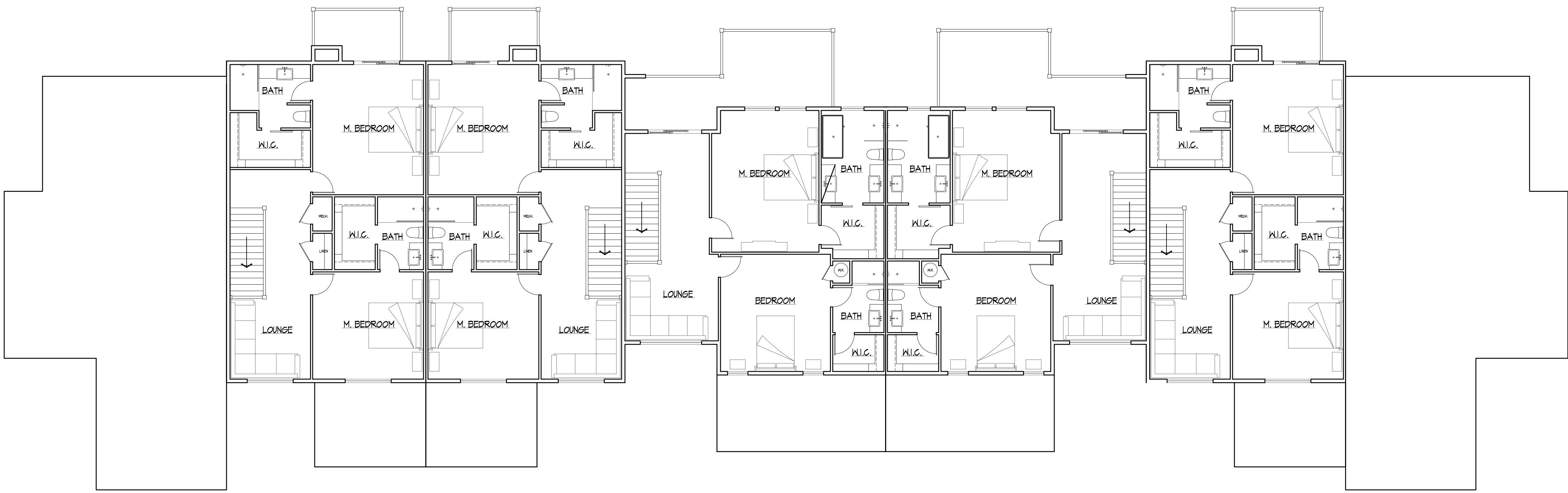
Robertson Associates

P.O. Box 678
Rigby, Idaho
83442

Phone: (208) 589-9967
Fax: (208) 523-7640



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"



HIDDEN HOLLOW

HANSEN AND HANSEN, LLP

PHASE 2 - DEVELOPMENT PLAN

JACKSON, WYOMING

LOCATED WITHIN THE NW¼ SW¼
SECTION 27,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



OWNER
Hansen and Hansen, LLP
Lane Powell
P.O. Box 50106
Idaho Falls, ID 83405
(208) 419-5886



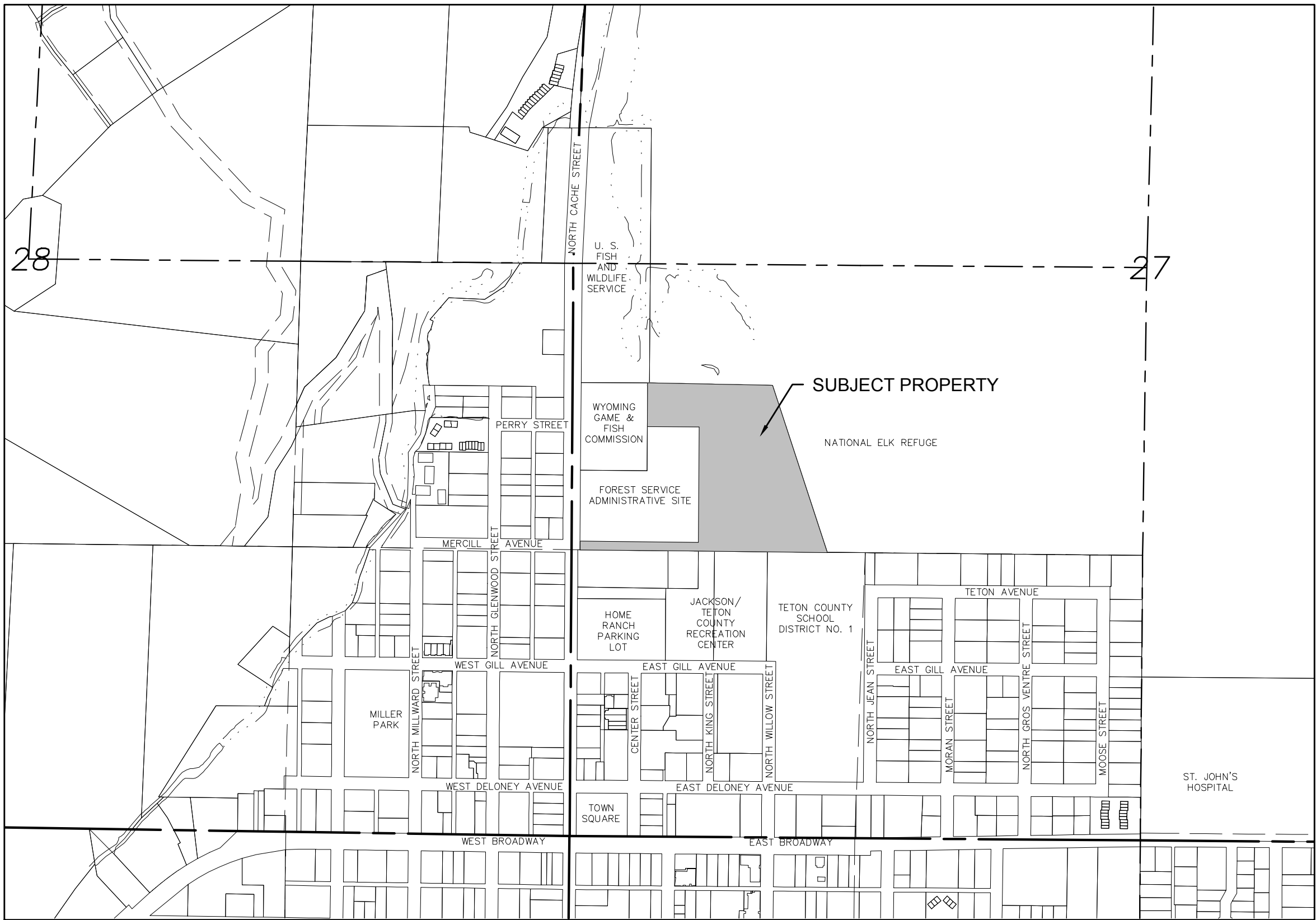
**ENGINEER, SURVEYOR,
AND LAND USE PLANNER**
Jorgensen Associates, P.C.
1315 S. Highway 89, Box 201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150



LANDSCAPE ARCHITECT
Hershberger Design
560 South Glenwood Street
Jackson, WY 83001
(307) 739-1001



ARCHITECT
CTA Architects
1110 Maple Way, Ste. F
Jackson, WY 83001
(307) 733-9955



VICINITY MAP
1" = 500' for 22.34 Prints
1" = 1,000' for 11.17 Prints

INDEX OF SHEETS

- C1.1 TITLE, VICINITY MAP, INDEX
- C1.2 GENERAL NOTES AND LEGEND
- C1.3 EXISTING CONDITIONS
- C2.1 CIVIL OVERVIEW
- C3.1 ROAD TYPICAL SECTIONS
- C3.2 APARTMENT ACCESS SOUTH ROAD
- C3.3 APARTMENT ACCESS NORTH ROAD
- C3.4 APARTMENT GARAGE ACCESS
- C3.5 HIDDEN HOLLOW ROAD
- C3.6 SITE GRADING PLAN
- C3.7 TOWNHOUSE GRADING & UTILITY PLAN
- C3.8 SITE RETAINING WALL
- C4.1 WATER MAIN B
- C5.1 SANITARY SEWER MAIN C
- C6.1 STORMWATER MAIN A & B
- C7.1 GEOTHERMAL SUPPLY MAIN A
- C7.2 GEOTHERMAL DISCHARGE MAIN A
- C8.1 ROAD AND SITE DETAILS
- C8.2 GRADING AND SITE DETAILS
- C8.3 WATER SYSTEM DETAILS
- C8.4 SANITARY SEWER DETAILS
- C8.5 STORMWATER SYSTEM DETAILS



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
TITLE, VICINITY MAP, INDEX

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C1.1

LINE LEGEND

EXISTING	PROPOSED
	</

SANITARY SEWER MANHOLE DETAILS

- (1) Rim Elevation: 6224.93
Invert Elevation (N): 6220.84
Invert Elevation (E): 6220.63
Invert Elevation (W): 6220.65
- (2) Rim Elevation: 6223.11
Invert Elevation (E): 6218.29
Invert Elevation (NE): 6217.59
Invert Elevation (NW): 6216.91
Invert Elevation (W): 6216.85
- (3) Rim Elevation: 6223.31
Invert Elevation (N): 6216.97
Invert Elevation (E): 6217.46
Invert Elevation (S): 6216.56
Invert Elevation (W): 6216.41
- (4) & (5) Data unavailable

STORM DRAIN MANHOLE DETAILS

- (1) Rim Elevation: 6223.23
Invert Elevation: 6218.02

LEGEND

- Certified Land Corner of Record, monument below surface in water valve box
- 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049" with other appropriate markings, found this survey
- 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 1985 RLS 164" with other appropriate markings, found this survey
- 3" diameter brass cap inscribed "PE&LS 578" with other appropriate markings, found this survey; NOTE: "WC" indicates witness corner--see detail
- 3-1/4" diameter brass cap inscribed "1967 RLS 164" with other appropriate markings, found this survey
- boundary, SUBJECT PROPERTY
- boundary, EASEMENT, as noted
- boundary, ADJOINING/ADJACENT PROPERTY
- S89°55'57"E 320.51'
(S89°56'20"W) (149.88')
- T Telephone pedestal
- FO Fiber optic vault
- TV Broadband vault
- NG Natural gas valve
- G Gas service (abandoned)
- J Electric junction box
- M Electric meter/service
- PT Electric power transformer
- EV Electric utility vault
- UP Utility pole
- GA Guy anchor
- SS Sanitary sewer cleanout
- SM Sanitary sewer manhole
- S Sanitary sewer line
- ⊙ Storm drain inlet
- ⊕ Storm drain manhole
- STM Storm drain line
- Storm culvert, 18" dia. CMP, abandoned
- Hydrant, fire protection
- CS Curbstop
- WC Water service connection with curbstops and checkvalves
- SP Spigot
- WV Water valve
- TSC Traffic signal control vault
- MW 1 Monitoring well
- TIP 1 Test pit
- EC Edge of concrete
- EP Edge of pavement
- TOB Top of bank
- FWR Fence, wood post & rail

LEGEND (2016-09-1 ADDITIONAL)

- edge of gravel
- curb
- edge of sidewalk
- lane line/fog line, approximate
- traffic signal pole and mast-arm
- sign, traffic regulatory or informational
- light pole
- tree, deciduous

NOTE:

SITE CHANGES HAVE OCCURRED SINCE THE COMPLETION OF THIS MAP OF SURVEY.

NOTES

This survey was conducted during April through July 2016 and prepared under the direction of Kenneth G. Magrath, Wyoming PLS 8469 and does not include an engineering review.

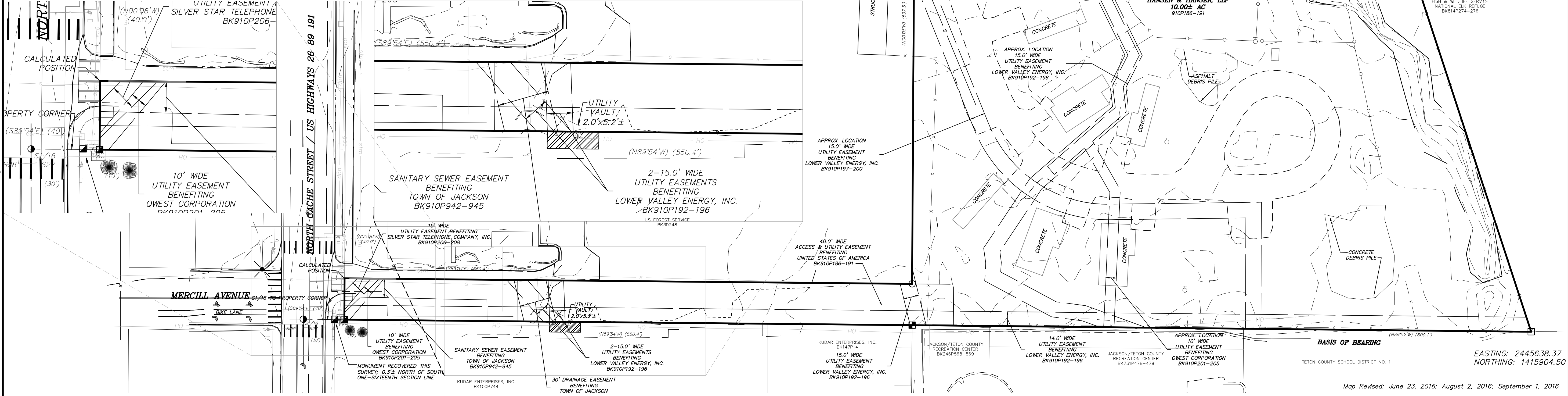
The BASIS OF BEARING for this survey is N89°23'53"W on the south boundary of the subject property between found monuments as depicted hereon.

Locations of structures depicted hereon derived from aerial photography.

Locations of utilities depicted hereon are limited to visible structures; underground location must be verified prior to any construction activity.

Easements shown and/or noted hereon are based on readily available records in the Office of the Clerk of Teton County, Wyoming. Other easements may exist on the subject property. A thorough search of public records was not conducted.

Vertical Datum is NAVD 88. Elevation Benchmarks are NE property corner USFS as shown.



0 50 100 150
SCALE: 1 INCH = 50 FEET
THIS SCALE VALID ONLY FOR 22X34 PRINTS

TOPOGRAPHIC SURVEY
HANSEN & HANSEN, LLP
PARCEL
WITHIN THE
NW1/4 SW1/4 Section 27
T41N, R116W, 6th P.M.
Teton County, Wyoming

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

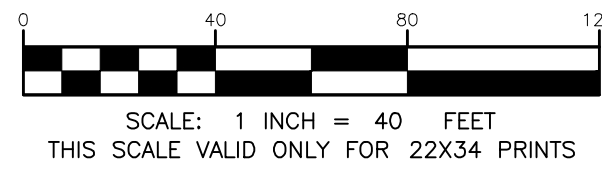
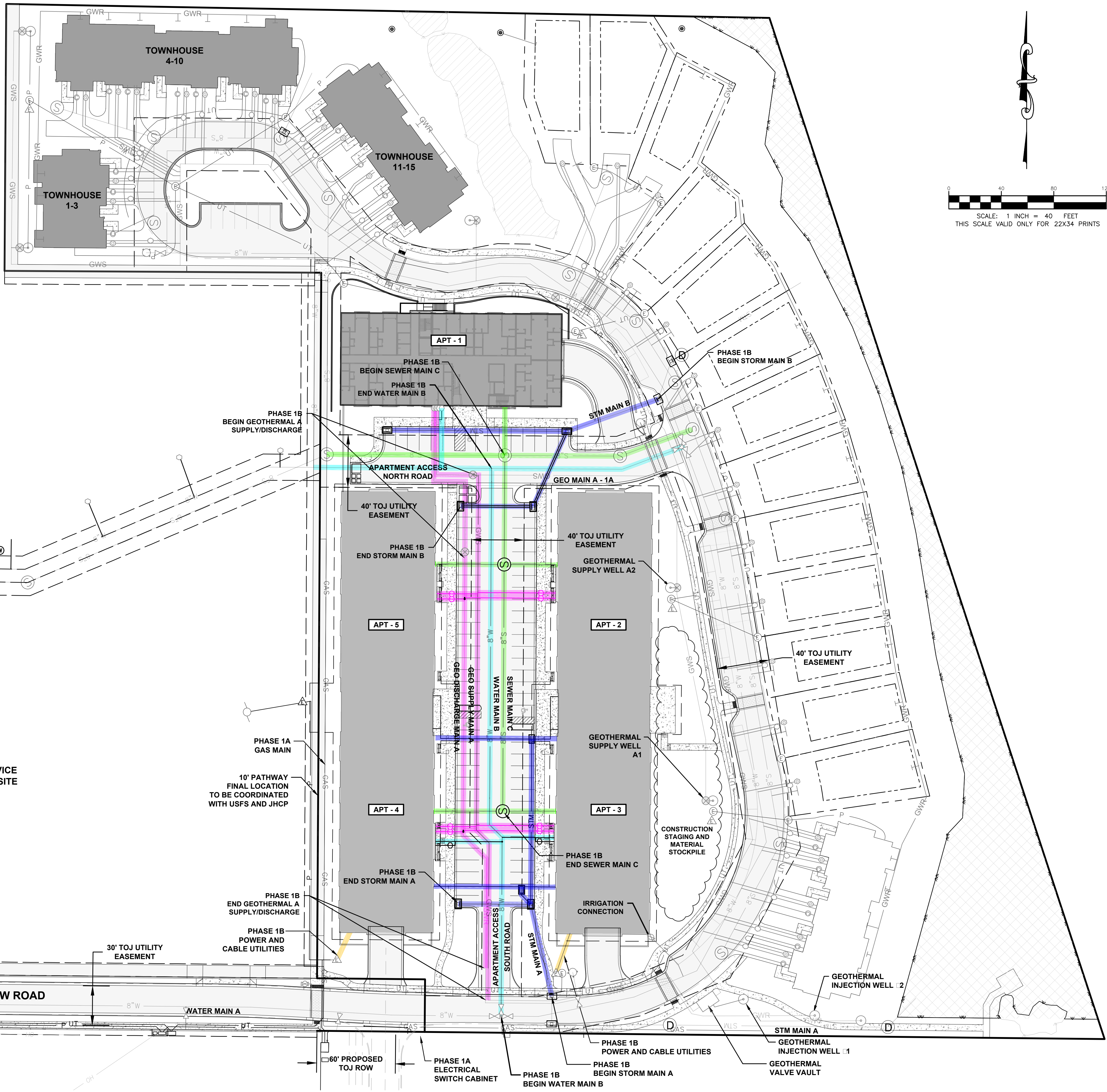
SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C1.3

WYOMING
GAME AND FISH
COMMISSION

US FOREST SERVICE
ADMINISTRATION SITE

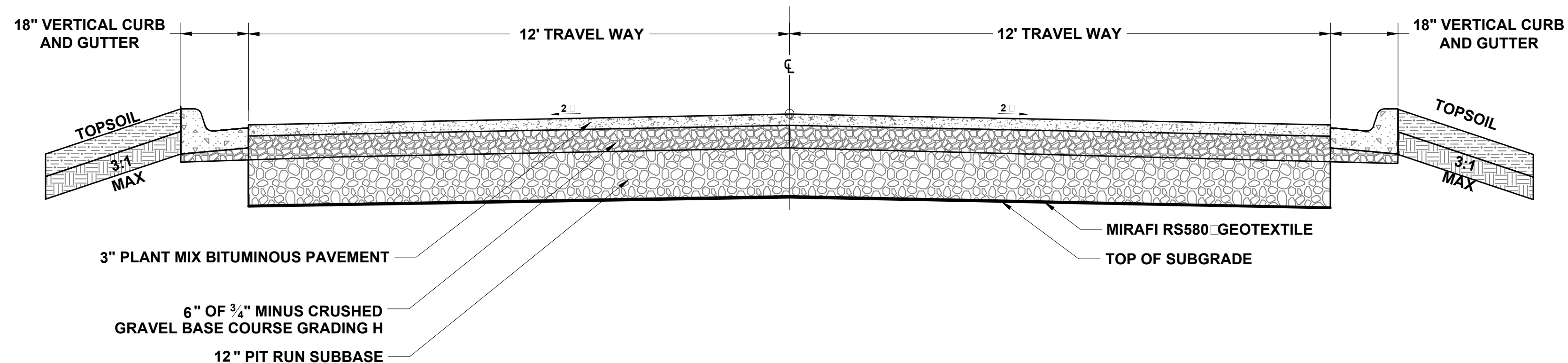
HIDDEN HOLLOW ROAD



PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
CIVIL OVERVIEW

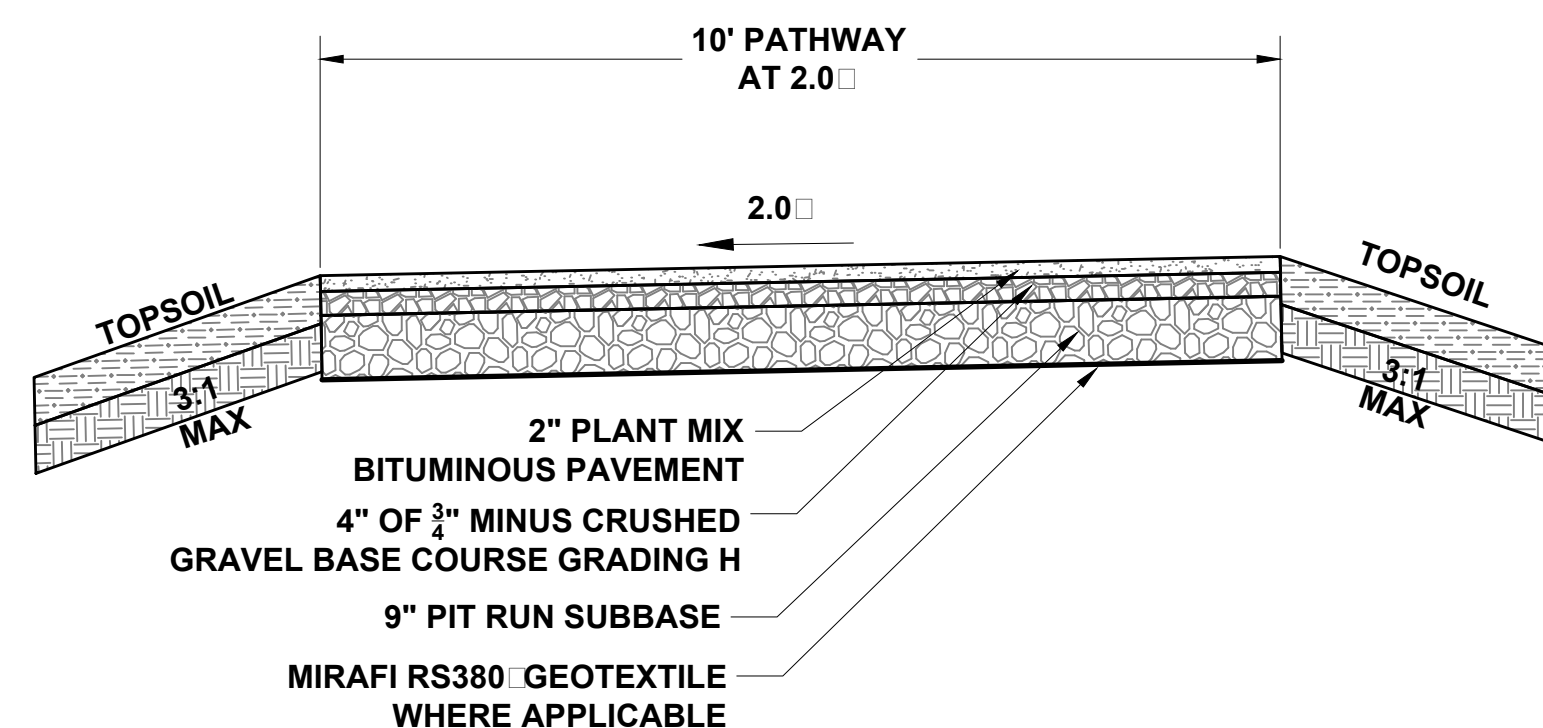
DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
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GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C2.1



NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE, PROOF ROLL IN THE PRESENCE OF THE ENGINEER
3. SEE DETAILS ON SHEET C8.1 FOR SIDEWALK AND GUTTER
4. TRANSITION TO SECTION I ON ABOVE GRADE PARKING ACCESS NORTH - STA: 0+91.53 TO STA: 0+96.03

1 **ROAD TYPICAL SECTION G** C3.1 NOT TO SCALE APARTMENT ACCESS AND UNDERGROUND

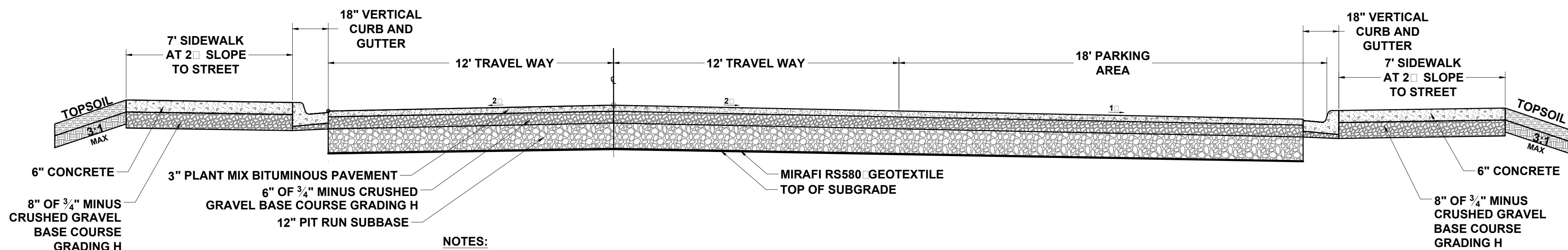


NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE, PROOF ROLL IN THE PRESENCE OF THE ENGINEER

4
C3.1

10' ASPHALT PATHWAY
NOT TO SCALE



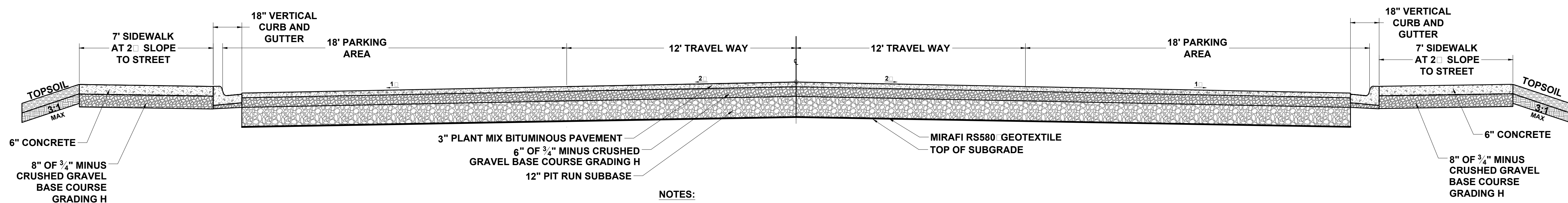
NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE, PROOF ROLL IN THE PRESENCE OF THE ENGINEER
3. SEE DETAILS ON SHEET C8.1 FOR SIDEWALK AND GUTTER

2
C3.1

ROAD TYPICAL SECTION H

NOT TO SCALE
APARTMENT ACCESS NORTH ROAD

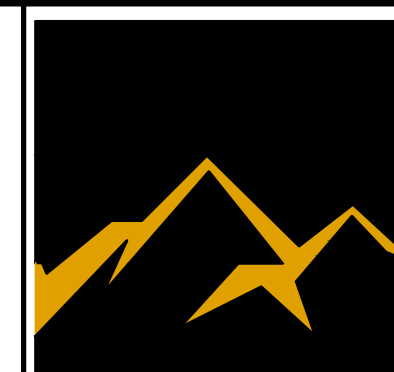


NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE, PROOF ROLL IN THE PRESENCE OF THE ENGINEER
3. SEE DETAILS ON SHEET C8.1 FOR SIDEWALK AND GUTTER

3 C3.1 ROAD TYPICAL SECTION I --- NOT TO SCALE APARTMENT ACCESS SOUTH ROAD

GEOTEXTILE IS SHOWN ON TYPICAL SECTIONS FOR REFERENCE.
PLACEMENT OF GEOTEXTILE IN AREAS OF UNSTABLE SUBGRADE
SHOULD BE VERIFIED ON SITE BY ENGINEER.



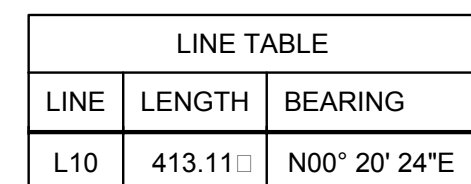
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307.733.5150
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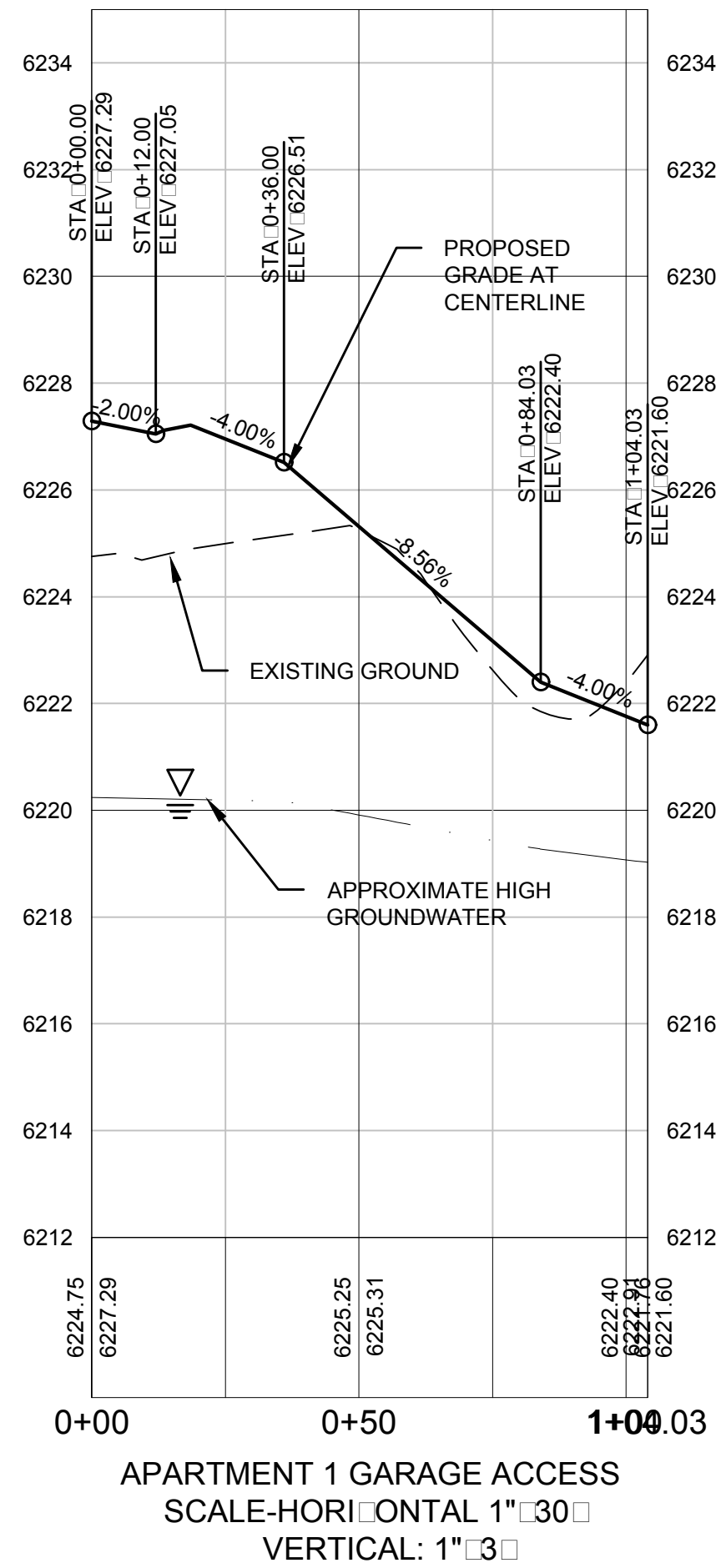
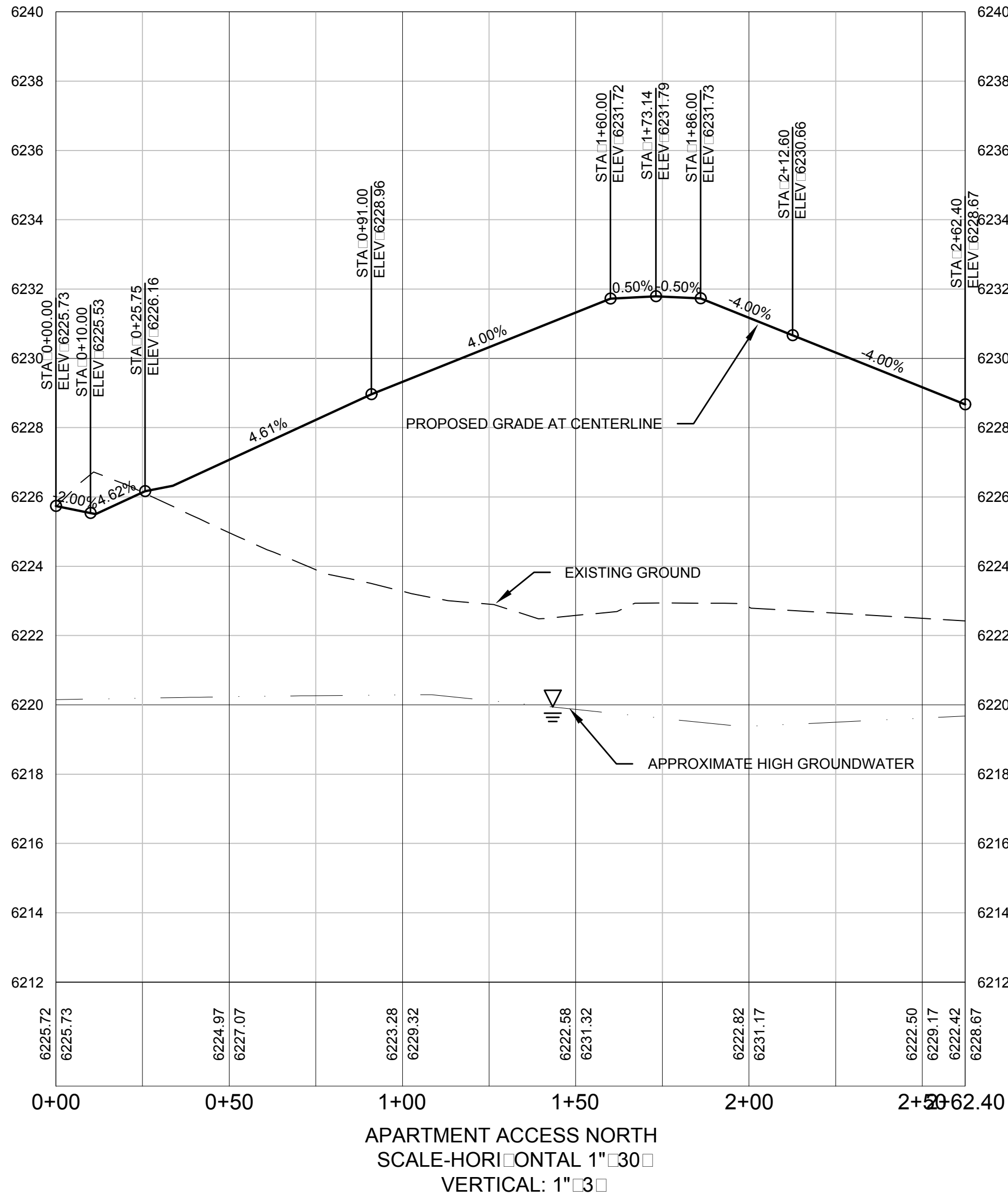
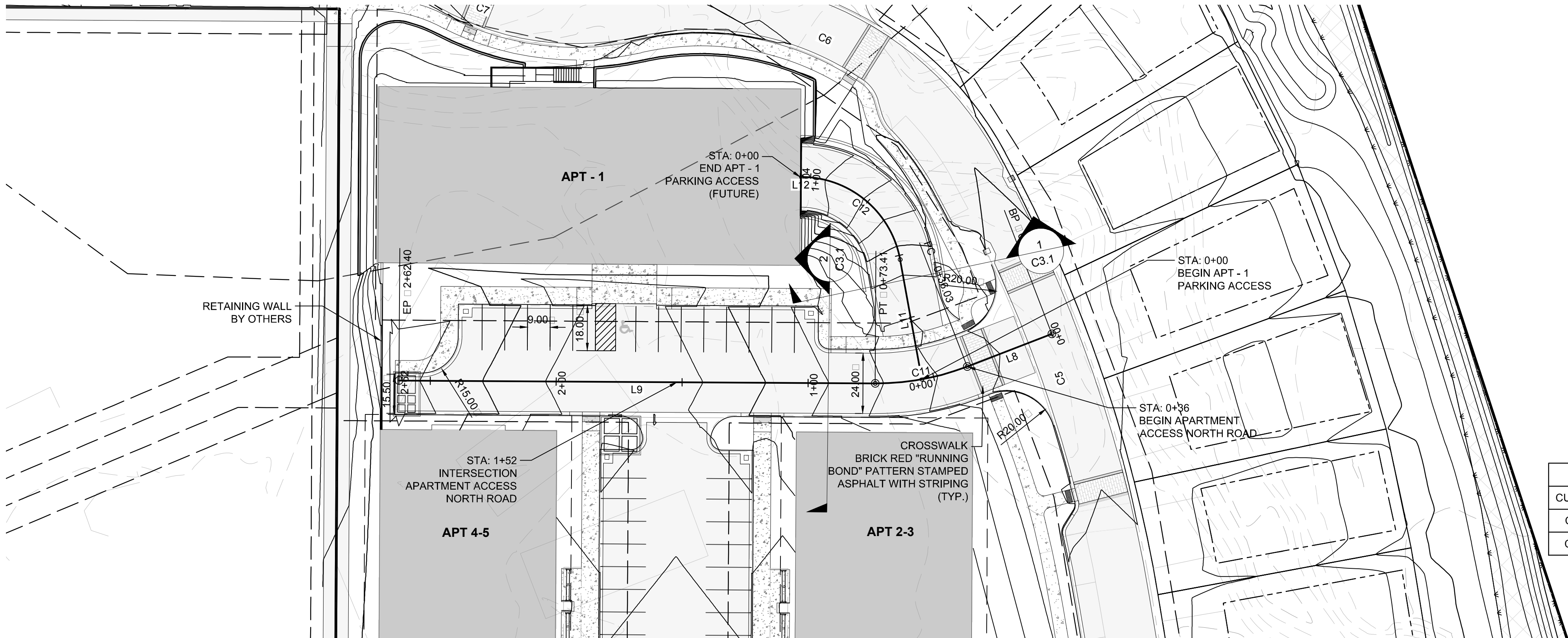
PROJECT TITLE: HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

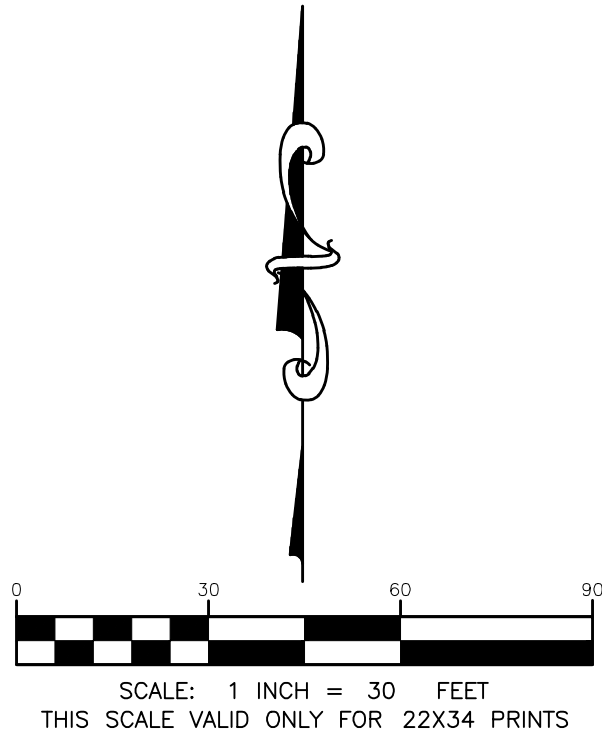
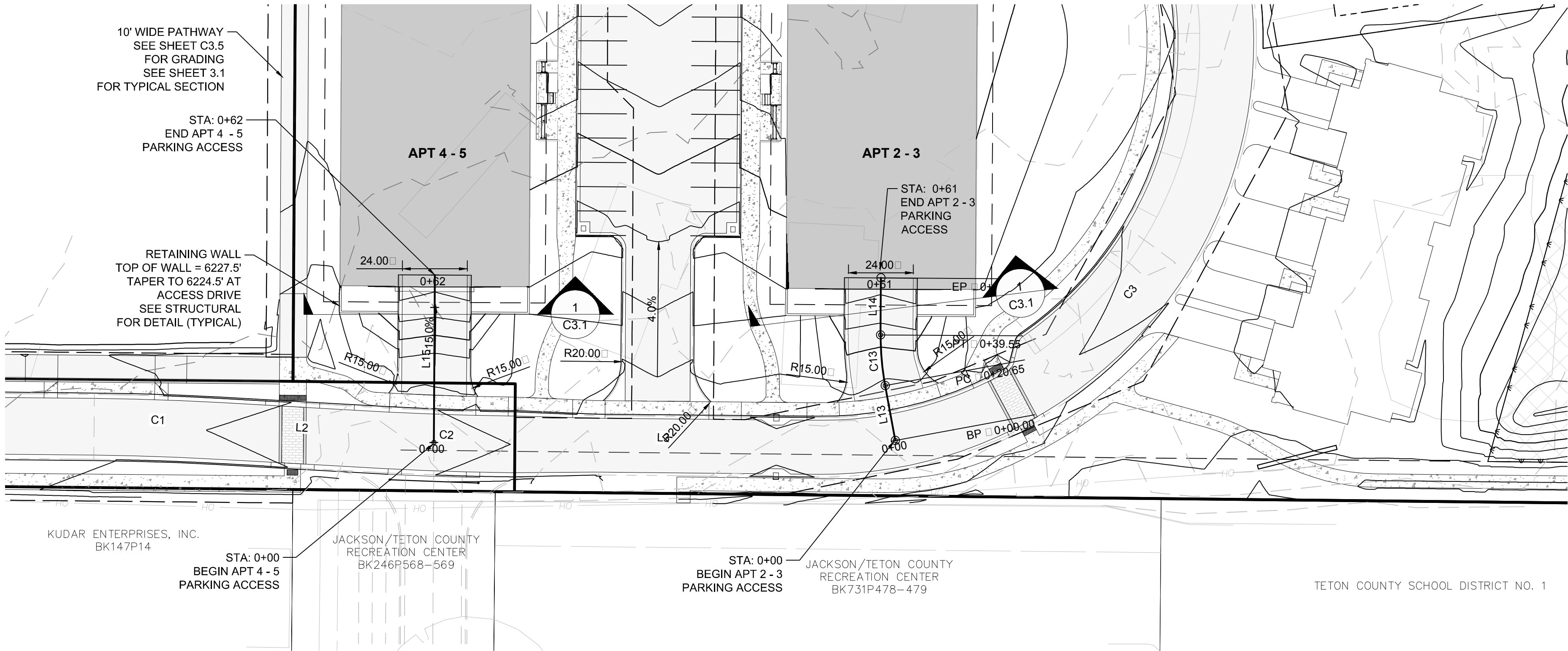
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ROAD TYPICAL SECTIONS
ROAD SECTIONS G THROUGH I

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
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GEC 1B	10/13/2011
GEC 1B-R1	11/15/2011
GEC 1B-R2	12/14/2011
GEC 1B-R3	01/31/2012
DEV P2	06/20/2012

PROJECT NUMBER	16016.10
SHEET	C3.1

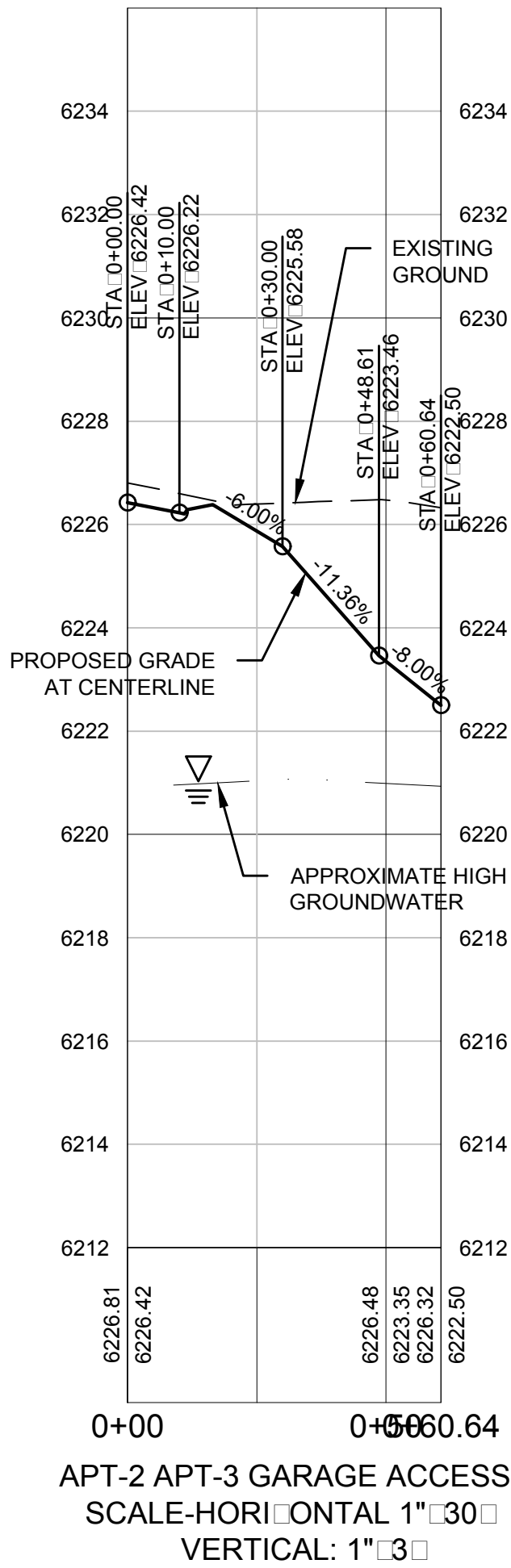
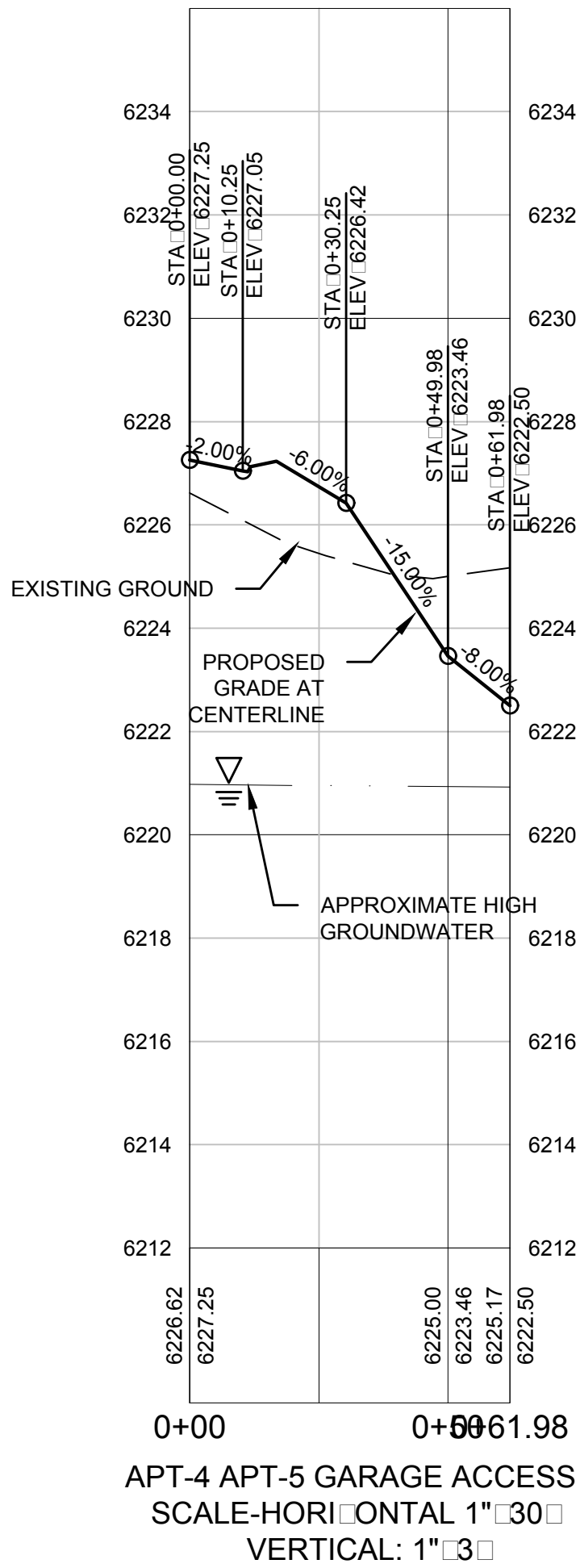


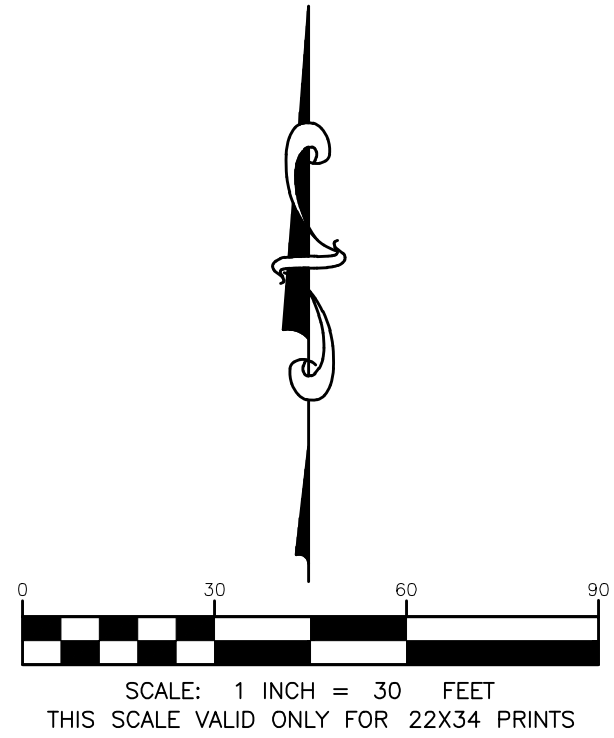
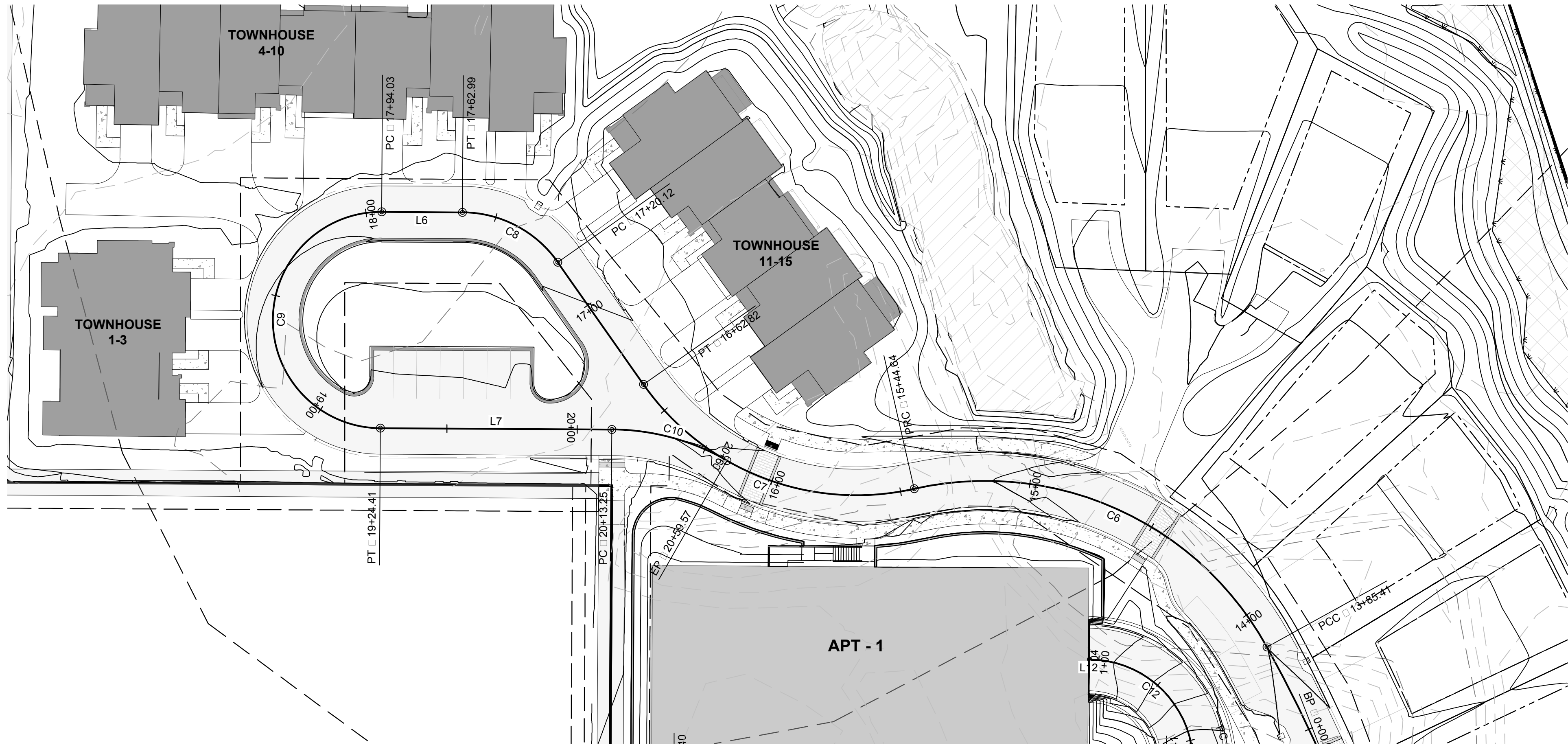




LINE TABLE		
LINE	LENGTH	BEARING
L13	20.65	N10° 29' 29"W
L14	21.08	N00° 20' 24"E
L15	61.98	N00° 20' 24"E

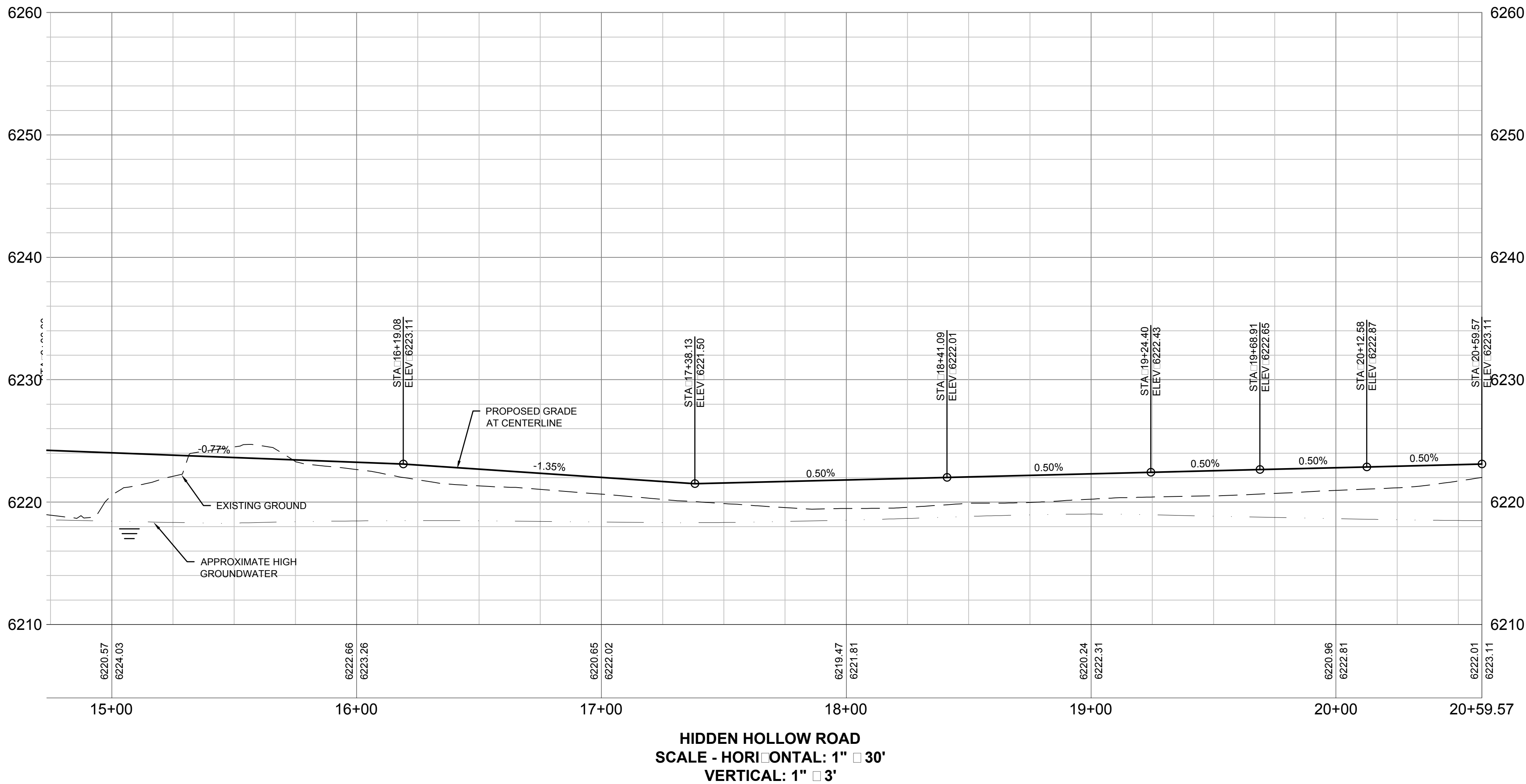
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90	100.00	010.83	N05° 04' 32"W	18.88





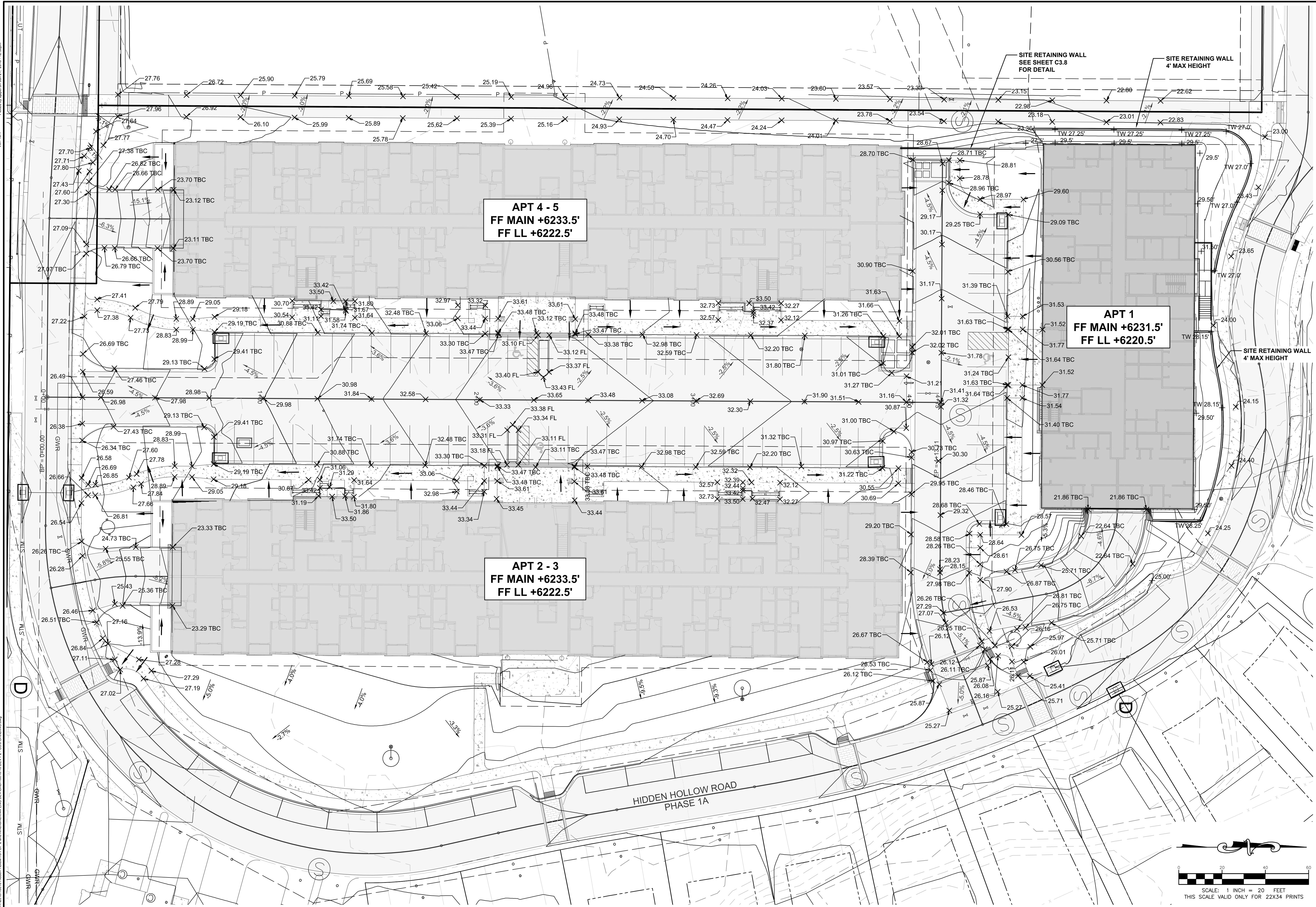
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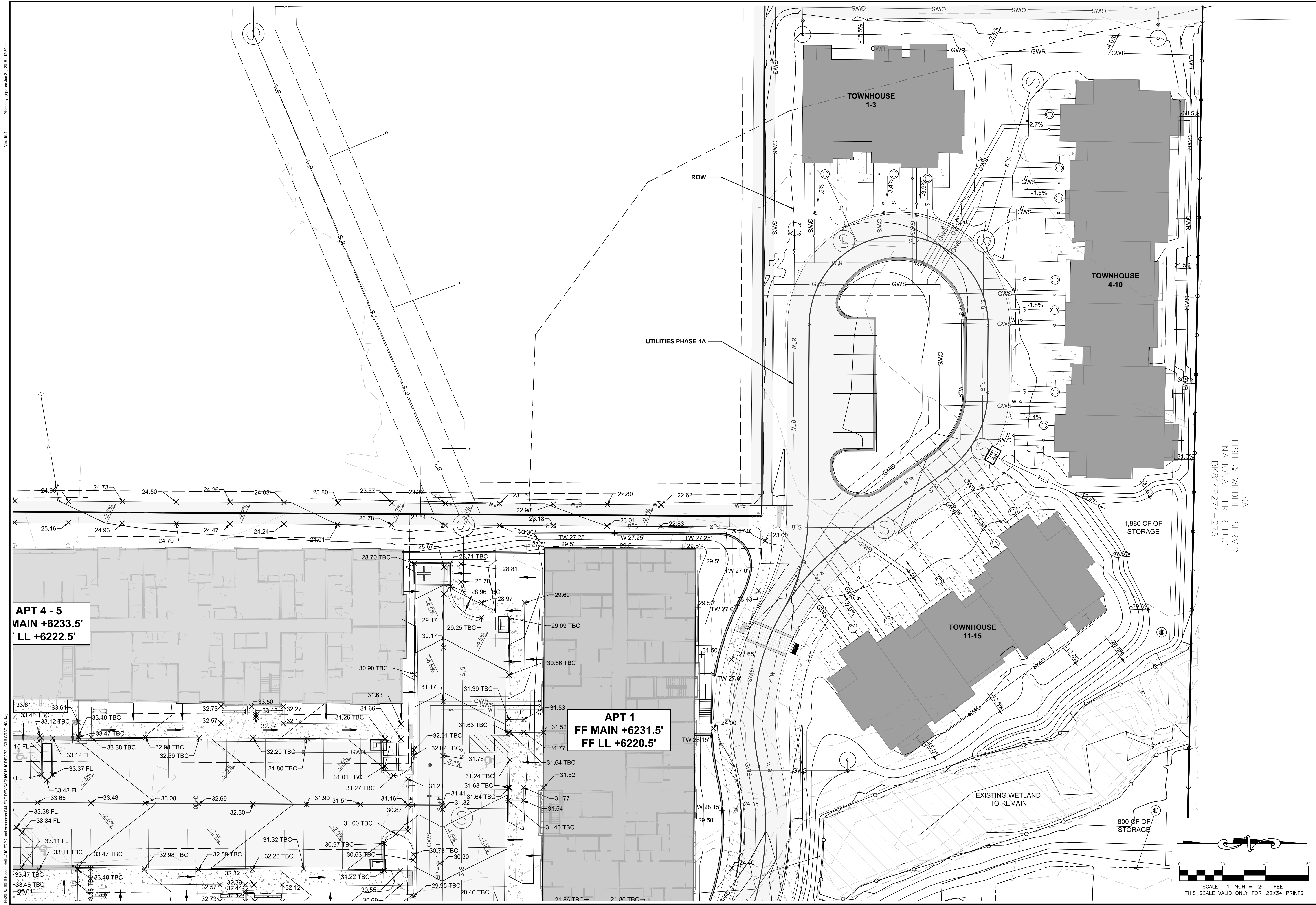
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90'	100.00'	010.83	N05° 04' 32"W	18.88'




Ver. E51
Revised by Jorgensen on Jun 21, 2018 - 12:38pm

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307.733.5150
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PROJECT TITLE:
**HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING**

SHEET TITLE:
TOWNHOUSE GRADING & UTILITY PLAN

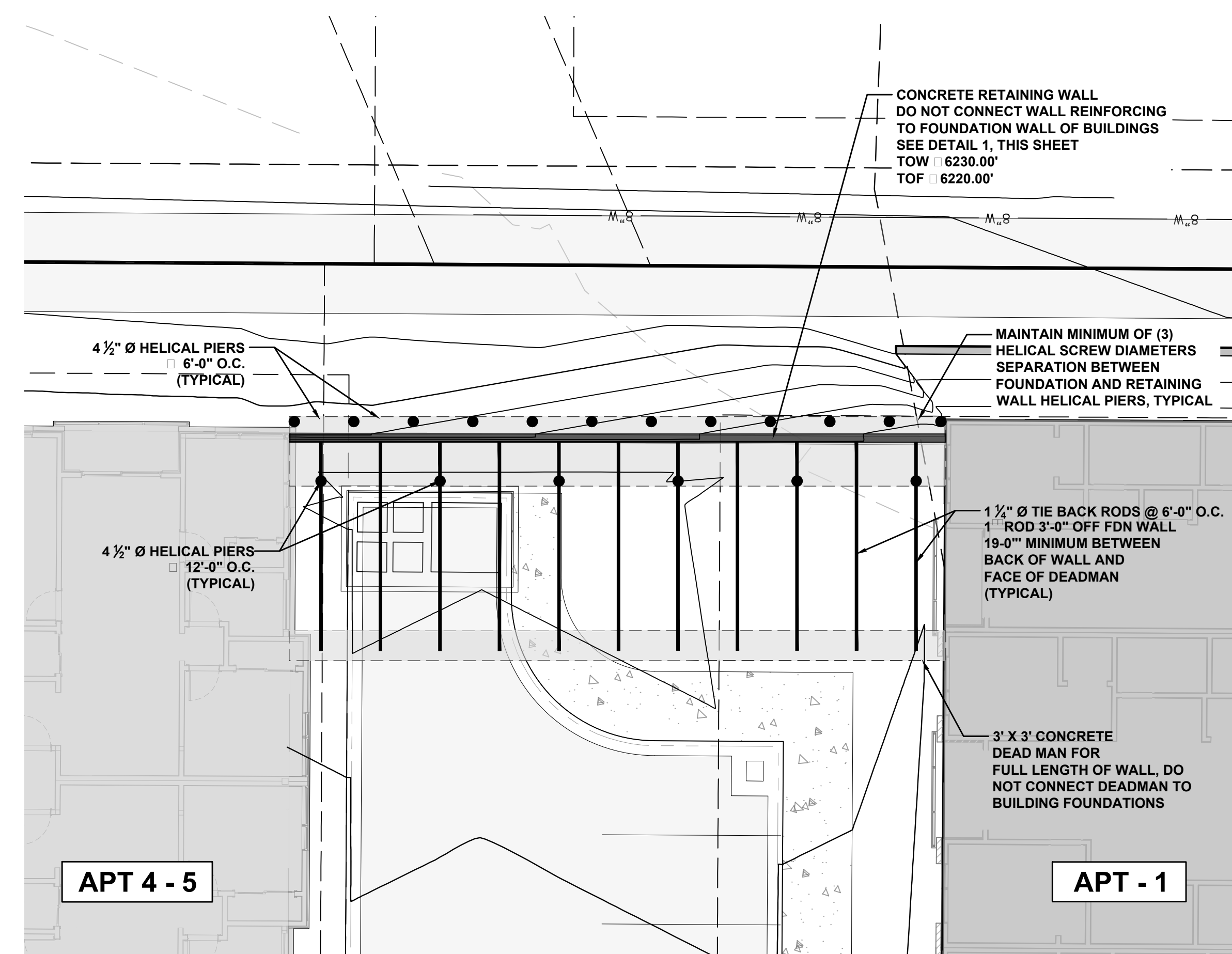
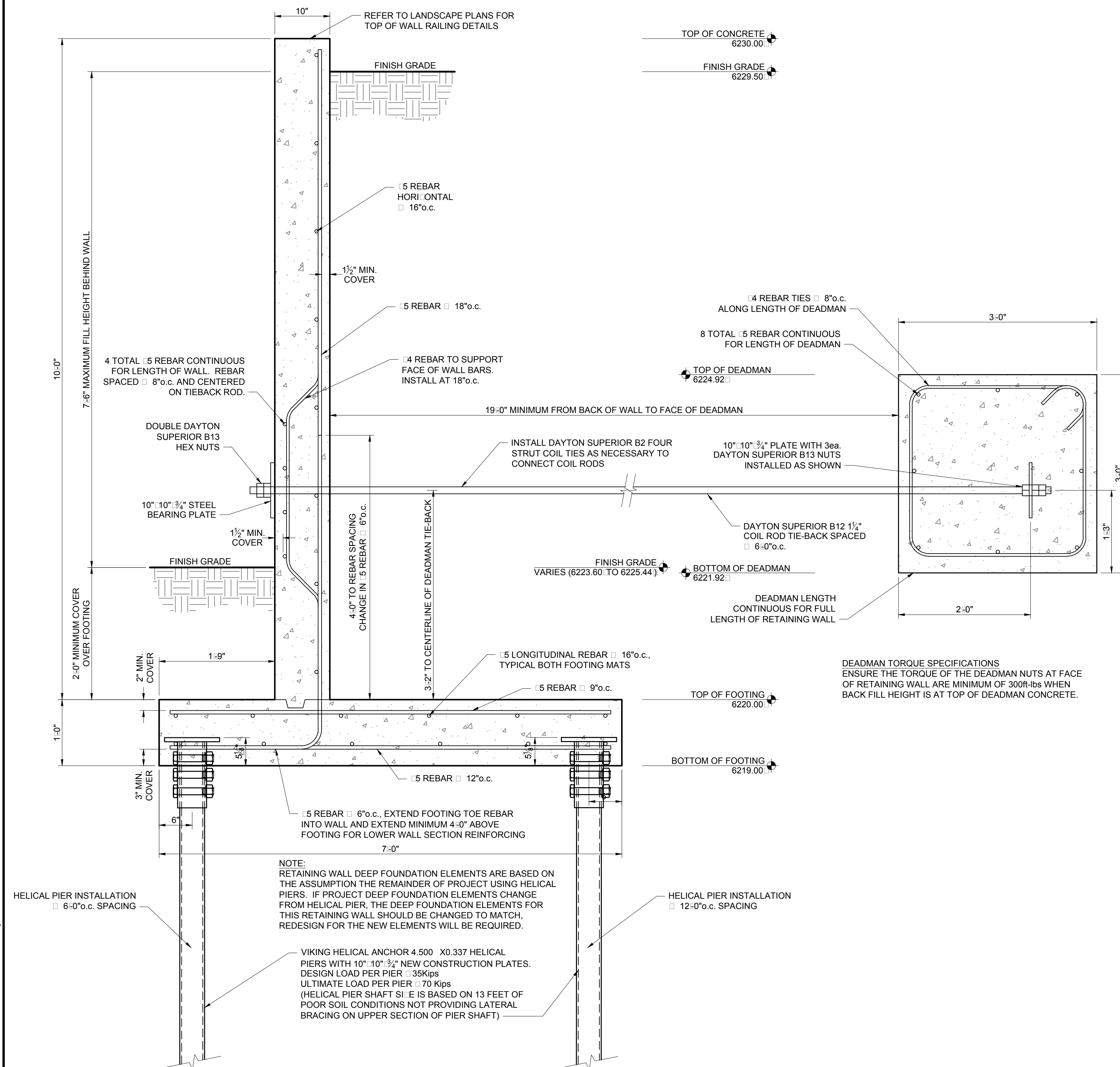
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REVIEWED BY:	AJ
PLAN VERSION	DATE
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GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C3.7



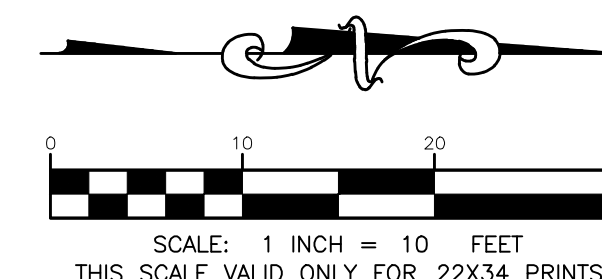
PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
SITE RETAINING WALL

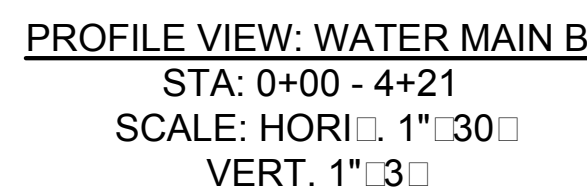
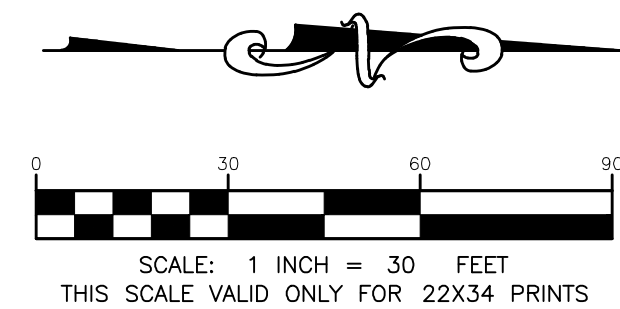
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DEV P2	06/20/2015
PROJECT NUMBER	
16016.10	
SHEET	
C3.8	



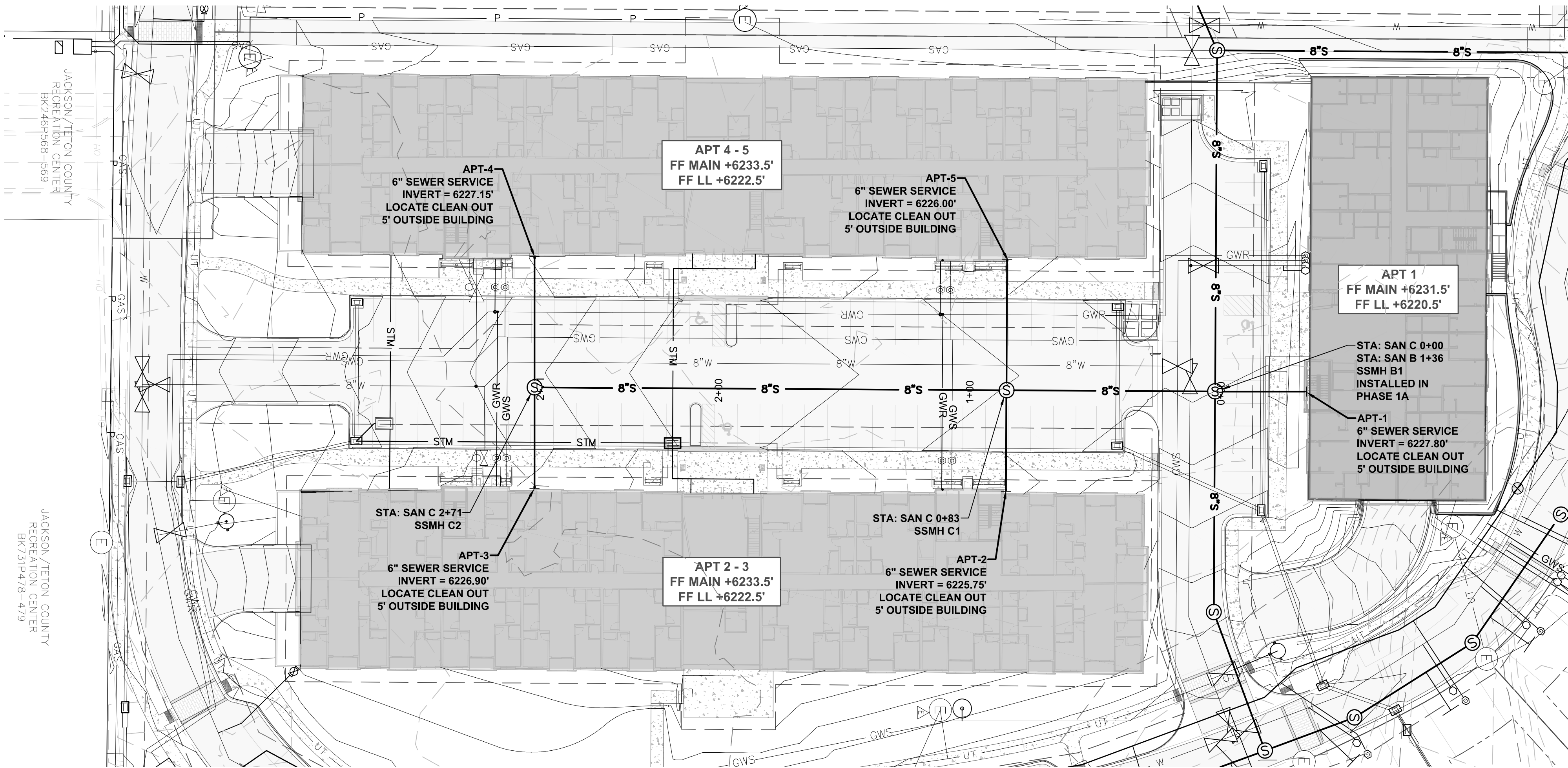
RETAINING WALL PLAN VIEW



1 RETAINING WALL DETAIL
C3.6 SCALE: 1"=1'-0"



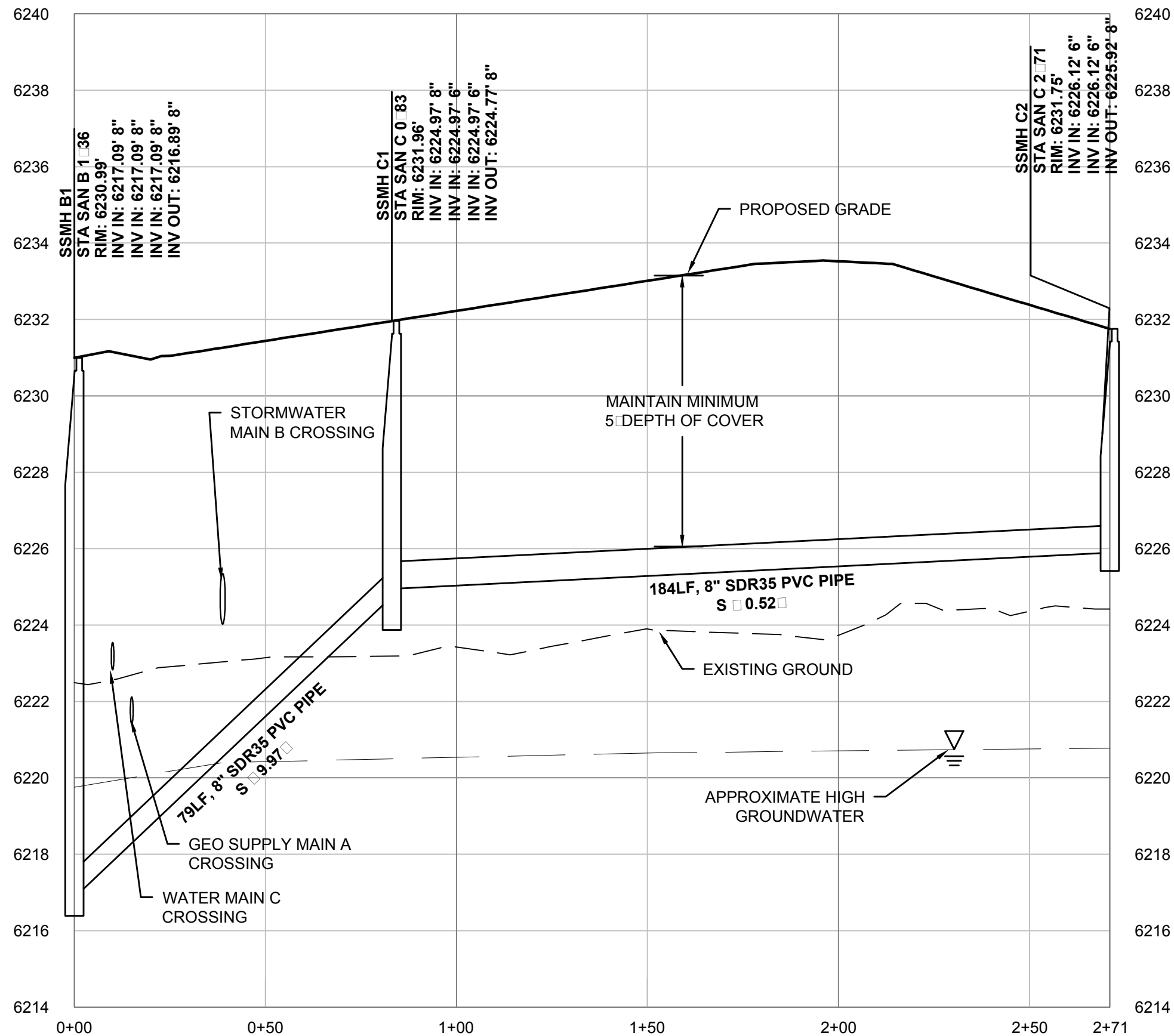
1. PHASE 1B WATER INSTALLATION IS LIMITED TO THE CONSTRUCTION OF WATER MAIN B. ONLY DESIGN FOR THIS LINE IS PROVIDED IN THIS PLAN SET. ADJACENT WATER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT WATER MAINS MUST BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
2. ALL WATER MAINS SHALL BE DR18 C900 PVC PIPE CONFORMING TO THE PROVISIONS OF AWWA RECOMMENDED SPECIFICATIONS C900, CURRENT REVISIONS, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S DIRECTIONS. PIPE AND FITTINGS SHALL CONFORM TO THE THE TOWN OF JACKSON CONSTRUCTION STANDARDS.
3. ALL WATER MAINS SHALL BE INSTALLED UTILIZING ELEVATION CONTROL, SUCH THAT RECORD DRAWINGS CAN BE ACCURATELY DRAWN AND CONFORMANCE WITH THE CONSTRUCTION PLANS DOCUMENTED.
4. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER LINES AND SEWER PIPE/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINE CROSSINGS. WHERE THESE DISTANCES CANNOT BE MET, SEE TYPICAL DETAILS FOR SPECIAL WATER/SEWER CROSSINGS.
5. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER SERVICES UNLESS OTHERWISE NOTED ON PLANS.
6. ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH JOINT RESTRAINT AND THRUST BLOCKS INSTALLED PER DETAILS AND SPECIFICATIONS.
7. ALL FITTINGS SHALL HAVE STAINLESS STEEL OR CORROSIVE RESISTANT BOLTS AND BE "POLY WRAPPED".
8. PIPE JOINT DEFLECTION ALLOWED TO MAINTAIN ALIGNMENT. STAB PIPE IN LINE THEN DEFLECT PIPE, ONLY AT JOINT. MAX DEFLECTION 2.5 DEGREES. 2.5 DEGREES IS 12" FOR A 20 LINEAR FOOT LENGTH OF PIPE.
9. ALL WATER MAINS AND SERVICES SHALL BE INSTALLED WITH TRACE WIRE FOR LOCATING PURPOSES. TRACE WIRE TO BE INSTALLED PER SPECIFICATIONS.
10. ALL WATER MAINS AND SERVICES SHALL BE TESTED PER TOWN OF JACKSON CONSTRUCTION STANDARDS PRIOR TO THEIR ACCEPTANCE BY THE TOWN OF JACKSON. SUCH TESTS SHALL BE CONDUCTED IN THE PRESENCE OF AUTHORIZED TOWN OF JACKSON STAFF AND THE ENGINEER. ANY REMEDY OF DEFECTS SHALL BE CARRIED OUT AT THE EXPENSE OF THE CONTRACTOR.



SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22X34 PRINTS

SANITARY SEWER MANHOLE TABLE				
MANHOLE NAME	RIM ELEV.	INV. IN	INV. IN ANGLE	INV. OUT
SSMH B1	6230.99	8" 6217.09: S 6" 6217.09: N 8" 6217.09: E		8" 6216.89
SSMH C1	6231.96	8" 6224.97: S 6" 6224.97: E 6" 6224.97: W		8" 6224.77
SSMH C2	6231.75	6" 6226.12: E 6" 6226.12: W		8" 6225.92

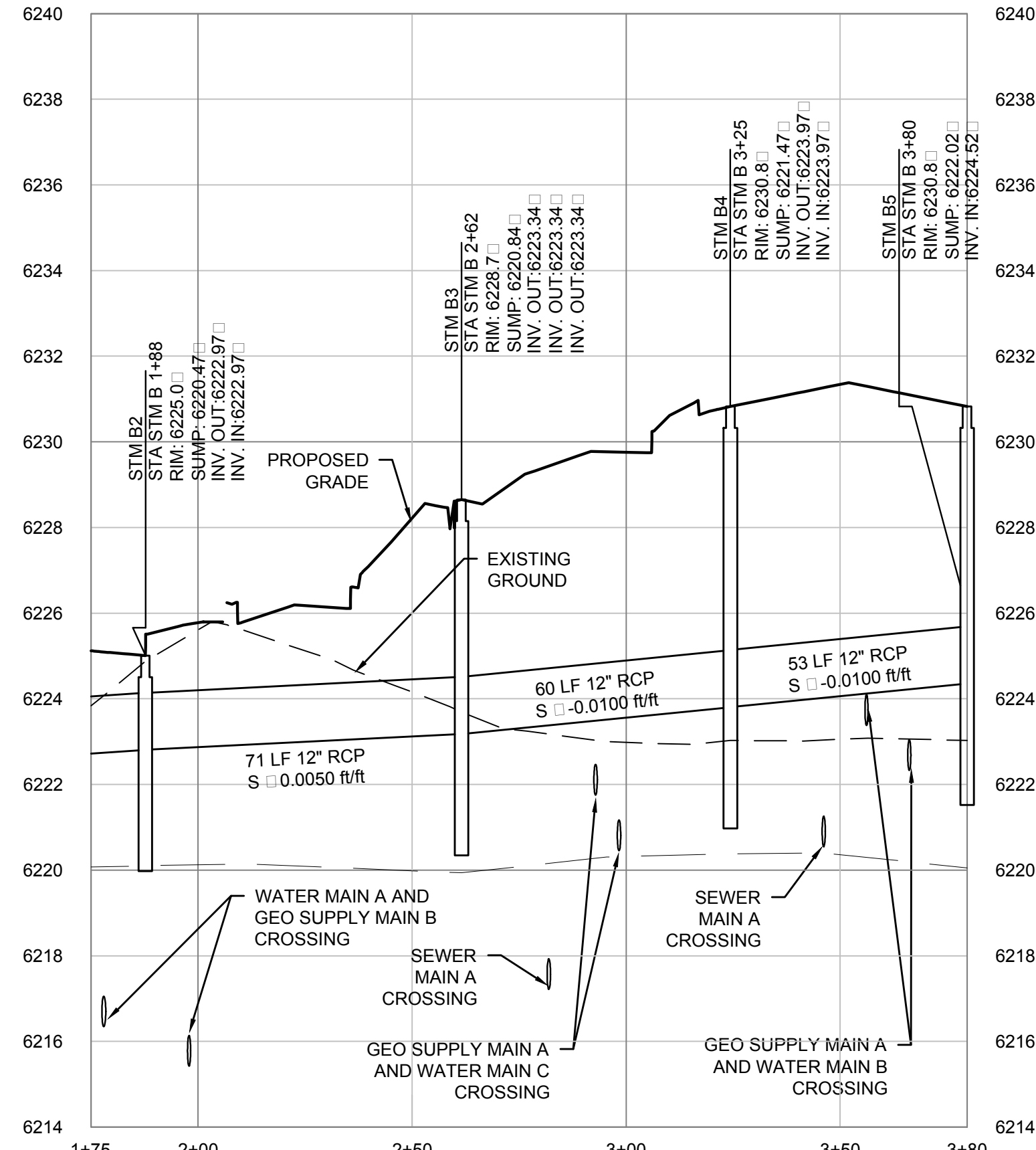
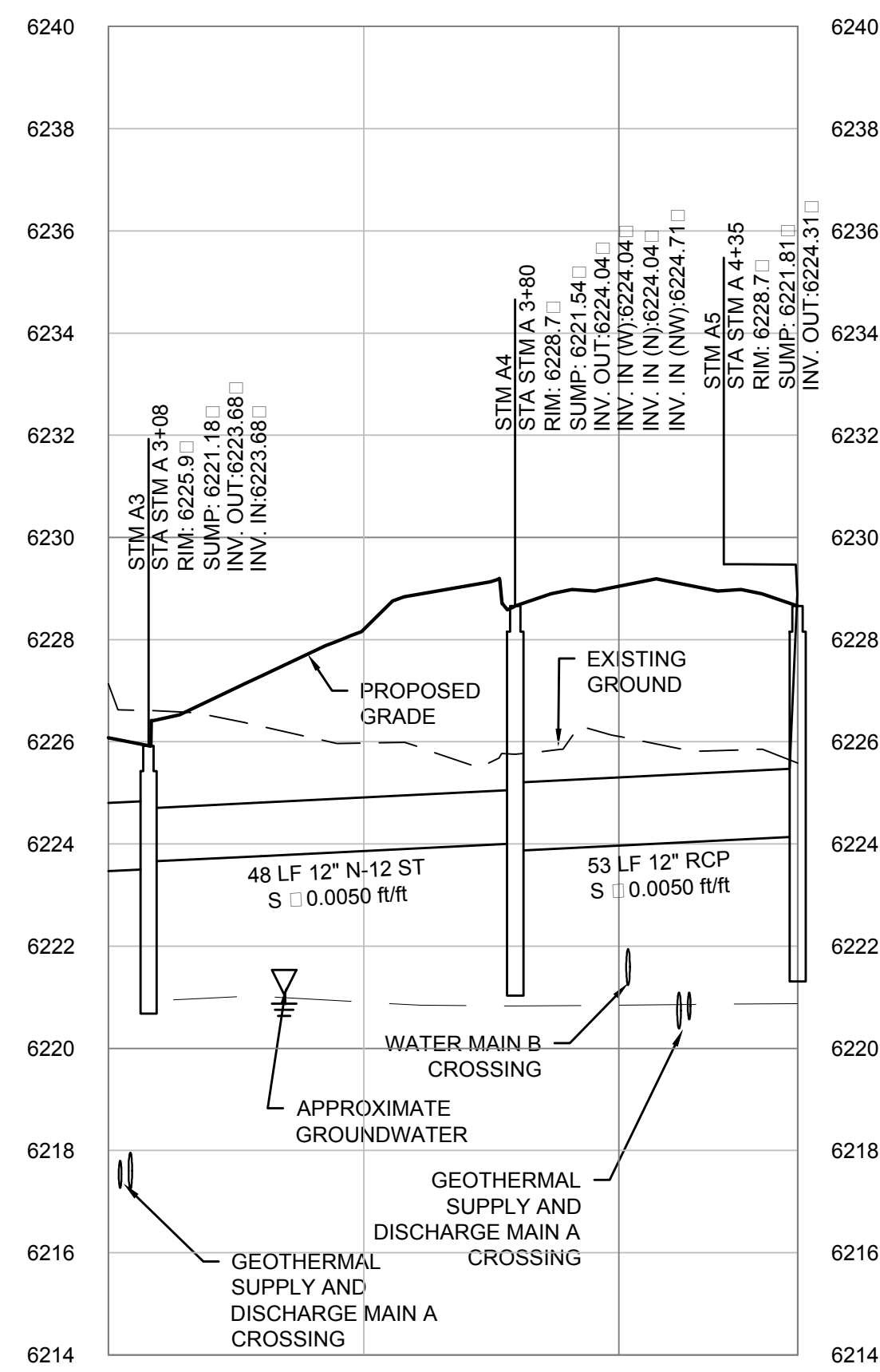
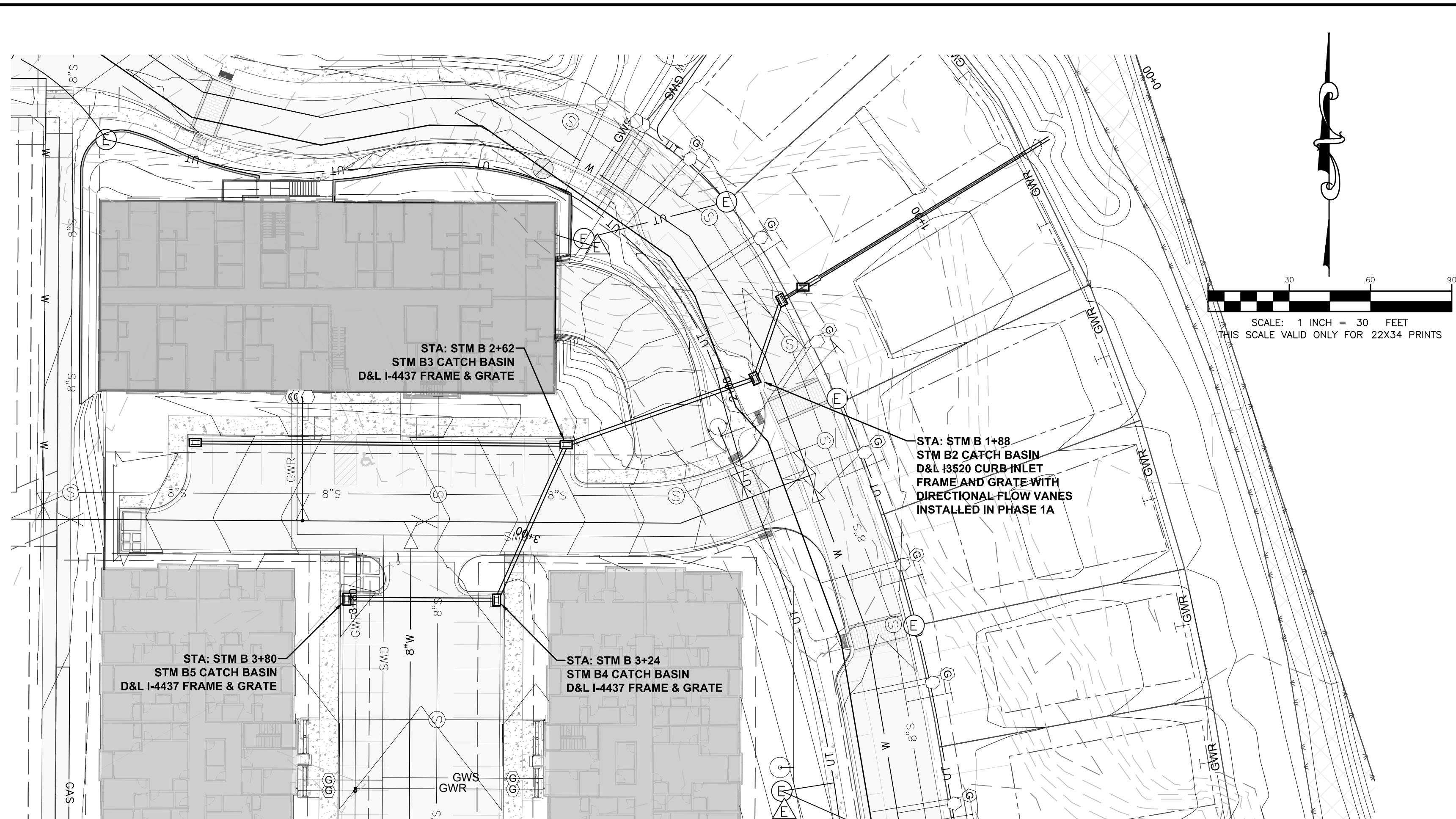
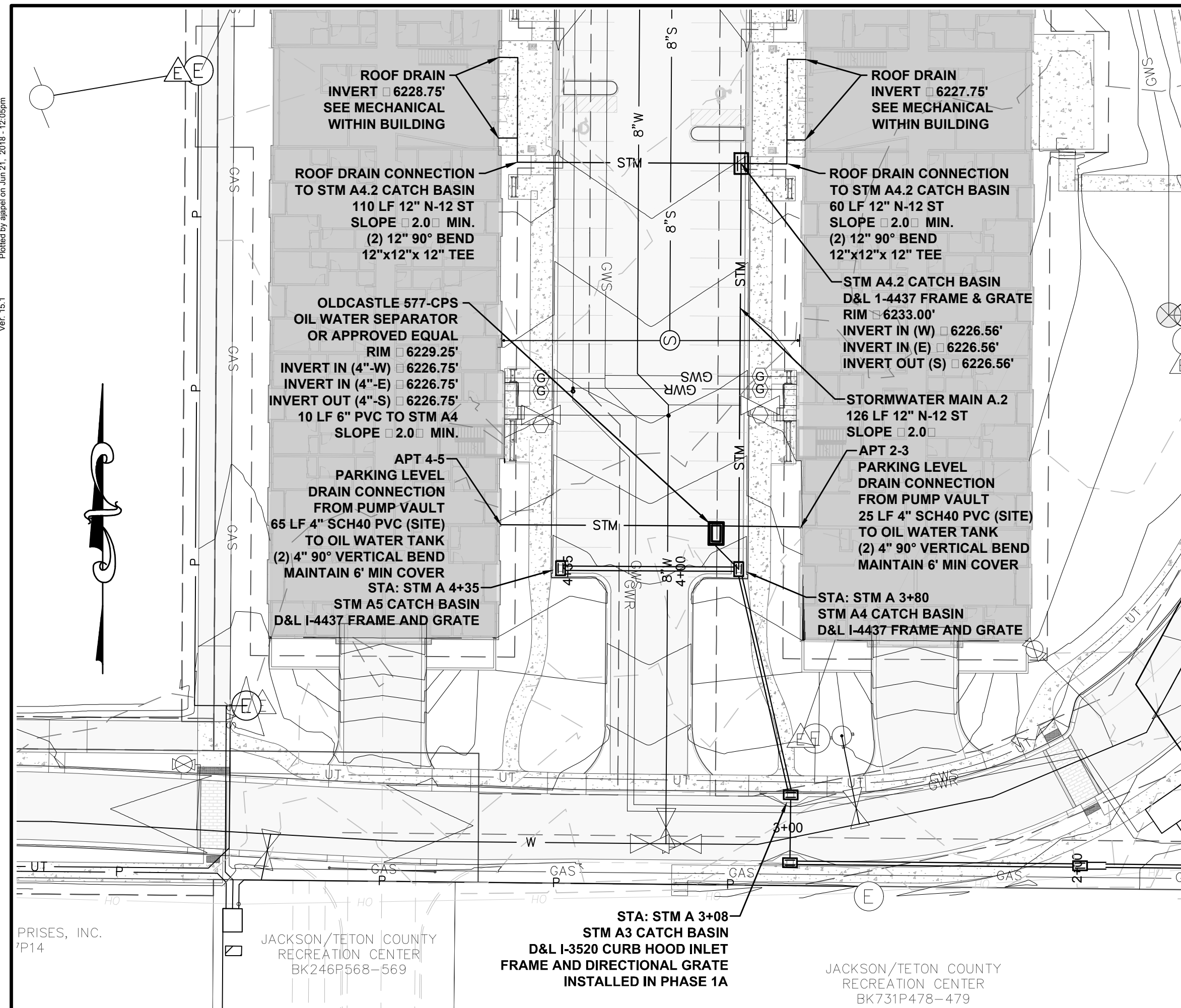
ANGLES MEASURED WITH 0° AT INV. OUT.
INV. IN MEASURED CLOCKWISE FROM INV. OUT



PROFILE VIEW: SANITARY SEWER MAIN C
STA: 0+00 - 2+71
SCALE: HORI. 1"=30'
VERT. 1"=3'

SANITARY SEWER INSTALLATION NOTES:

- PHASE 1B SEWER INSTALLATION IS LIMITED TO THE CONSTRUCTION OF SEWER MAIN C. ONLY DESIGN FOR THIS LINE IS PROVIDED IN THIS PLAN SET. ADJACENT SEWER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT SEWER MAINS WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
- ALL SEWER MAIN PIPE SHALL BE 8" PVC SDR-35 (ASTM D3034) OR APPROVED EQUAL.
- MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL BETWEEN WATER LINES AND SEWER PIPE/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINE CROSSINGS. WHERE THESE DISTANCES CANNOT BE MET, SEE TYPICAL DETAILS FOR SPECIAL WATER/SEWER CROSSINGS.
- SEWER SERVICES ARE TO BE CONSTRUCTED OF 4" PVC SDR-35 PIPE UNLESS OTHERWISE NOTED IN THE PLANTS. ALL SERVICES SHALL BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT.
- ALL SEWER MANHOLES ARE TO BE CONSTRUCTED WITH AN ECCENTRIC CONE TOP UNLESS OTHERWISE NOTED ON THE PLANS. SEE STANDARD DETAILS FOR MANHOLE INSTALLATION AND STANDARDS.
- ALL MANHOLES IN PAVED AREAS SHALL BE ADJUSTED FOR HEIGHT ACCORDING TO TOWN OF JACKSON STANDARD SS-109.
- NO CONNECTIONS OF GROUNDWATER HEAT PUMP OR GROUNDWATER HEATING OR COOLING SYSTEMS, ROOF DOWNSPOUTS, EXTERIOR FOUNDATION DRAINS, AREAWAY DRAINS, OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO A BUILDING SEWER OR BUILDING DRAIN, WHICH IN TURN IS CONNECTED DIRECTLY OR INDIRECTLY TO A PUBLIC SANITARY SEWER. SEE WYDEQ 13.08.017
- ALL SEWER MAINS SHALL BE JETTED PRIOR TO VIDEO INSPECTIONS. IF VIDEO INSPECTION REVEALS CONDITIONS INDICATING POSSIBLE PIPE DEFLECTION OR DEFORMATION. SUCH IDENTIFIED PIPE SEGMENTS SHALL REQUIRE DEFLECTION TESTING, TO BE PERFORMED BY CONTRACTOR AND WITNESSED BY THE TOWN.
- ALL SEWER MAINS AND SERVICES SHALL BE TESTED PER TOWN OF JACKSON CONSTRUCTION STANDARDS PRIOR TO THEIR ACCEPTANCE BY THE TOWN OF JACKSON. SUCH TESTS SHALL BE CONDUCTED IN THE PRESENCE OF AUTHORIZED TOWN OF JACKSON STAFF AND THE ENGINEER. ANY REMEDY OF DEFECTS SHALL BE CARRIED OUT AT THE EXPENSE OF THE CONTRACTOR.
- SANITARY SEWER MAINS ARE TO BE GRADED AT A MINIMUM OF 0.40% FOR 8" LINE. FLAT GRADE SEWER (BELOW THIS THRESHOLD) SHALL BE SUBJECT TO WYDEQ FLAT GRADE SEWERS VARIANCE. SEE POLICY 13.9.13.
 - THE MINIMUM SLOPE PERMITTED FOR 8" AND LARGER PIPE WILL BE 0.002 FT/FT OR THE MINIMUMS LISTED IN THE CHAPTER XI, PART B, SECTION 9, REGULATIONS.
 - THE GRAVITY SEWER MAIN MUST BE CONSTRUCTED USING EITHER ASTM D3034 SDR 35 PVC PIPE OR ASTM D 3035 POLYETHYLENE PIPE.
 - THE PIPE MUST BE INSTALLED USING A SEWER LASER TO ENSURE AN ACCURATE AND UNIFORM GRADE.
 - THE PIPE SHALL BE BEDDED WITH TYPE 1 BEDDING MATERIAL USING TYPE A TRENCH BACKFILL METHODS OR CEMENT TREATED FILL IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, SECTION 02225.
- ALL FLAT GRADE SEWERS SHALL BE INSTALLED UNDER THE SUPERVISION OF A FULL TIME INSPECTOR.
- ALL MANHOLES SHALL HAVE EPOXY COATED INVERTS WITH 2 COATS OF SIKAGUARD 62 (RED, GREY) OR APPROVED EQUAL.



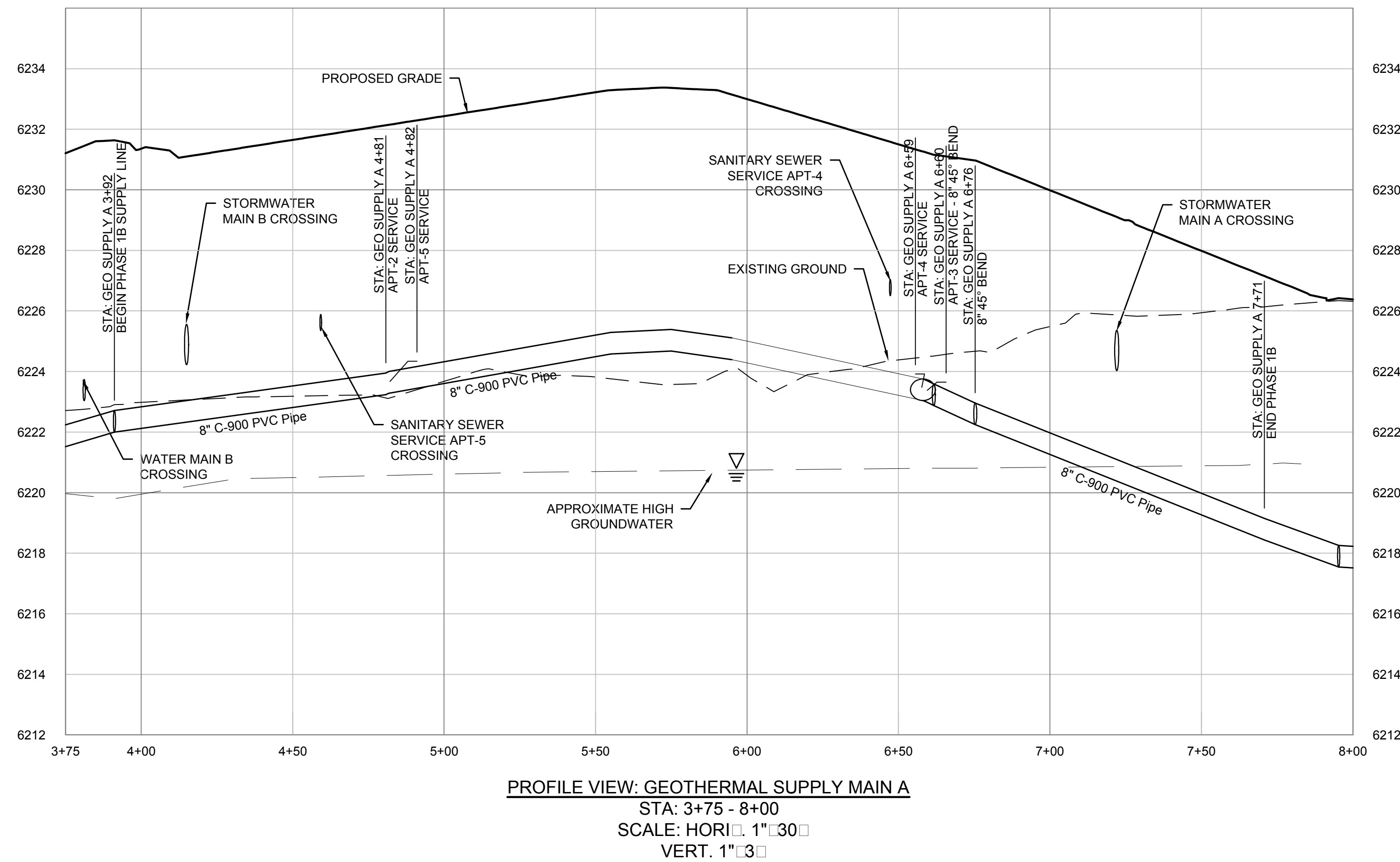
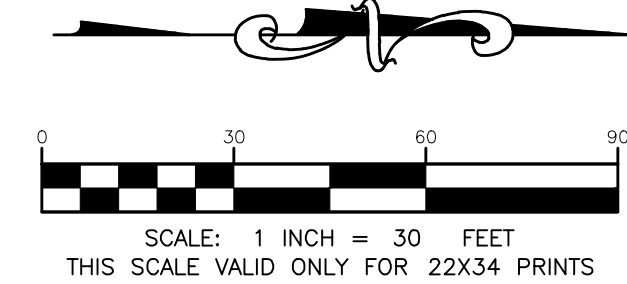
- STORM WATER INSTALLATION NOTES:

1. PHASE 1B STORMWATER INSTALLATION IS LIMITED TO THE PORTIONS OF STORMWATER MAINS A AND B AS SHOWN ON THIS PLAN. ADJACENT STORMWATER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT STORMWATER MAINS AND ASSOCIATED CONTINUATIONS OF MAINS A AND B WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
2. STORM WATER LINES INSTALLED IN LANDSCAPED AREAS SHALL BE CONSTRUCTED OF ADS N-12 WT IB PIPE (PER ASTM F2648) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. INSTALL PER SPECIFICATIONS.
3. STORM WATER LINES INSTALLED UNDER TRAVEL WAYS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.
4. ALL STORM LINES SHALL BE INSTALLED UTILIZING ELEVATION CONTROL, SUCH THAT RECORD DRAWINGS CAN BE ACCURATELY DRAWN AND CONFORMANCE WITH THE CONSTRUCTION PLANS DOCUMENTED.
5. WATER, SEWER, AND GEOTHERMAL CROSSINGS OF THE STORM WATER LINES SHALL BE INSULATED WITH RIGID INSULATION IF WITHIN FOUR LINEAR FEET (IN ALL DIRECTIONS) OF THE STORM WATER MAIN. INSULATION SHALL BE COMPLETED PER TOWN STANDARD.
6. STORM WATER MAN HOLES SHALL BE CONSTRUCTED/INSTALLED TO THE SAME STANDARDS OF SANITARY SEWER MANHOLES WITH THE FOLLOWING EXCEPTIONS.
 - 6.1. THE SUMP DEPTH AS INDICATED ON PLANS (FLAT BOTTOMS)
 - 6.2. THE MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED PER TOJ STANDARDS, OR APPROVED EQUAL. COVER SHALL BE MARKED "STORM DRAIN".
7. ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A FILTER FABRIC, OR EQUIVALENT BARRIER.

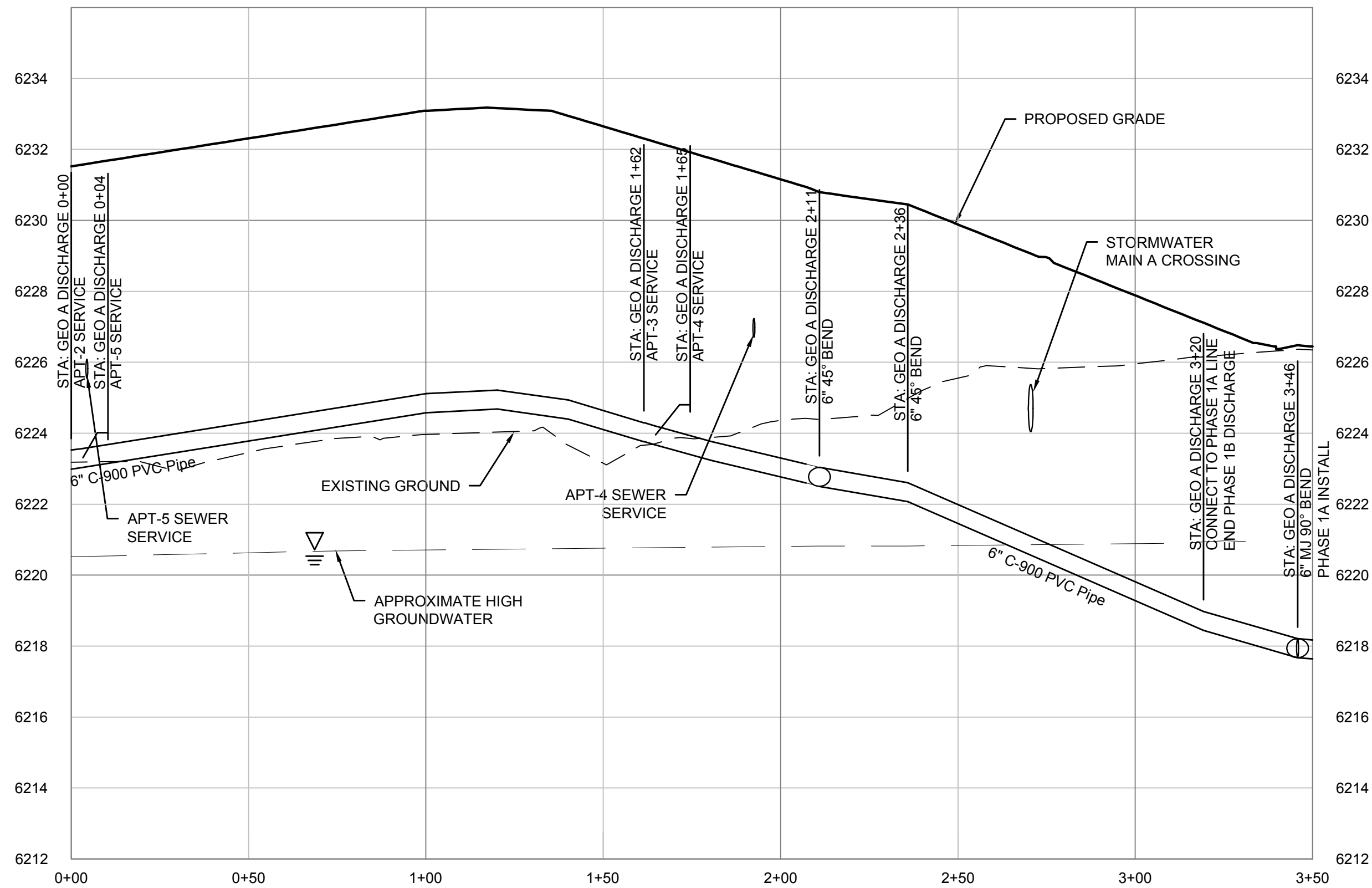
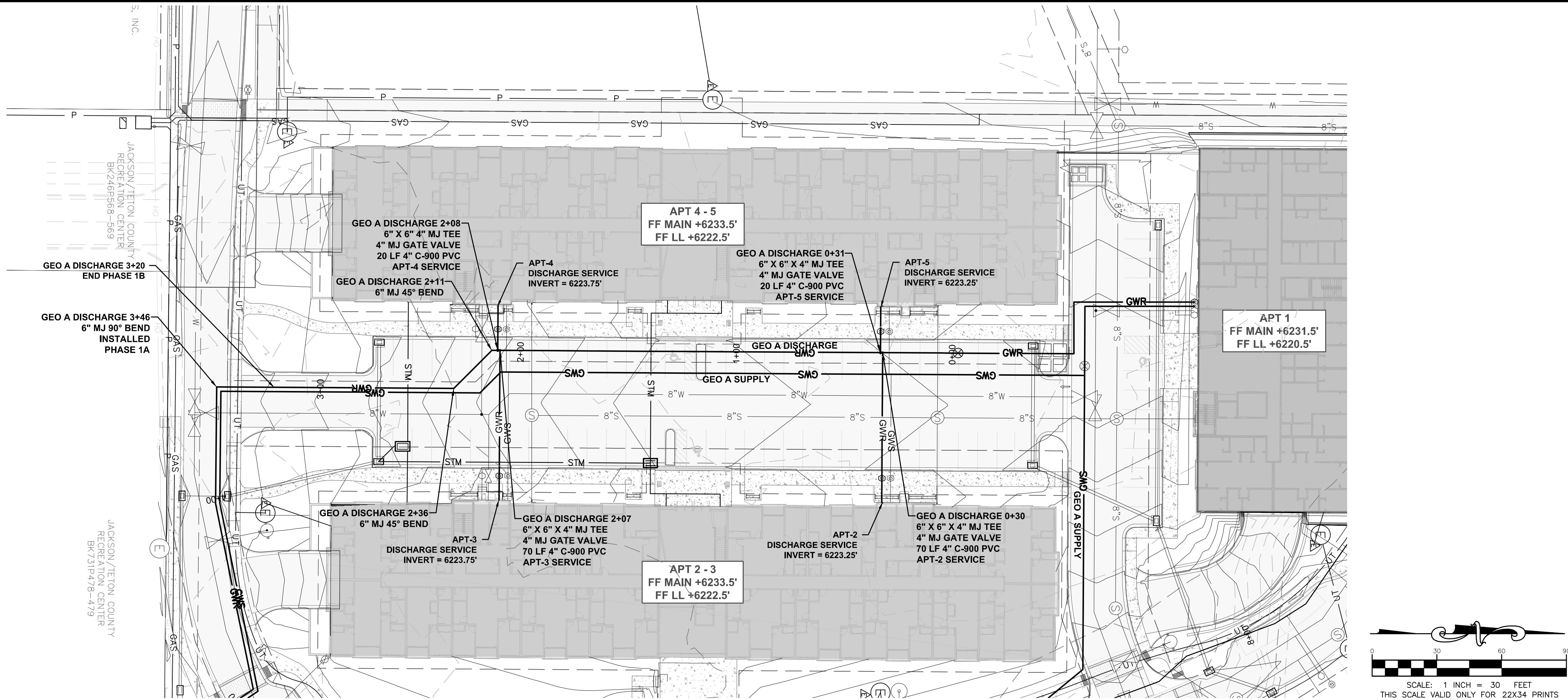
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REVIEWED BY:	AJ
PLAN VERSION	DATE
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GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	
16016.10	
SHEET	
C6.1	

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
STORMWATER MAIN A & B
SSTM A STA: 3+00 to STA 4+35
SSTM B STA: 1+75 to STA: 3+80
PLAN AND PROFILE



- GEO THERMAL INSTALLATION NOTES:**
1. PHASE 1B GEO THERMAL SUPPLY AND DISCHARGE INSTALLATION IS LIMITED TO THE PORTIONS OF GEO THERMAL SUPPLY AND DISCHARGE MAIN AS SHOWN ON THIS PLAN. ADJACENT GEO THERMAL MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT GEO THERMAL MAINS AND ASSOCIATED CONTINUATIONS OF GEO THERMAL MAIN A WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
 2. ALL GEO THERMAL MAINS SHALL BE DR18 C900 PVC PIPE CONFORMING TO THE PROVISIONS OF AWWA RECOMMENDED SPECIFICATIONS C900, CURRENT REVISIONS, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER S DIRECTIONS.
 3. SERVICE LINES ARE TO BE POLYETHYLENE, SIZED PER PLANS. LARGER SERVICES 12", SHALL BE DR-18 C900 PIPE.
 4. GEO THERMAL LINES (SUPPLY AND DISCHARGE) SHALL BE INSTALLED WITH TRACE WIRE FOR LOCATING PURPOSES. TRACE WIRE TO BE INSTALLED PER SPECIFICATIONS.
 5. GEO THERMAL LINES ARE TO BE CONSTRUCTED IN THE SAME MANNER AS WATER LINES WITH THE EXCEPTION OF THE FOLLOWING:
 - 5.1. GEO THERMAL VALVES AND CURB STOPS COVERS SHALL NOT BE MARKED WATER. ALL TRACE WIRE AND ABOVE GROUND ACCESS BOXES SHALL BE INSTALLED PER THE APWA UNIFORM COLOR CODE (GEO THERMAL - PURPLE).
 6. ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH JOINT RESTRAINT AND THRUST BLOCKS INSTALLED PER DETAILS AND SPECIFICATIONS.
 7. ALL FITTINGS SHALL HAVE STAINLESS STEEL OR CORROSIVE RESISTANT BOLTS AND BE "POLY WRAPPED".
 8. PIPE JOINT DEFLECTION ALLOWED TO MAINTAIN ALIGNMENT. STAB PIPE IN LINE THEN DEFLECT PIPE, ONLY AT JOINT. MAX DEFLECTION 2.5 DEGREES. 2.5 DEGREES IS 12" FOR A 20 LINEAR FOOT LENGTH OF PIPE.
 9. HOA WILL LOCATE GEO THERMAL OR ALLOW TOWN TO LOCATE GEO THERMAL LINES AS NEEDED.



PROFILE VIEW: GEOTHERMAL A DISCHARGE
STA: 0+00 - 3+50
SCALE: HORI 1"=30'
VERT. 1"=3'

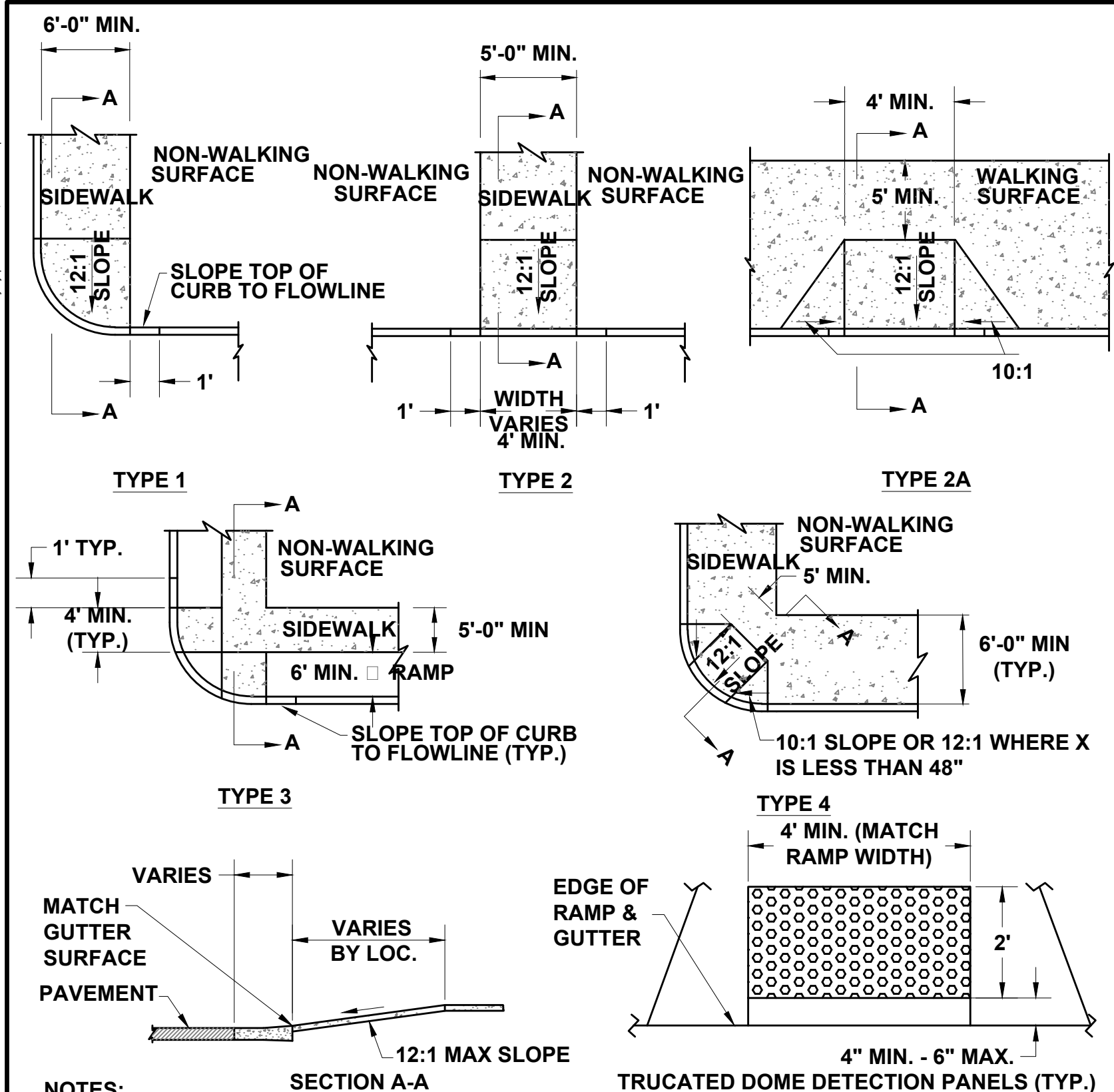
GEOTHERMAL INSTALLATION NOTES:

- PHASE 1B GEOTHERMAL SUPPLY AND DISCHARGE INSTALLATION IS LIMITED TO THE PORTIONS OF GEOTHERMAL SUPPLY AND DISCHARGE MAIN A AS SHOWN ON THIS PLAN. ADJACENT GEOTHERMAL MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT GEOTHERMAL MAINS AND ASSOCIATED CONTINUATIONS OF GEOTHERMAL MAIN A WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
- ALL GEOTHERMAL MAINS SHALL BE DR18 C900 PVC PIPE CONFORMING TO THE PROVISIONS OF AWWA RECOMMENDED SPECIFICATIONS C900, CURRENT REVISIONS, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S DIRECTIONS.
- SERVICE LINES ARE TO BE POLYETHYLENE, SIZED PER PLANS. LARGER SERVICES 12", SHALL BE DR-18 C900 PIPE.
- GEOTHERMAL LINES (SUPPLY AND DISCHARGE) SHALL BE INSTALLED WITH TRACE WIRE FOR LOCATING PURPOSES. TRACE WIRE TO BE INSTALLED PER SPECIFICATIONS.
- GEOTHERMAL LINES ARE TO BE CONSTRUCTED IN THE SAME MANNER AS WATER LINES WITH THE EXCEPTION OF THE FOLLOWING:
 - GEOTHERMAL VALVES AND CURB STOP COVERS SHALL NOT BE MARKED WATER. ALL TRACE WIRE AND ABOVE GROUND ACCESS BOXES SHALL BE INSTALLED PER THE APWA UNIFORM COLOR CODE (GEOTHERMAL - PURPLE).
- ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH JOINT RESTRAINT AND THRUST BLOCKS INSTALLED PER DETAILS AND SPECIFICATIONS.
- ALL FITTINGS SHALL HAVE STAINLESS STEEL OR CORROSIVE RESISTANT BOLTS AND BE "POLY WRAPPED".
- PIPE JOINT DEFLECTION ALLOWED TO MAINTAIN ALIGNMENT. STAB PIPE IN LINE THEN DEFLECT PIPE, ONLY AT JOINT. MAX DEFLECTION 2.5 DEGREES. 2.5 DEGREES IS 12" FOR A 20 LINEAR FOOT LENGTH OF PIPE.
- HOA WILL LOCATE GEOTHERMAL OR ALLOW TOWN TO LOCATE GEOTHERMAL LINES AS NEEDED.

The Following Details:

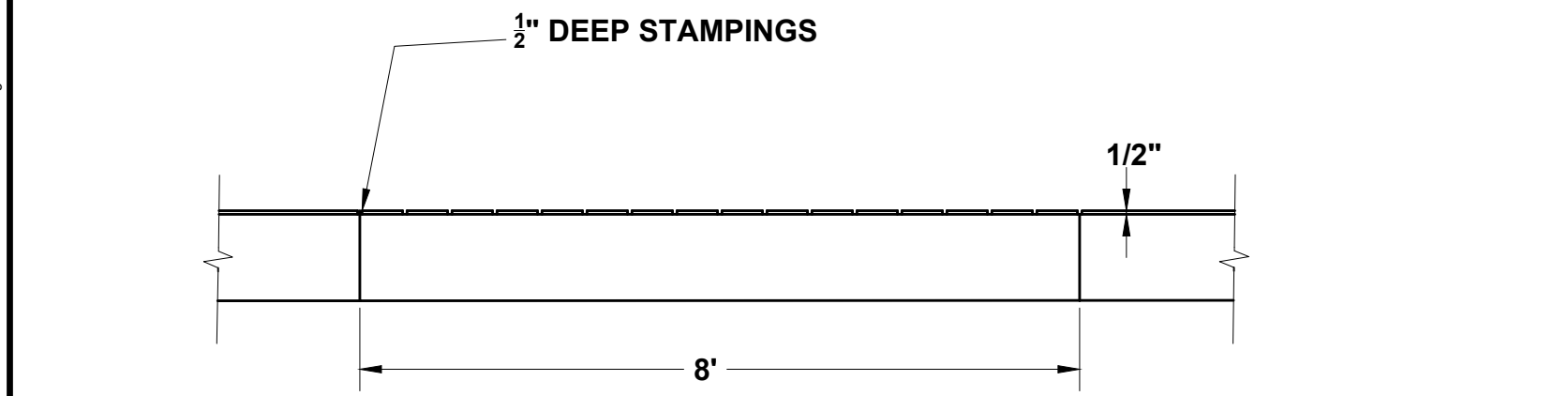
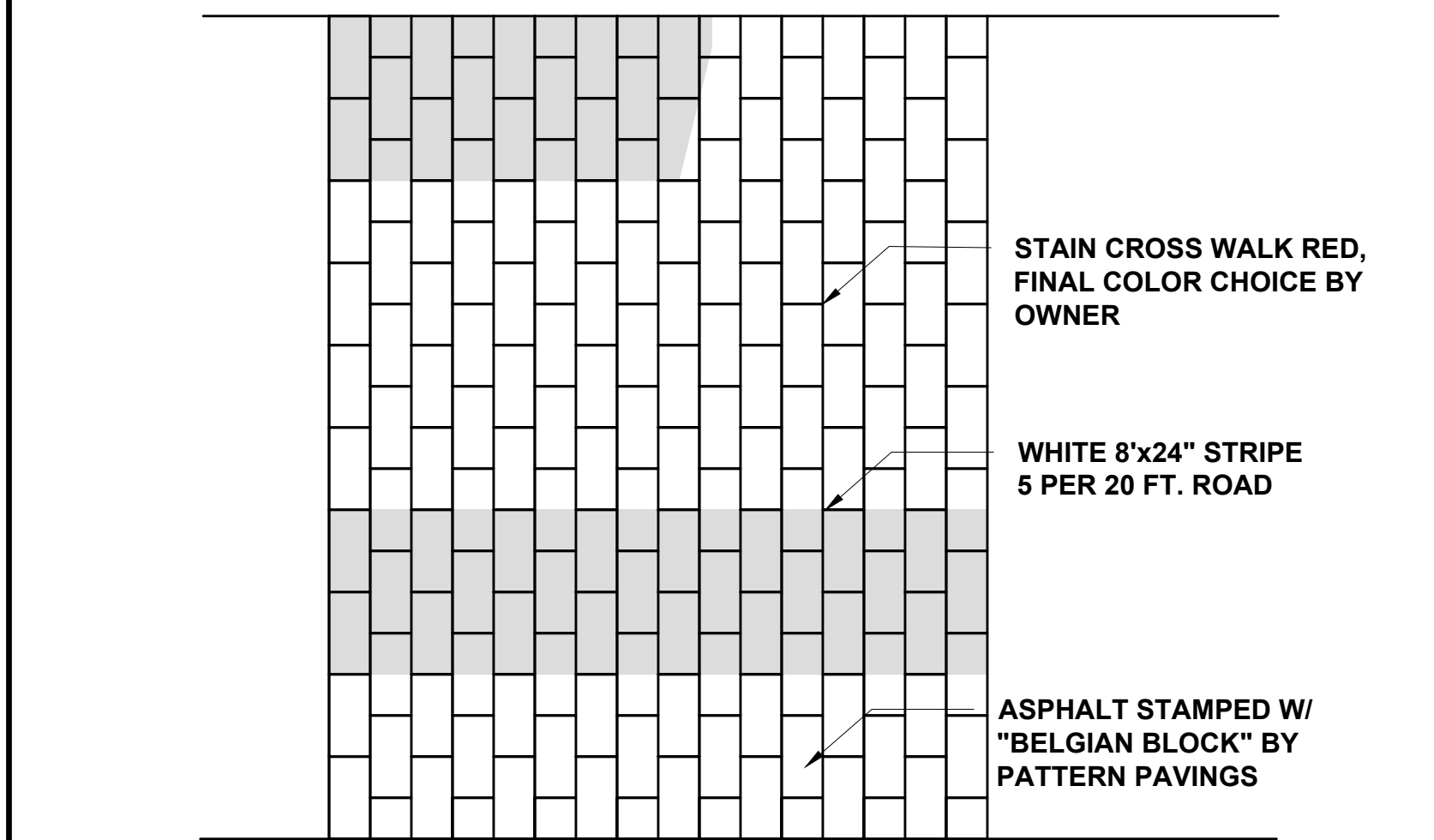
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Ver. 15.1
Revised by: Jorgensen on Jun 20, 2016, 3:26pm



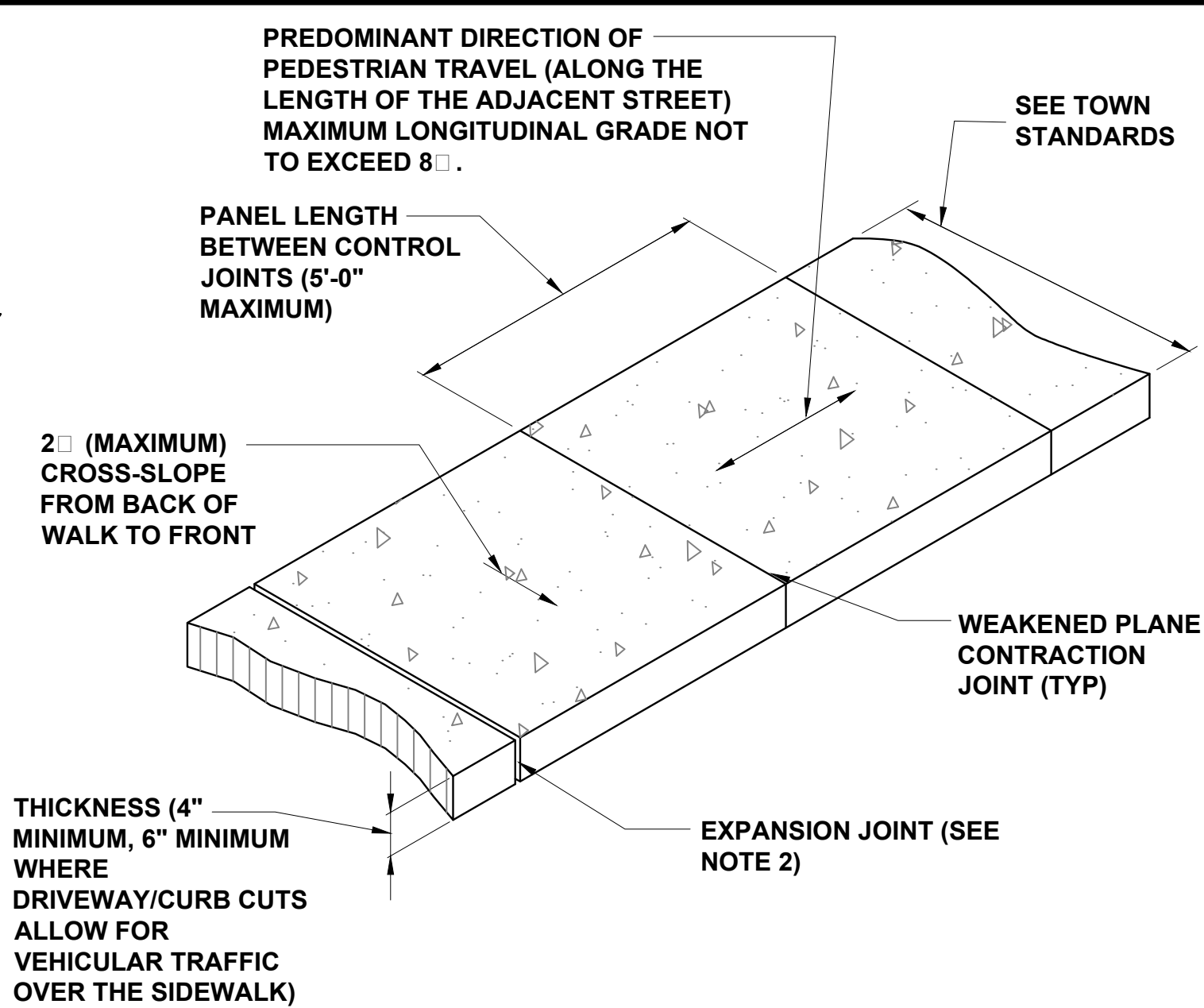
- NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
 2. LIP AT GUTTER TO BE NO MORE THAN 1/4" HIGH.
 3. CONCRETE TO BE A BROOM FINISH.
 4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

1 PEDESTRIAN RAMP DETAILS
C8.1 NOT TO SCALE



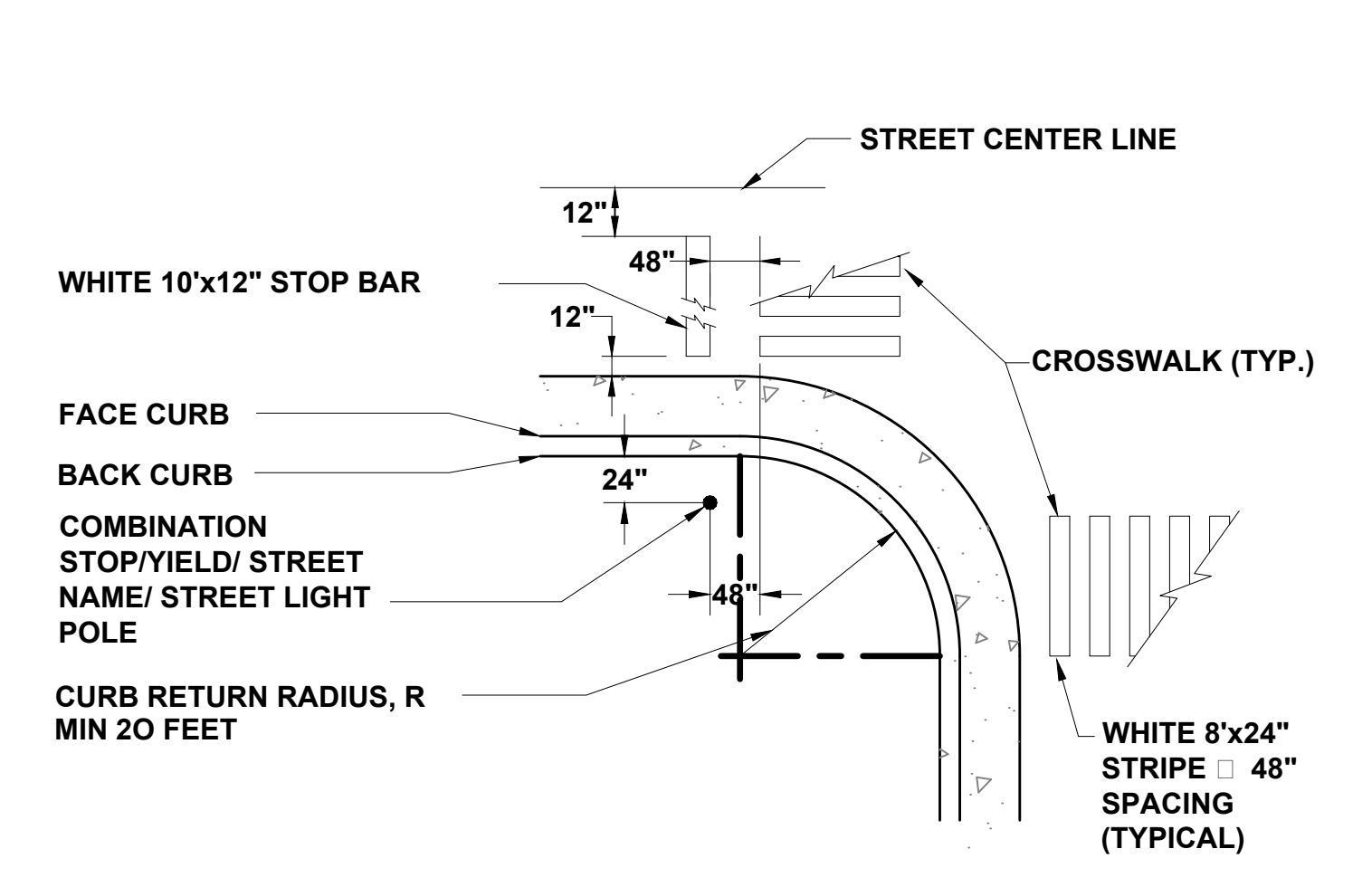
- NOTES:
1. ASPHALT TO BE STAMPED AND STAINED TO MANUFACTURERS SPECIFICATIONS.
 2. STAMP PATTERN SHALL BE "BELGIAN BLOCK" BY PATTERN PAVING PRODUCTS.
 3. ASPHALT IN CROSS WALK SHALL BE STAINED WITH A REDDISH COLOR.

5 CROSSWALK DETAIL
C8.1 NOT TO SCALE



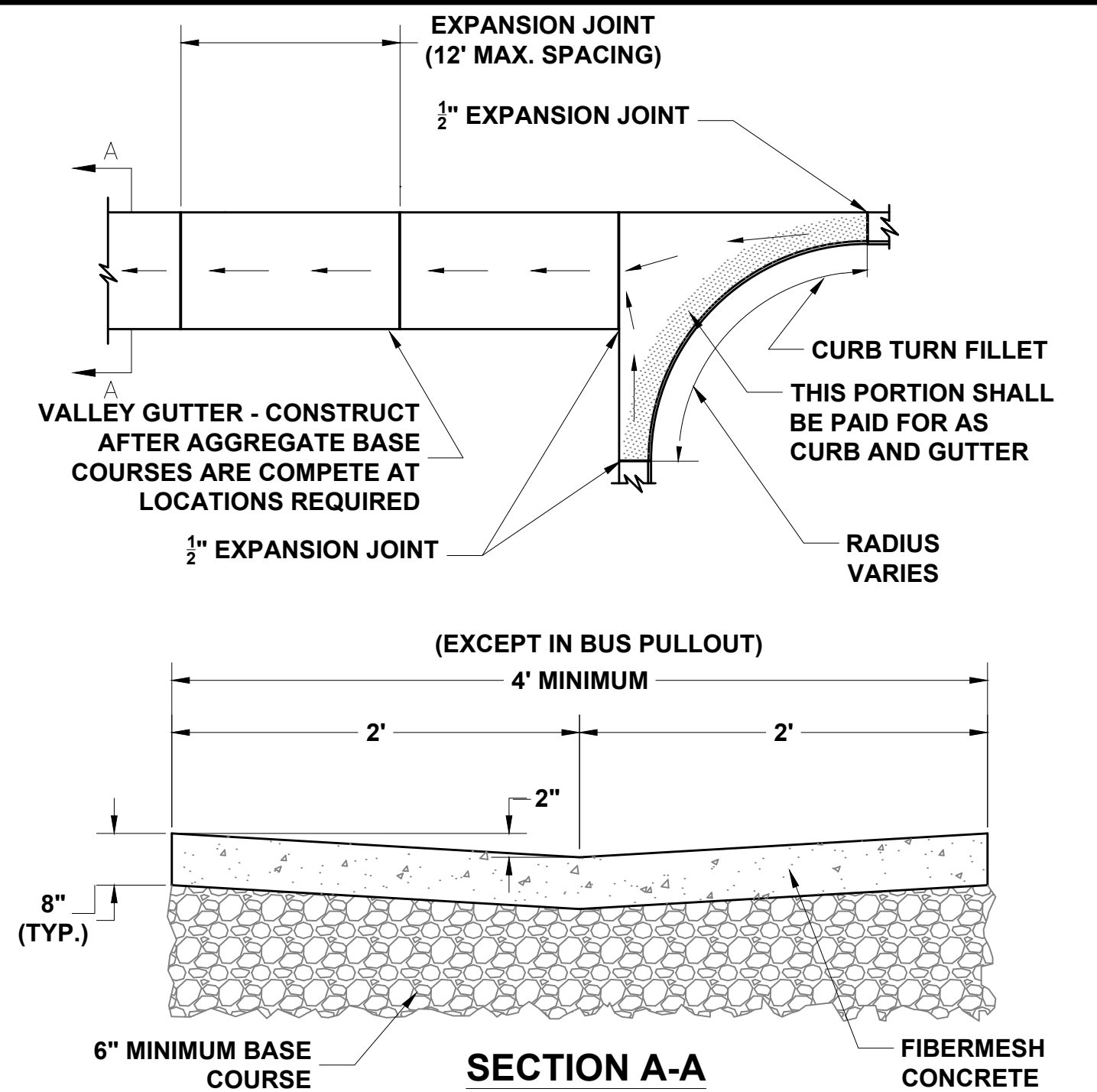
- NOTES:
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS
 2. SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
 3. FOR SIDEWALKS GREATER THAN SIX FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
 4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
 5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

2 SIDEWALK DETAIL
C8.1 NOT TO SCALE



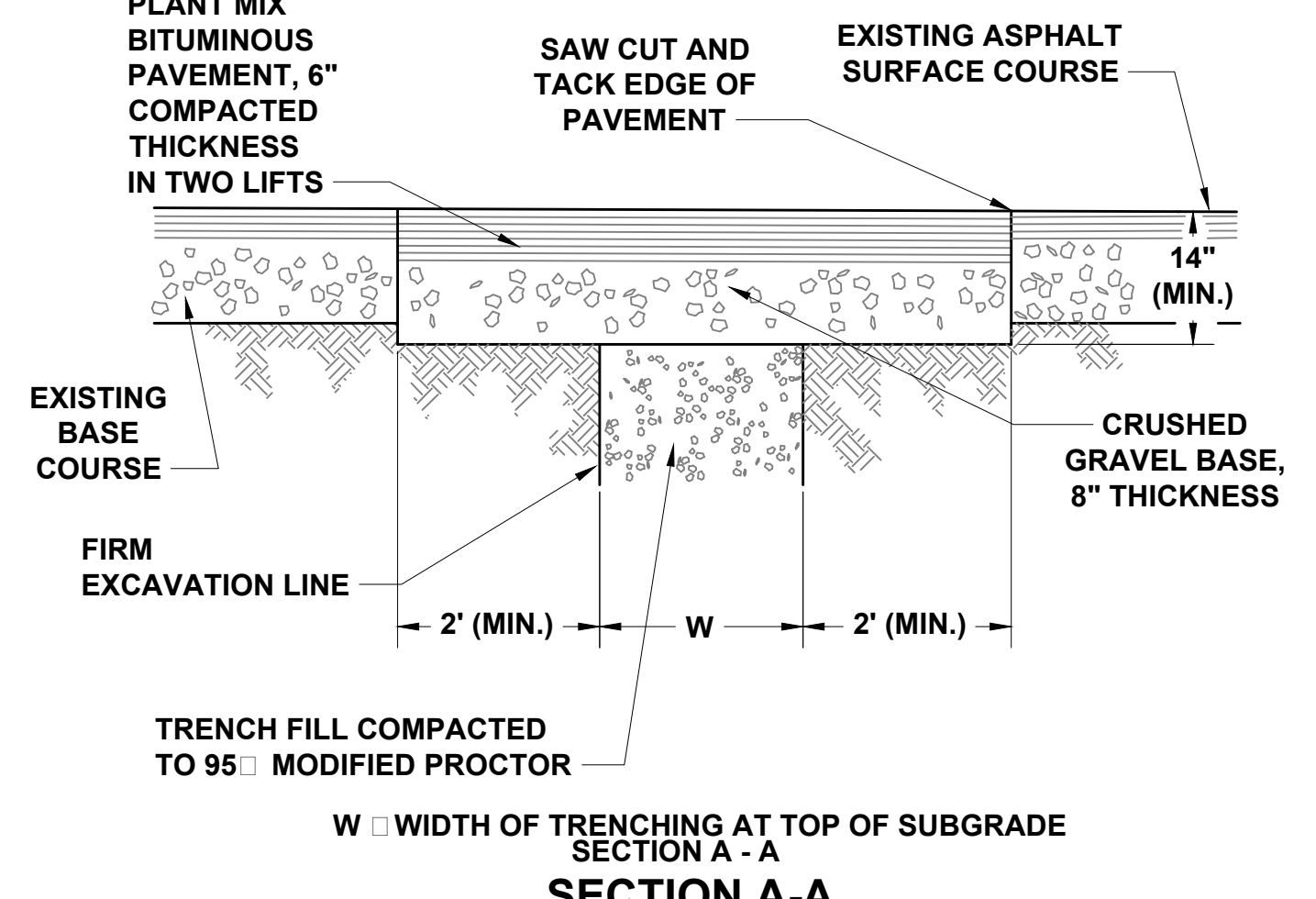
- NOTES:
1. PEDESTRIAN RAMPS SHALL BE PER TOWN STANDARDS AND CONFORM TO ALL ADA STANDARD REQUIREMENTS.
 2. SIGNAGE PLACEMENT SHALL BE PER THIS DRAWING.
 3. STREET LIGHTS SHALL BE PER TOWN STANDARDS.
 4. CURB RETURN RADIUS (AT THE BACK OF CURB) SHALL BE 20' FOR ALL STREET DESIGNATIONS EXCEPT INDUSTRIAL, WHERE R SHALL EQUAL 30'.
 5. CLEAR THROUGH ONE MUST BE MAINTAINED AROUND ALL OBSTRUCTIONS, INCLUDING FIRE HYDRANTS, UTILITY POLES, GUY WIRES, PULL BOXES, NEWSPAPER BOXES, PHONE BOOTHS, ETC.
 6. ALL OTHER INFRASTRUCTURE REQUIRED MUST BE APPROVED BY THE TOWN ENGINEER.

6 STREET INTERSECTION DETAILS
C8.1 NOT TO SCALE



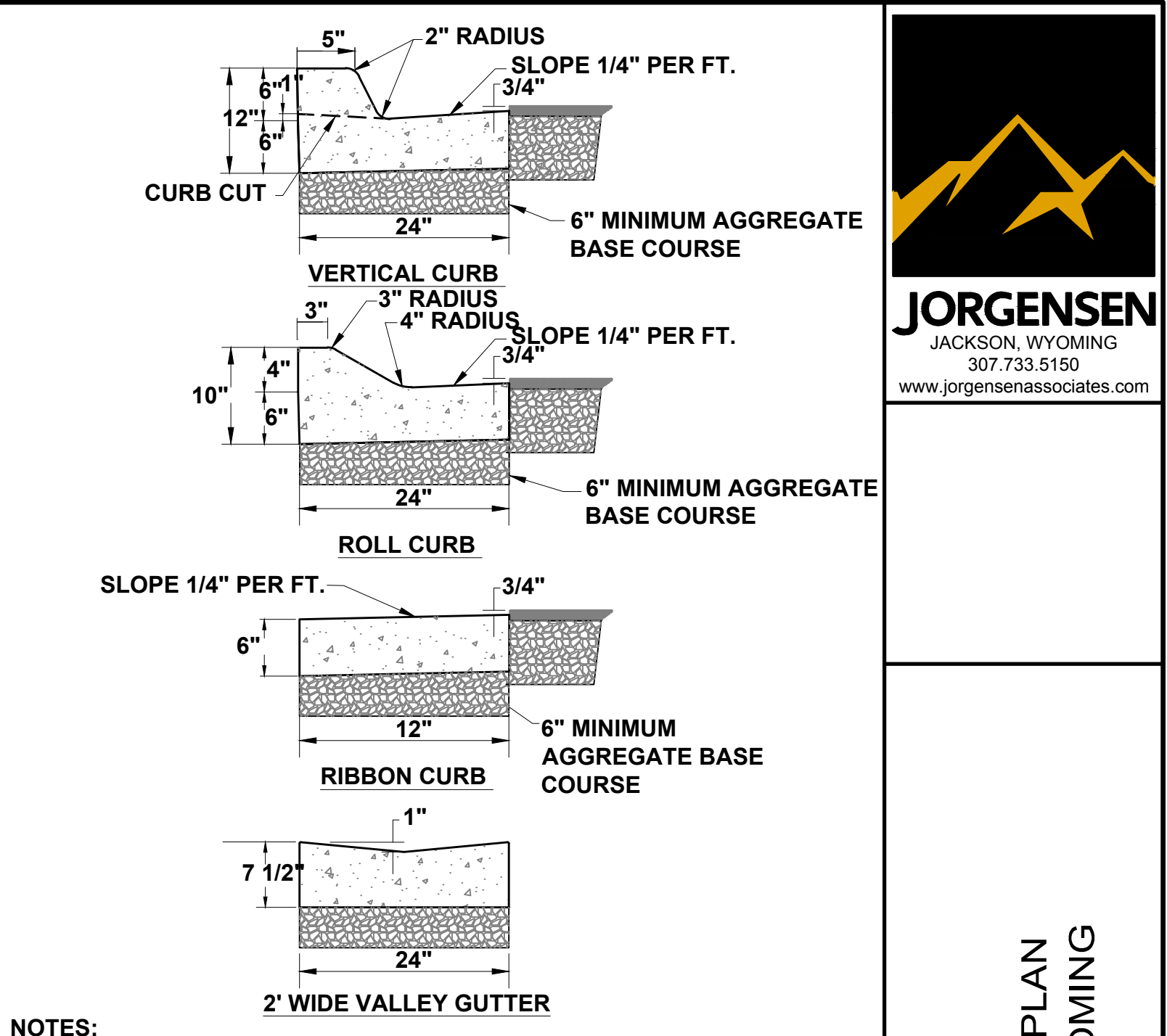
- NOTES:
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
 4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

3 VALLEY GUTTER DETAIL
C8.1 NOT TO SCALE



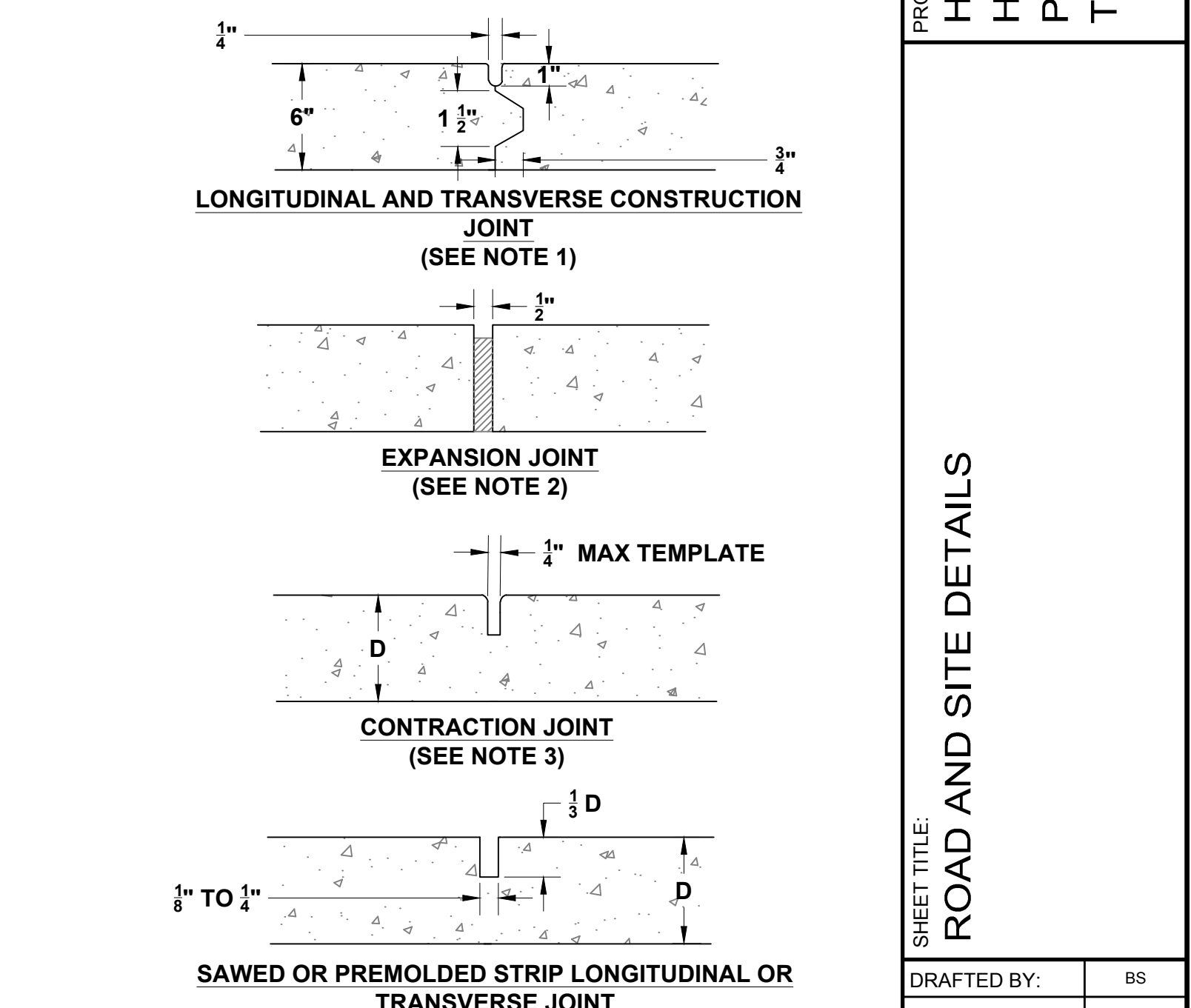
- NOTES:
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
 2. 1/2" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVER 300' ON LONG STRAIGHT CONCRETE STRETCHES.
 3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'.
 4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

7 PERMANENT CO. ROAD RESTORATION DETAIL
C8.1 NOT TO SCALE



- NOTES:
1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
 4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

4 CURB DETAILS
C8.1 NOT TO SCALE



- NOTES:
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
 2. 1/2" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVER 300' ON LONG STRAIGHT CONCRETE STRETCHES.
 3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'.
 4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

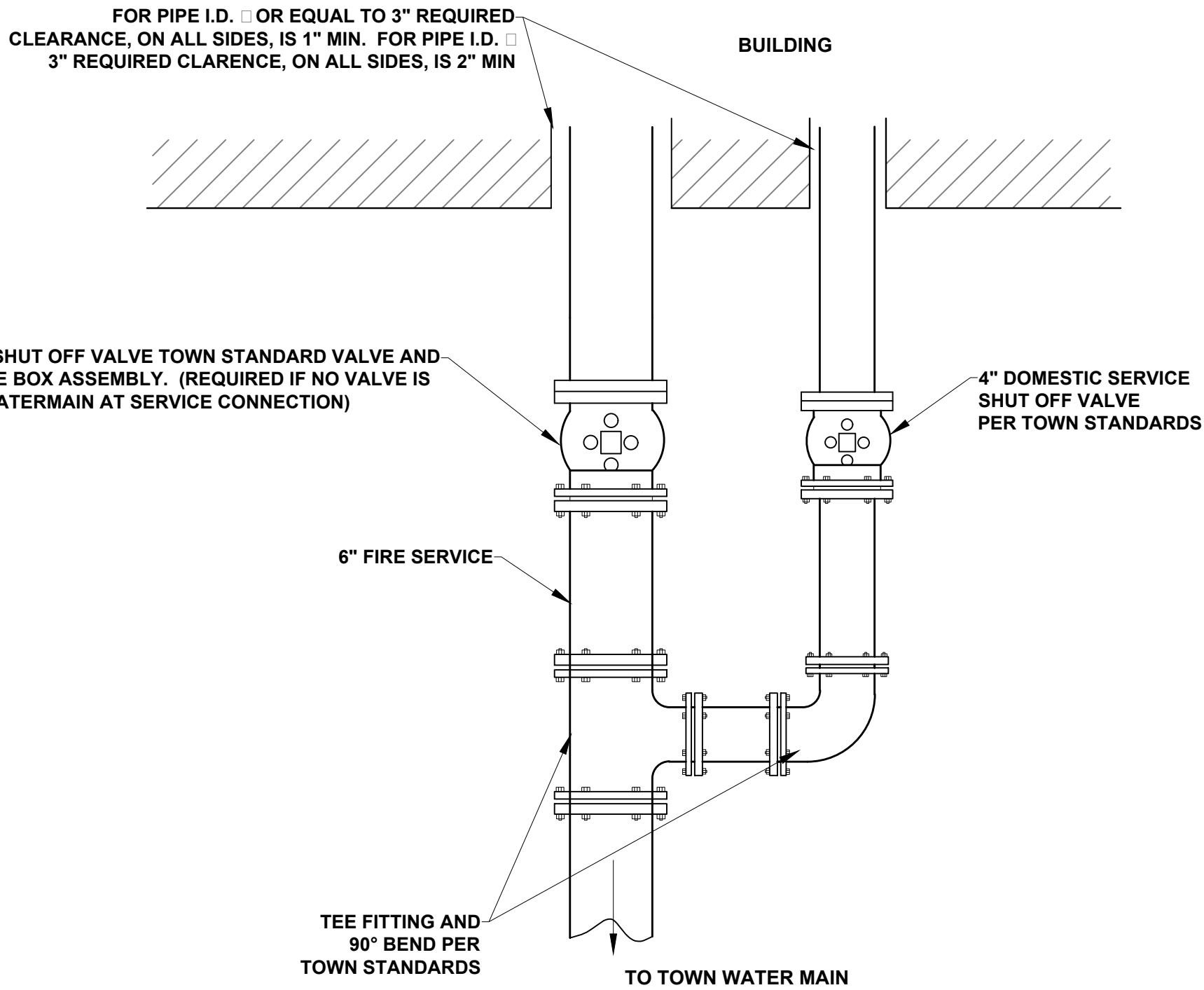
8 PAVING AND CONCRETE JOINT DETAILS
C8.1 NOT TO SCALE

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	
16016.10	
SHEET	
C8.2	

The Following Details:

Ver. 15.1
Revised by Jorgensen on Jun 20, 2018 - 3:25pm

H:\2016\16016 Hidden Hollow\16016-02-2 and Development\4. ENG\DWG\CD\16016-10-DEV\F2_C8.3_DETAILS.dwg
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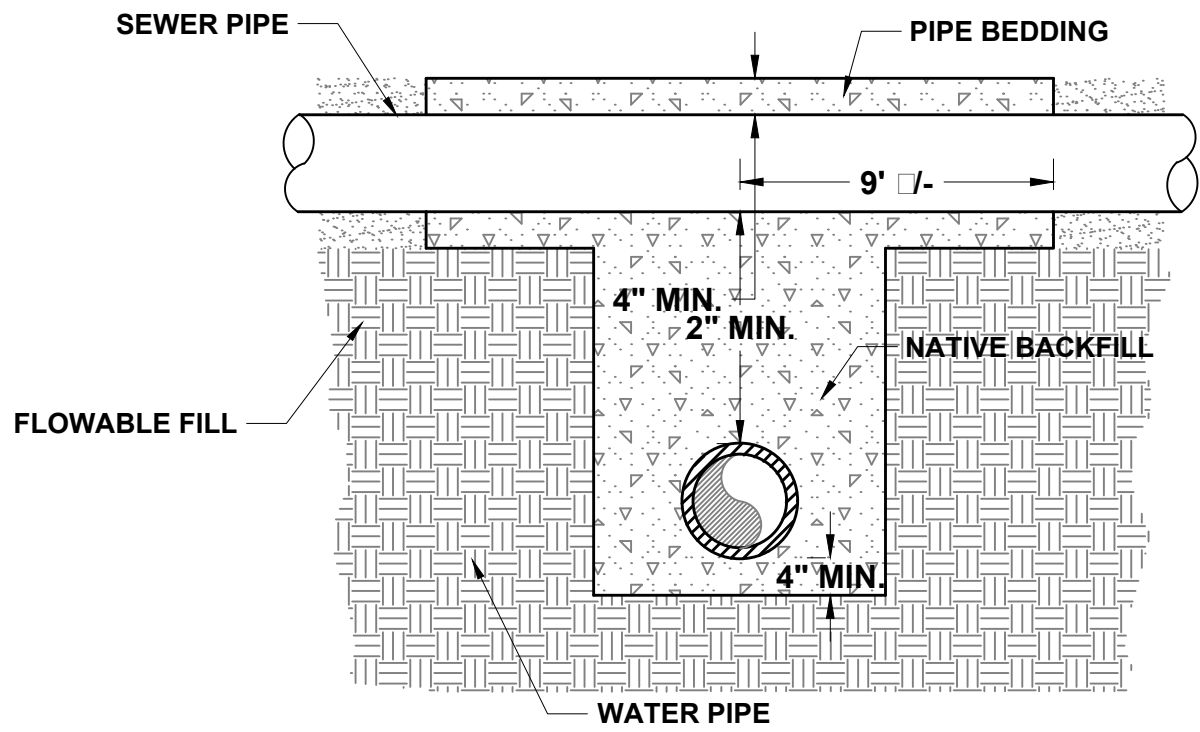


- NOTES:
1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.
 2. ALL BURIED FITTINGS SHALL HAVE STAINLESS OR CORROSIVE RESISTANT BOLTS AND BE POLY WRAPPED.

1
C8.3

FIRE SERVICE WITH WATER SERVICE

NOT TO SCALE

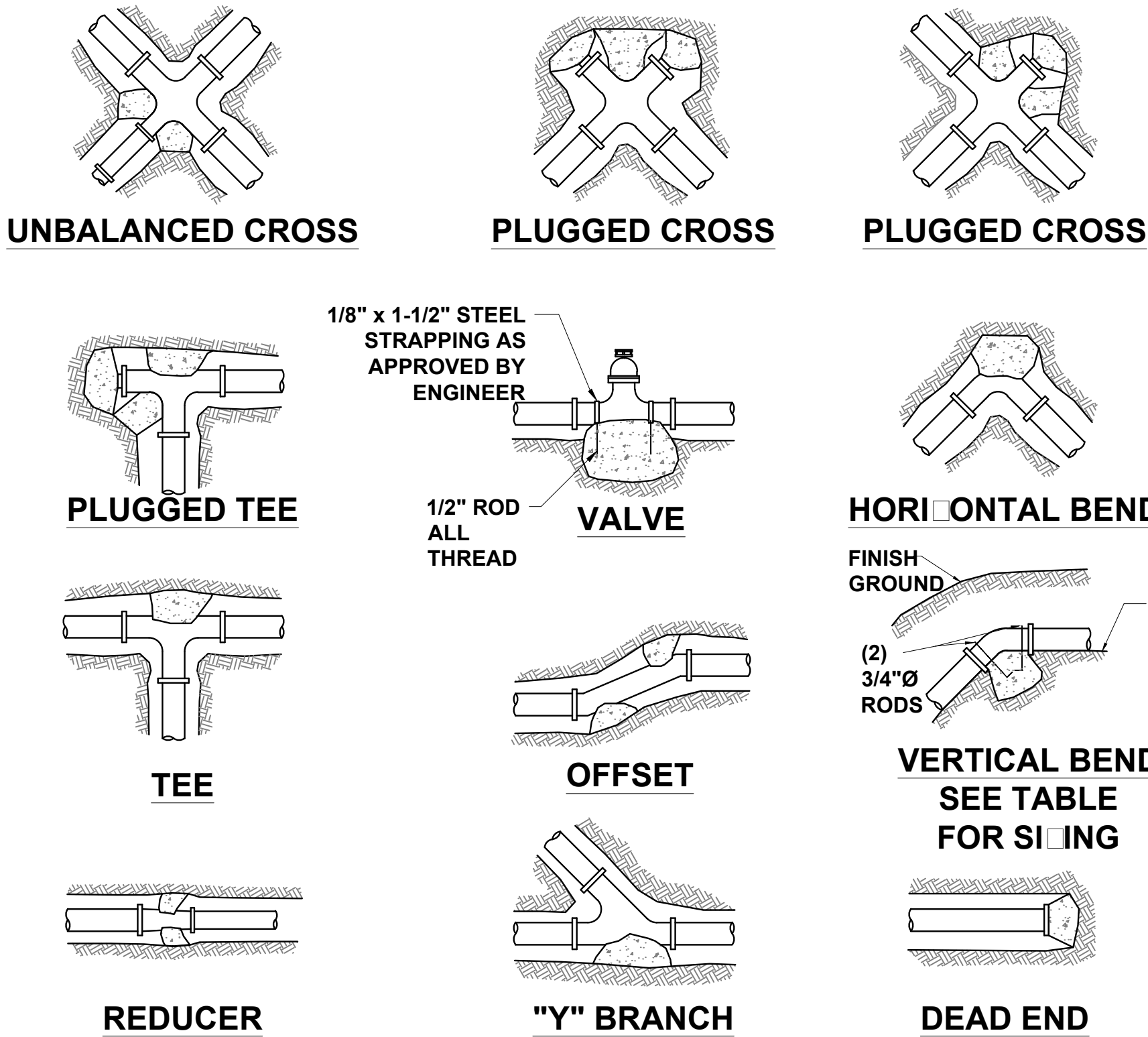


- WATER/SEWER CROSSING NOTES:
- NORMAL CONDITIONS - WATER MAINS CROSSING SANITARY SEWER MAINS, OR STORMS SEWERS SHALL BE LAID ABOVE TO PROVIDE A VERTICAL SEPARATION OF AT LEAST EIGHTEEN (18) INCHES WHENEVER POSSIBLE. THEY DISTANCE SHALL BE MEASURED FROM THE TIP OF THE SEWER PIPE TO THE BOTTOM OF THE WATER PIPE.
- UNUSUAL CONDITIONS- WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST (18) INCHES AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:
- 1) THE SANITARY SEWER OR STORM SEWER JOINTS SHALL BE CONSTRUCTED OF MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION (SDR 26 OR C-900) AND SHALL BE TESTED FOR WATER TIGHTNESS BE SEWER LINE METHODS. OR
 - 2) THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF NINE (9) FEET EACH SIDE OF THE CROSSING. OR
 - 3) THE SANITARY SEWER SHALL BE ENCASED IN FLOWABLE FILL A MINIMUM OF NINE (9) FEET EACH SIDE OF CROSSING.
 - 4) WATER MAINS PASSING UNDER SEWER LINES SHALL IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING FLOWABLE FILL BETWEEN WATER AND SEWER LINES FOR ADDITIONAL SUPPORT.
 - 5) FLOWABLE FILL SHALL BEAR ON UNDISTURBED SOIL AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 30 PSI TO 60 PSI. REFERENCE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02510.
- (REF. WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS)

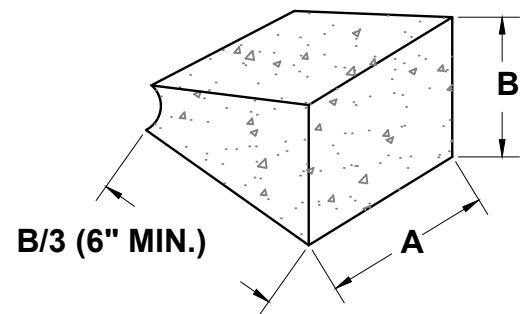
3
C8.3

WATER / SEWER CROSSING

NOT TO SCALE



MINIMUM DIMENSIONS FOR THRUST BLOCKING										
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"



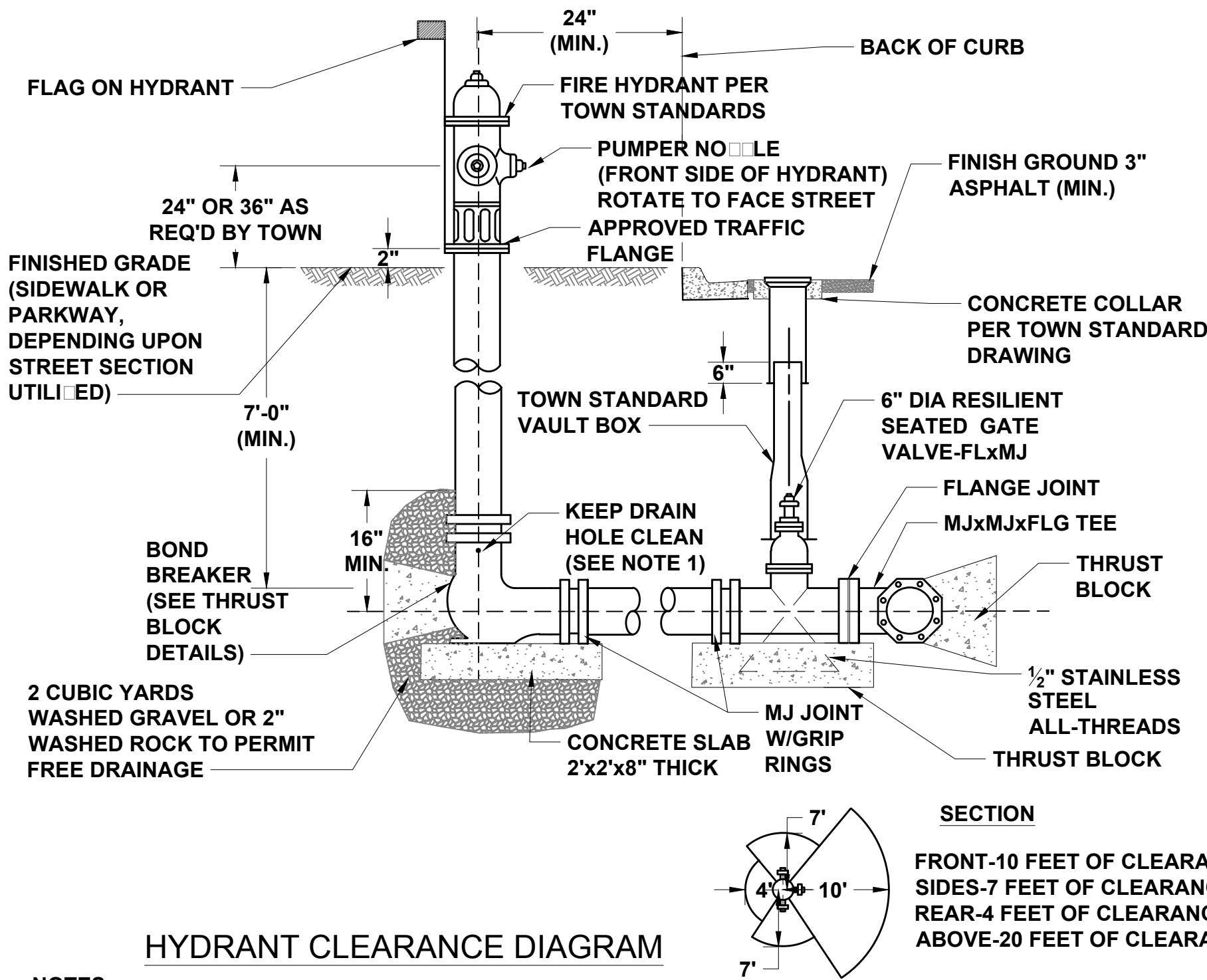
- NOTES:
1. FITTINGS TO BE SEPARATED FROM BLOCKS WITH AN APPROVED BOND BREAKER, SUCH AS POLY WRAP.
 2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED SOIL MATERIAL
 3. DESIGN IS BASED UPON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
 4. SIZE OF BLOCK SHALL BE A MINIMUM OF 6" THICK.
 5. COAT ALL EXPOSED RODS WITH BITUMINOUS COMPOUND "KOPPERS" BITUMINASTIC NO. 50 OR APPROVED EQUAL.
- VERTICAL ANCHOR BLOCK SIZING TABLE
CONCRETE VOLUME REQUIRED (CU. FT.)(150 PSI)

BENDS			
SIZE	45°	22-1/2°	11-1/4°
3"	8.3	4.4	2.1
4"	14.7	7.5	3.9
6"	33.0	17.0	8.4
8"	58.5	29.7	14.9
10"	91.2	46.5	23.3
12"	131.7	67.6	33.3

2
C8.3

THRUST BLOCK DETAILS

NOT TO SCALE



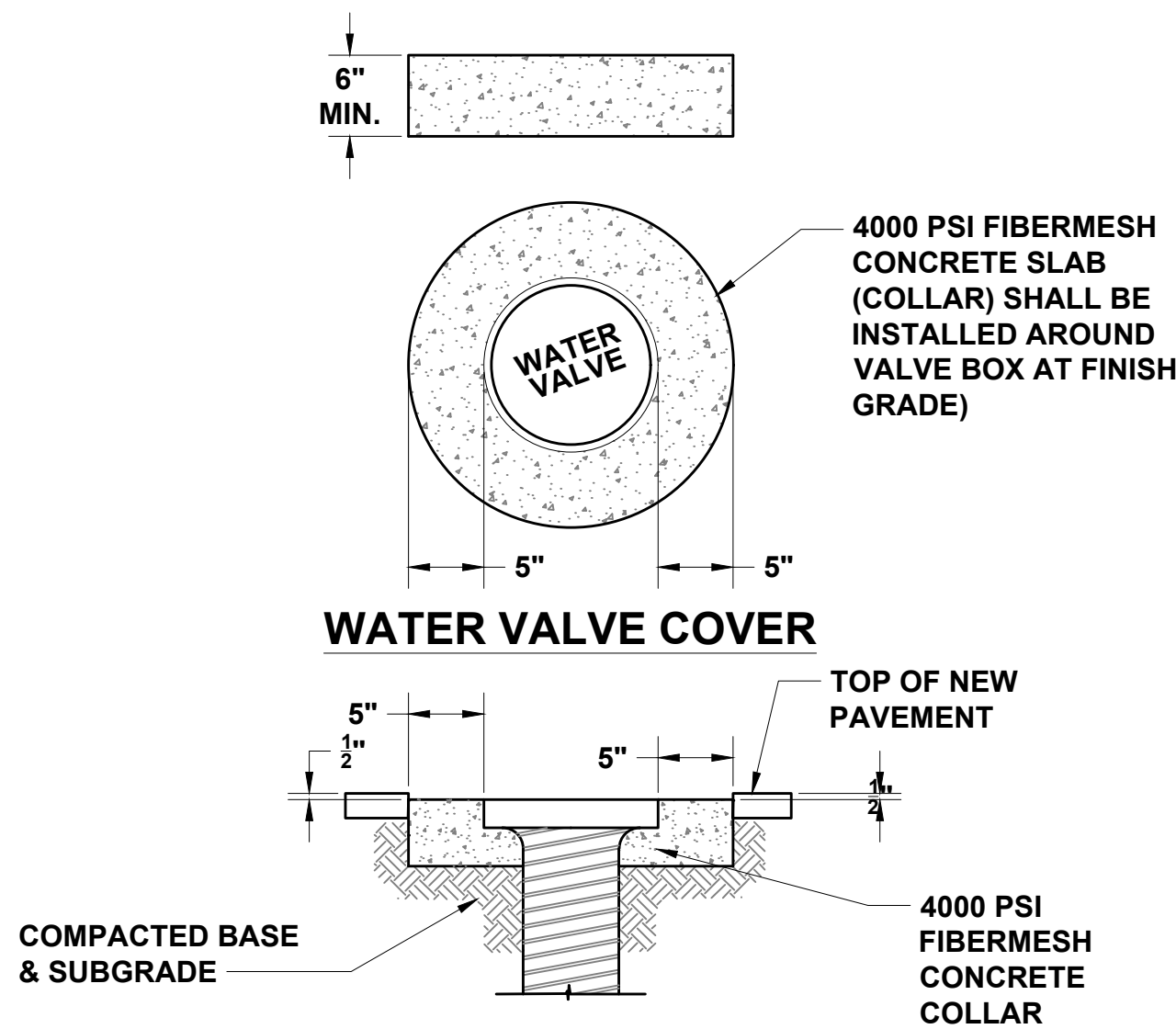
HYDRANT CLEARANCE DIAGRAM

- NOTES:
1. HYDRANT DRAIN HOLE NOT PERMITTED IF BELOW WATER TABLE.
 2. HYDRANT LOCATION TO BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
 3. THERE ARE NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THE AREAS SHOWN IN THE HYDRANT CLEARANCE DIAGRAM UNLESS APPROVED BY THE TOWN.
 4. ALL BURIED FITTINGS SHALL HAVE STAINLESS OR CORROSIVE RESISTANT BOLTS AND BE POLY WRAPPED.

4
C8.3

FIRE HYDRANT DETAIL

NOT TO SCALE



WATER VALVE ADJUSTMENT

- NOTES:
1. ADJUST WATER VALVES UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING. NO PAYMENT SHALL BE MADE FOR ADJUSTMENT OF NEW VALVES TO FINAL GRADE.
 2. WHEN CONCRETE COLLAR IS POURED ABUTTING CONCRETE PAVEMENT, DEPTH SHOULD EQUAL THAT OF PAVEMENT SECTION OR 6" WHICH EVER IS GREATER

5
C8.3

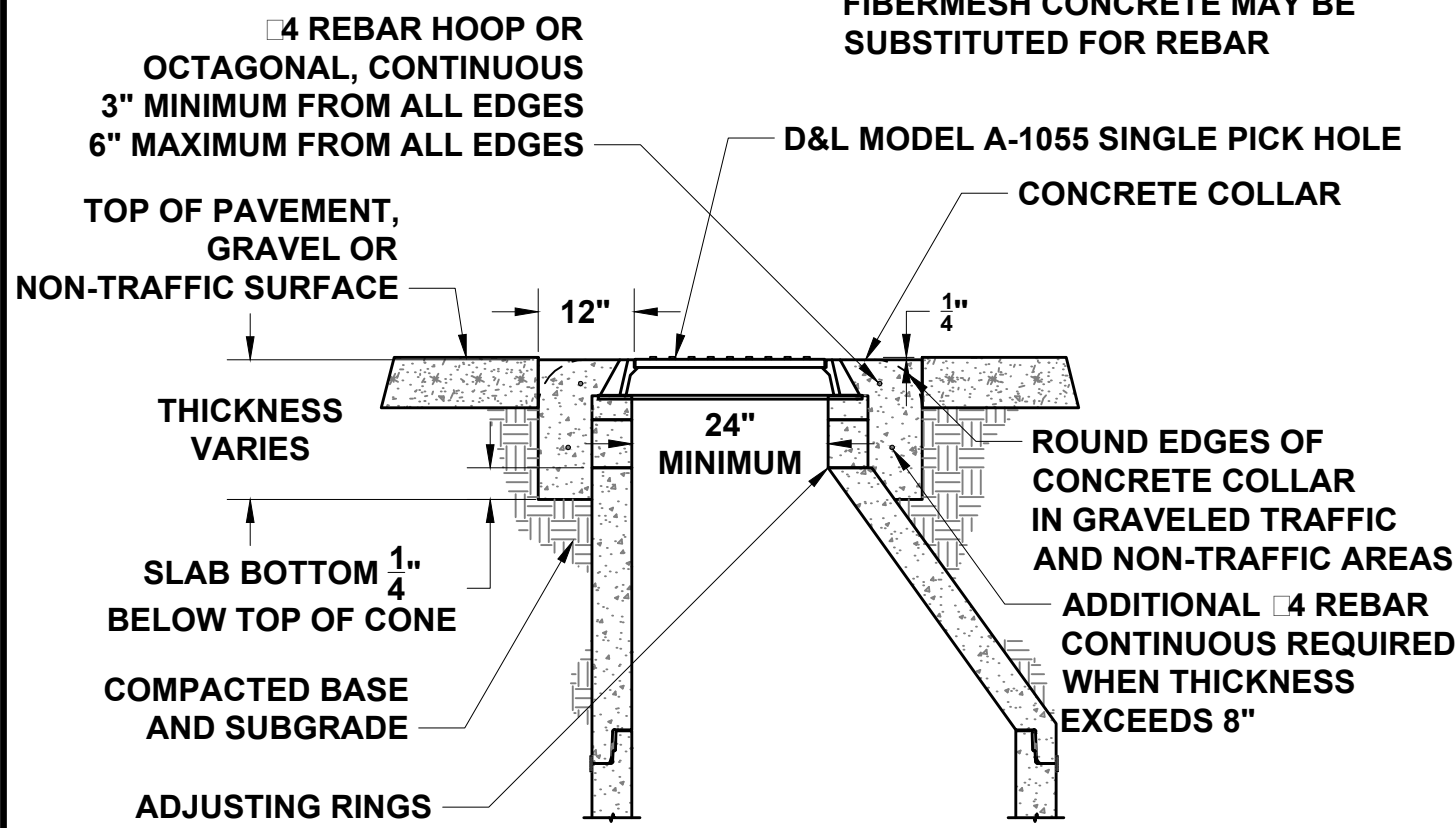
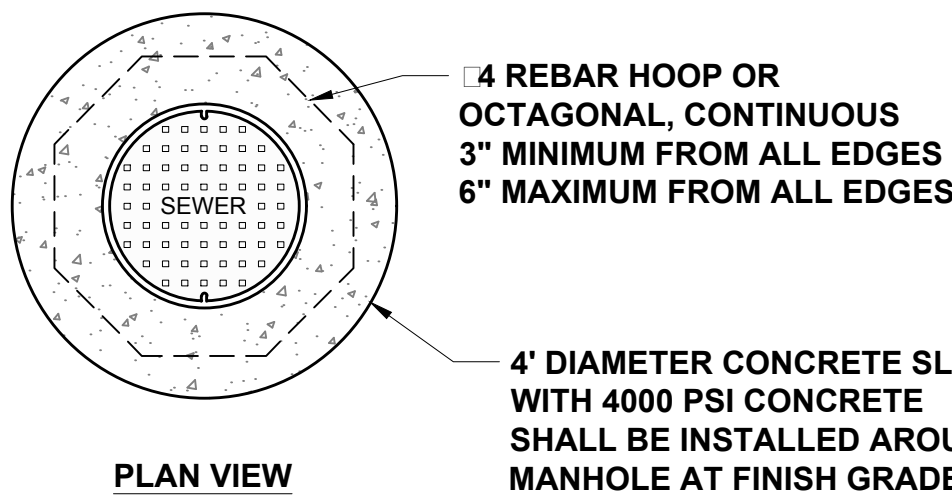
WATER VALVE ADJUSTMENT DETAIL

NOT TO SCALE

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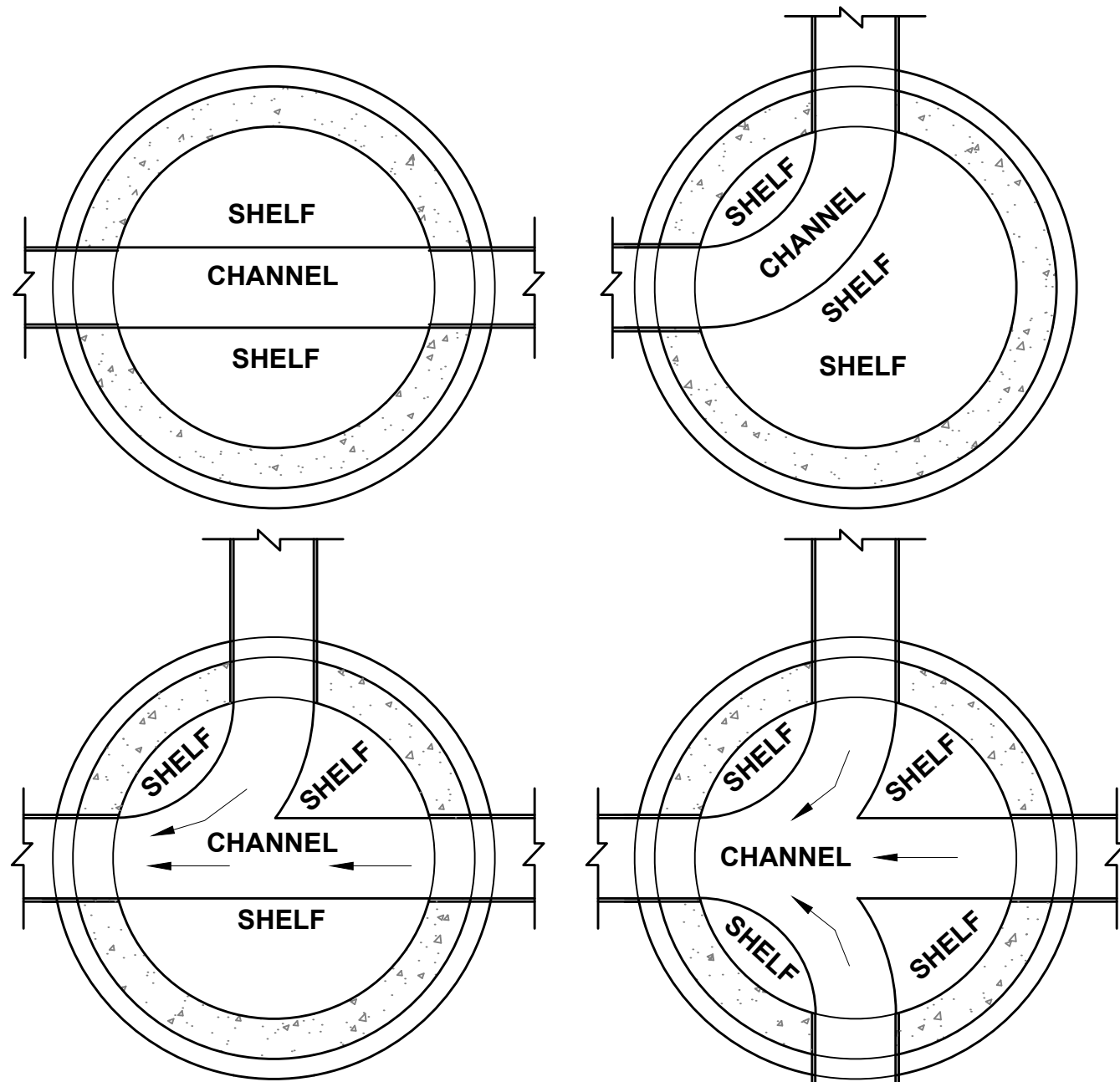
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1320161016 Hidden Hollow to DEP 2 and Jorgensen.dwg
ENC:ENC:ADD:16016 TO DEV P2 - C8.4 DETAILS.dwg
Ver: 15.1
Revised by: Jorgensen on Jun 20, 2018 - 3:20pm



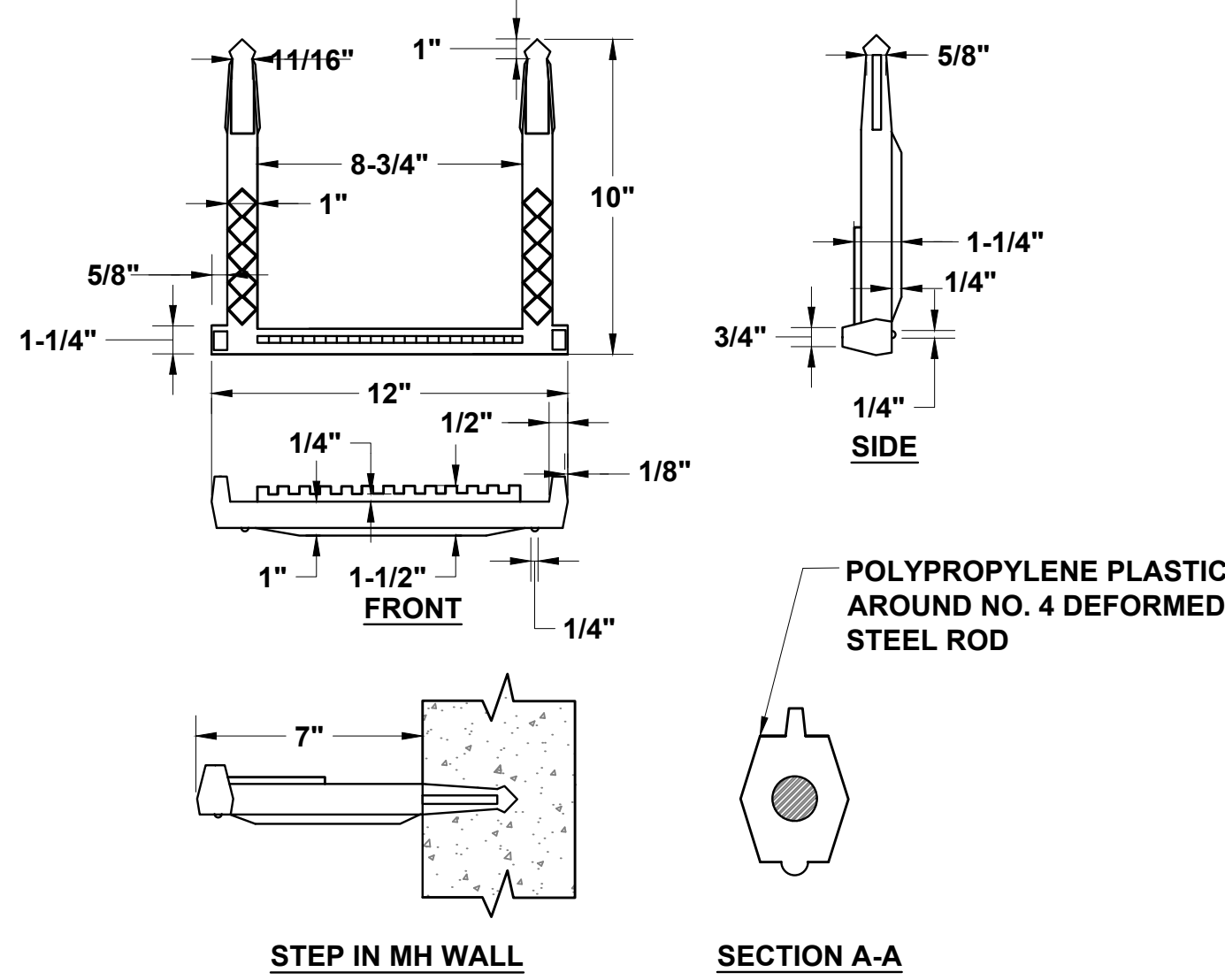
- NOTE:
1. ADJUST MANHOLES UPWARD WITH ADJUSTING RINGS UNDER RING AND COVER (12" MAXIMUM). ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER DIAMETER. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSSLOPE, FINAL MANHOLE ADJUSTMENT WILL BE MADE AFTER PAVING AND BEFORE SEAL COATING.

1 MANHOLE COVER & ADJUSTMENT DETAIL
C8.4 NOT TO SCALE ECCENTRIC CONE



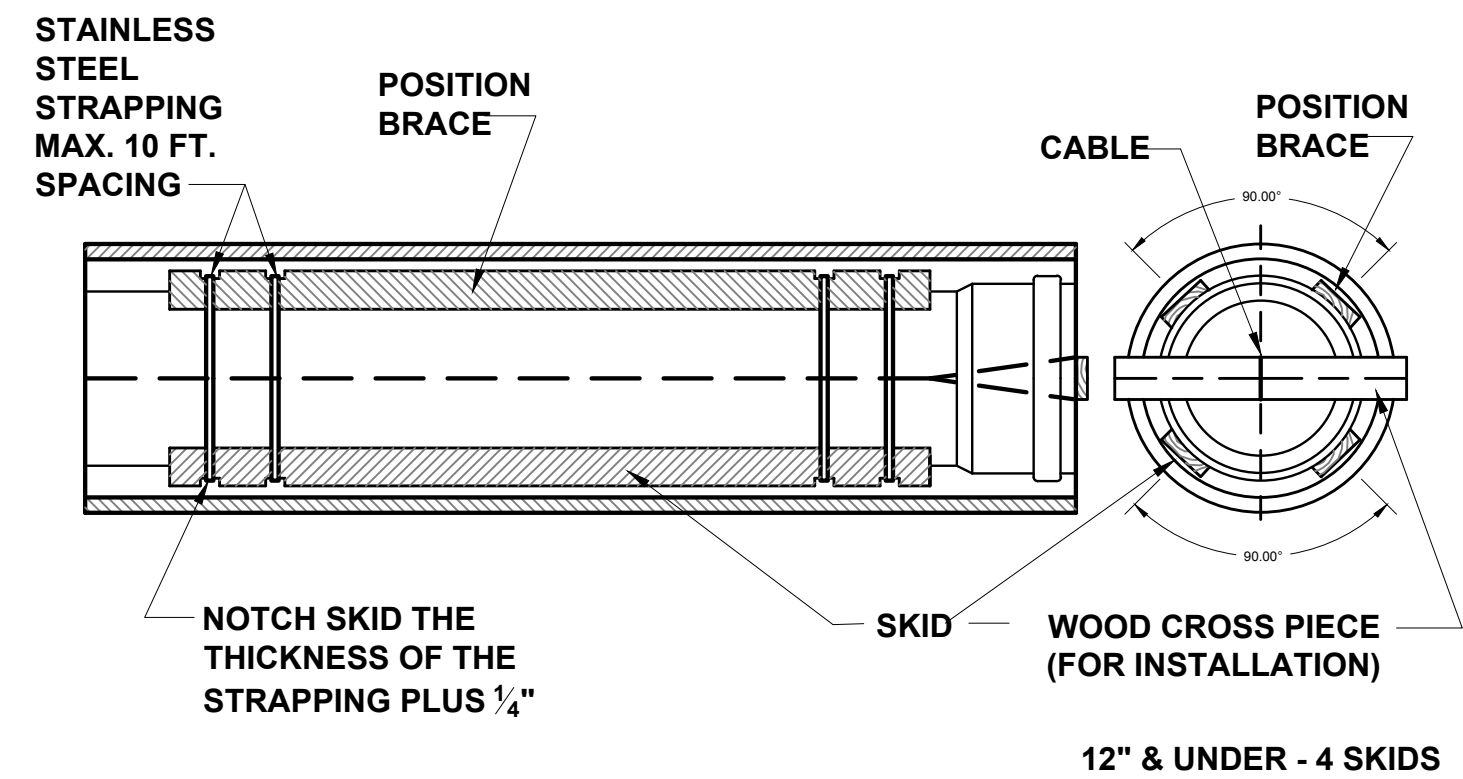
- NOTES:
1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
 2. SLOPE OF CHANNEL SHALL BE 0.1' ACROSS THE MANHOLE FOR ALL MAIN RUNS, EXCEPT FLAT GRADE SEWER RUNS. SEE PROFILE SHEETS. FOR FLAT GRADE SEWERS USE 0.05' AND COAT CHANNELS WITH 2 COATS OF SIKAGUARD 62 (RED, GREY).
 3. PROVIDE SMOOTH TROWEL SURFACE FOR ALL FLOW CHANNELS.
 4. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS.
 5. PROVIDE 3/8" DEEP BY 1" LONG RECESSED LEDGE TO SUPPORT PIPE AND PROVIDE SMOOTH FLOWLINE AT INVERT OUT.
 6. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE.

2 TYPICAL MANHOLE CHANNEL DETAILS
C8.4 NOT TO SCALE



- NOTES:
1. PLACE INTO WET CONCRETE WALL DURING MANUFACTURE OR MORTAR INTO HOLES AFTER CONCRETE HAS SET.
 2. PLASTIC COATED STEPS PER THIS STANDARD DRAWING OR AS APPROVED BY THE ENGINEER.

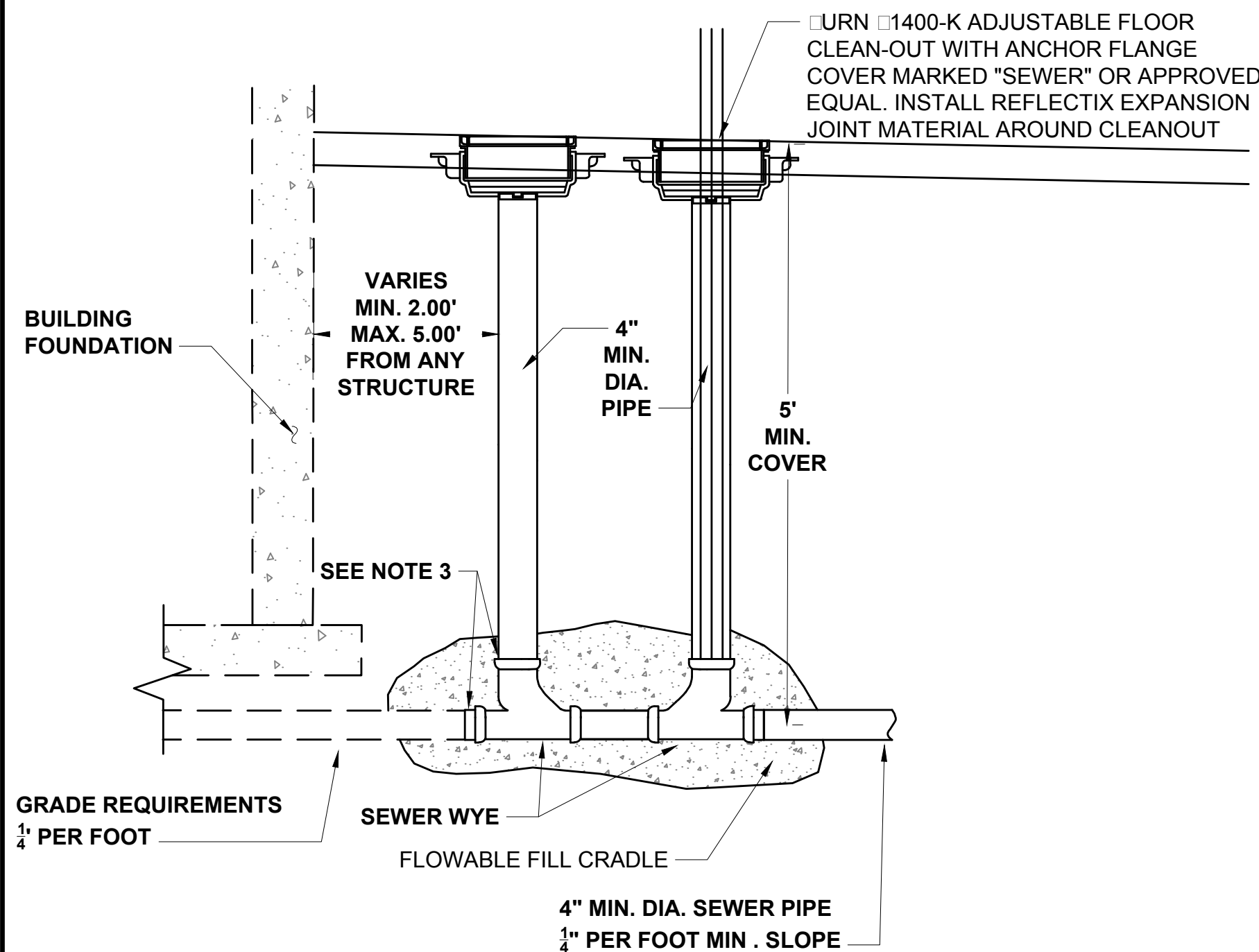
3 MANHOLE STEPS DETAIL
C8.4 NOT TO SCALE



- NOTES:
1. NON-PETROLEUM SOAP MAY BE USED TO FACILITATE INSTALLATION OF PIPE IN OUTER CASING.
 2. SKIDS AND BRACES TO BE PRESSURE TREATED 2 X 4'S.
 3. LENGTH OF SKIDS AND BRACES IS EQUAL TO THE PIPE LENGTH MINUS TWICE THE BELL LENGTH.
 4. SEE WYOMING PUBLIC WORKS SPECIFICATION (1993) FOR CASING CRITERIA.

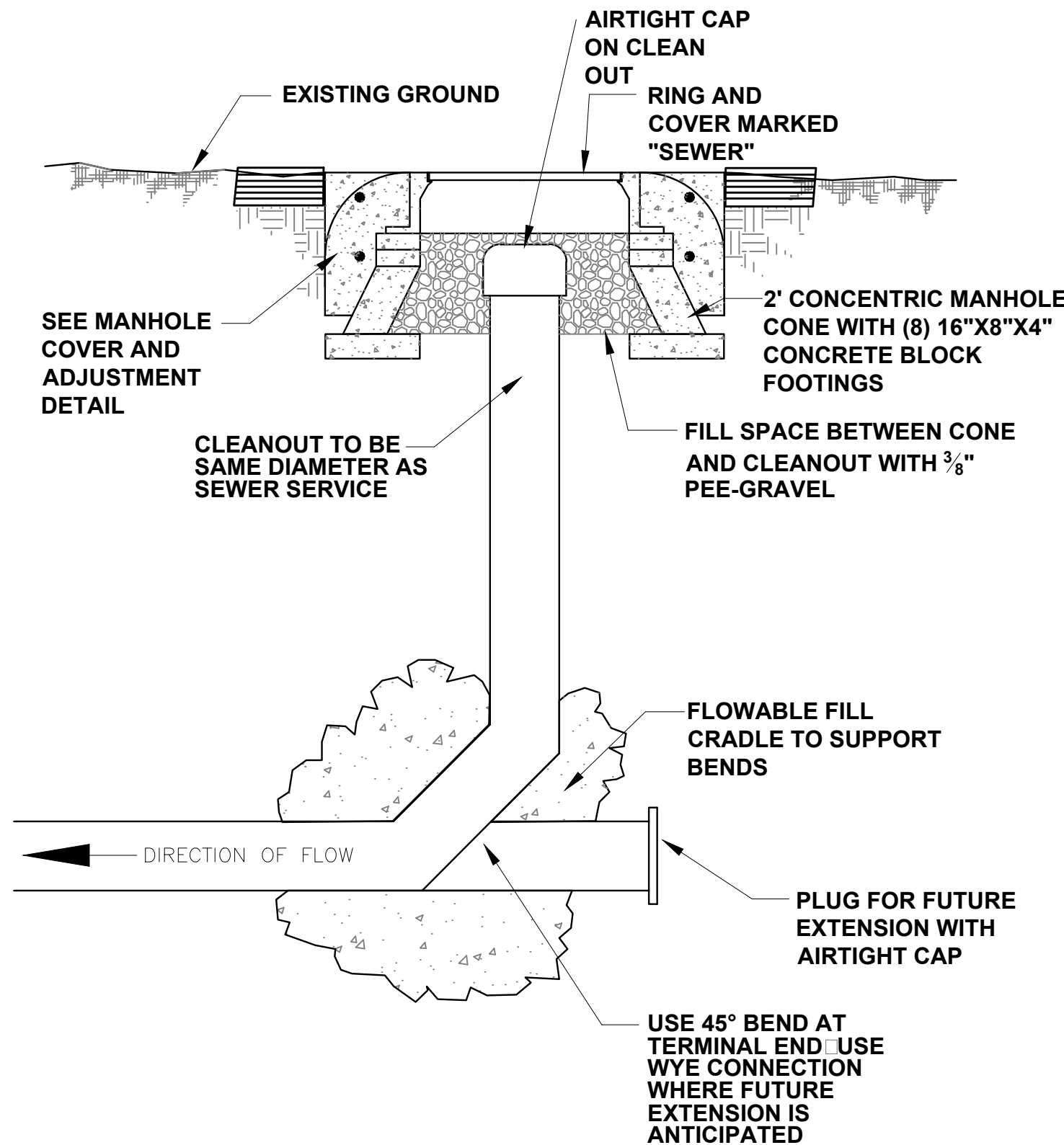
TABLE OF CASING SIZES	
NOMINAL PIPE SIZE (DIA. IN INCHES)	CASING SIZE (INSIDE DIA. IN INCHES)
4	8-10
6	10-12
8	14-16
10	16-18
12	18-20
15	22-24

4 PIPE CASING DETAIL
C8.4 NOT TO SCALE



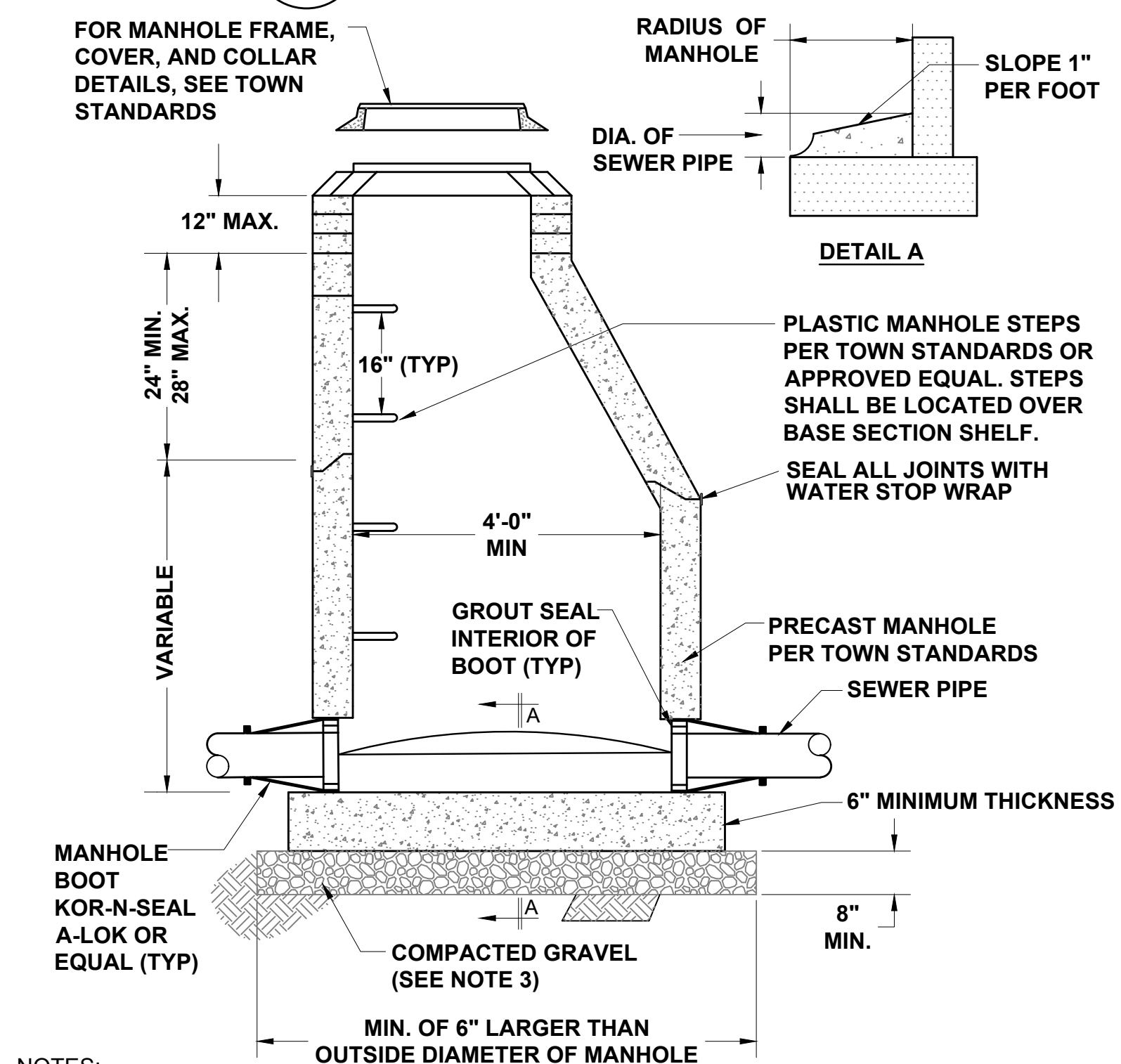
- NOTES:
1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE, AND COMPLETE WATER TESTING
 2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
 3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.
 4. CLEANOUTS IN LANDSCAPE AREAS SHALL HAVE A PVC CAP AND BURIED WITH REBAR FOR FUTURE LOCATION.
 5. INSTALL EXPANSION JOINT MATERIAL OR APPROVED EQUAL BETWEEN CLEANOUTS AND FROM CLEANOUTS TO CONTROL JOINT

5 SEWER SERVICE LATERAL BUILDING CLEAN OUT
C8.4 NOT TO SCALE



FOR 6" AND LARGER CLEANOUTS IN STREET
ALTERNATE: D&L SUPPLY M-9009 OR APPROPRIATE SCHEDULE K SERIES FLANGED RING AND COVER MARKED "SEWER".

6 CLEAN OUT DETAIL
C8.4 NOT TO SCALE



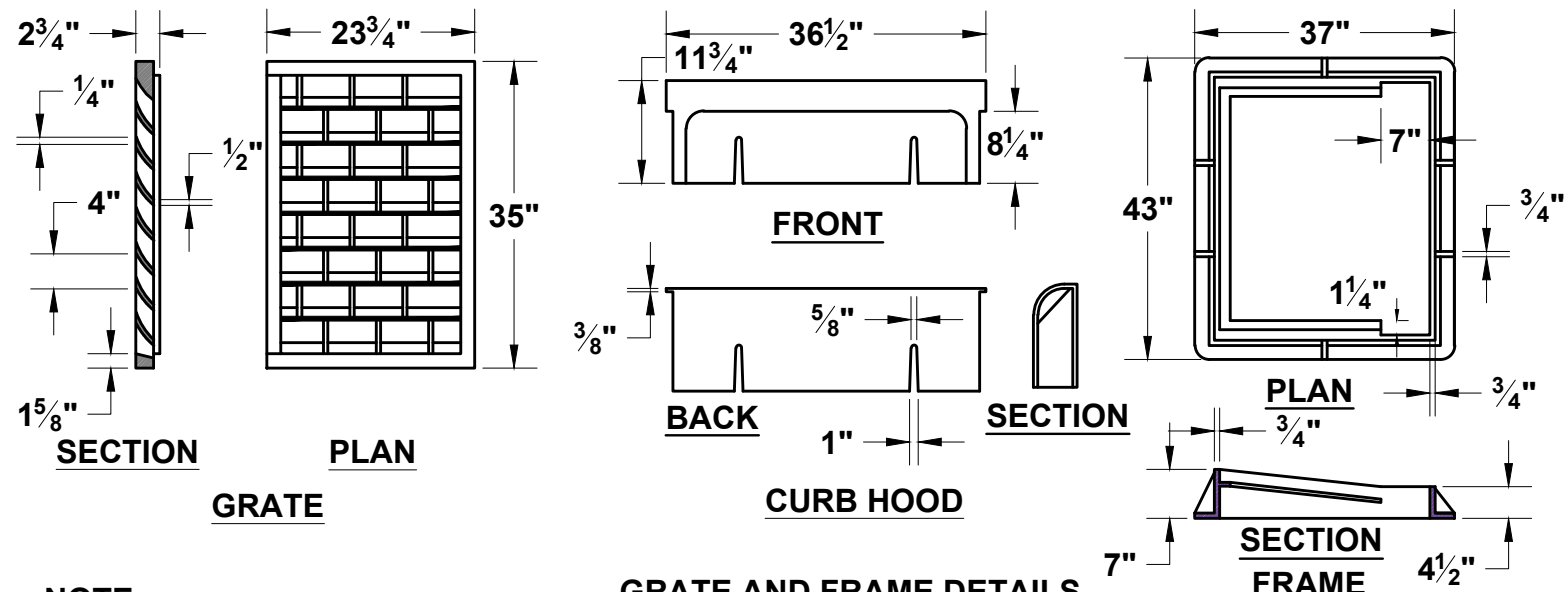
- NOTES:
1. DROP ACROSS INVERT SHALL BE 0.10' OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE, WHICHEVER IS GREATER.
 2. BASE SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15'. REINFORCEMENT TO BE APPROVED BY ENGINEER.
 3. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 4. ALL PIPES GOING INTO MANHOLE SHALL BE INSTALLED TO MATCH TOP OF PIPE CROWNS.
 5. TROUGH DEPTH AT CENTER TO BE HALF THE DIAMETER OF THE PIPE.

7 STANDARD SEWER MANHOLE DETAIL
C8.4 NOT TO SCALE ECCENTRIC CONE

The following images:

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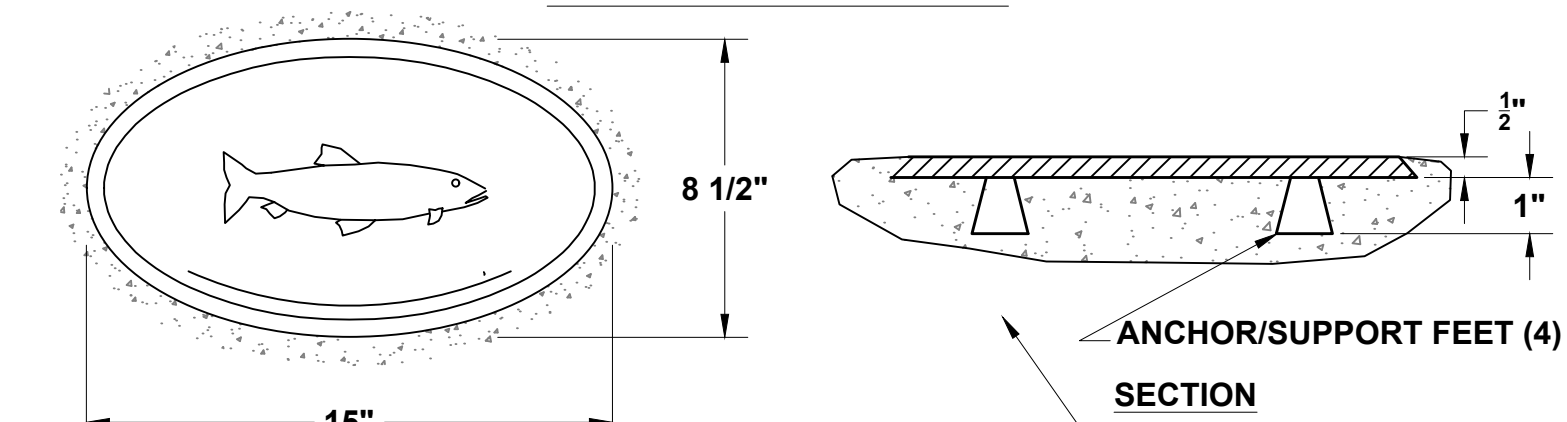
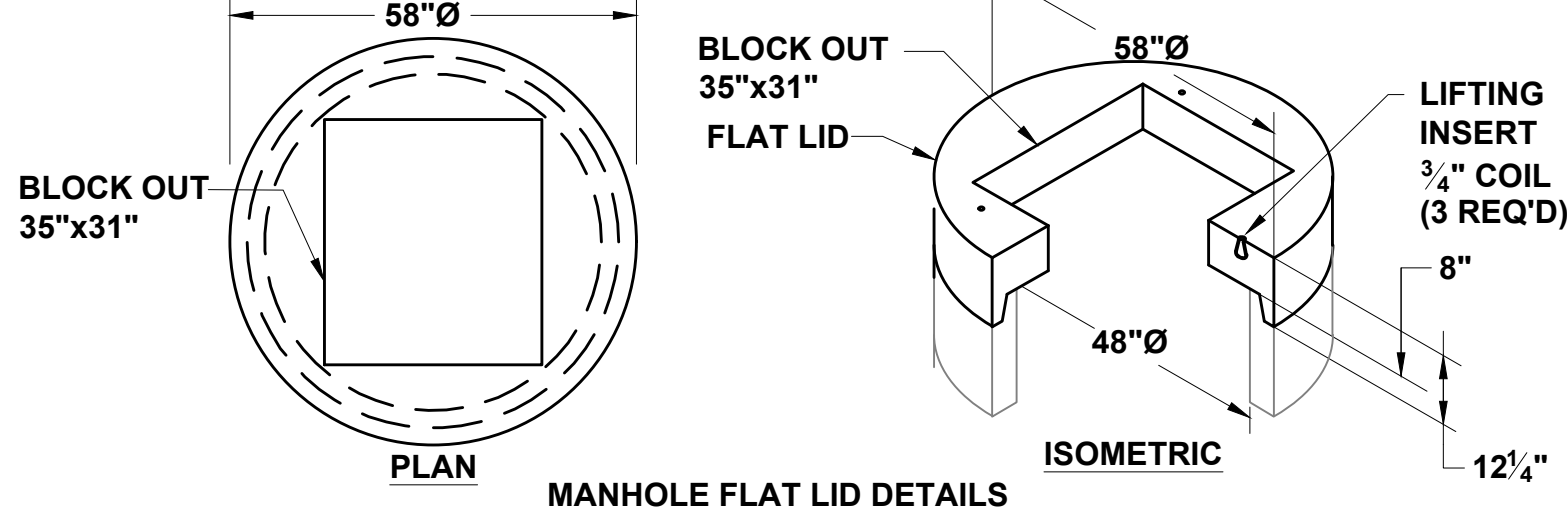
Ver: 15.1
Revised by: ajah on Jun 20, 2018 - 3:16pm



NOTE:

1. INLET GRATE AND FRAME SHALL BE MODEL NO. I-3520, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED SUBSTITUTE.

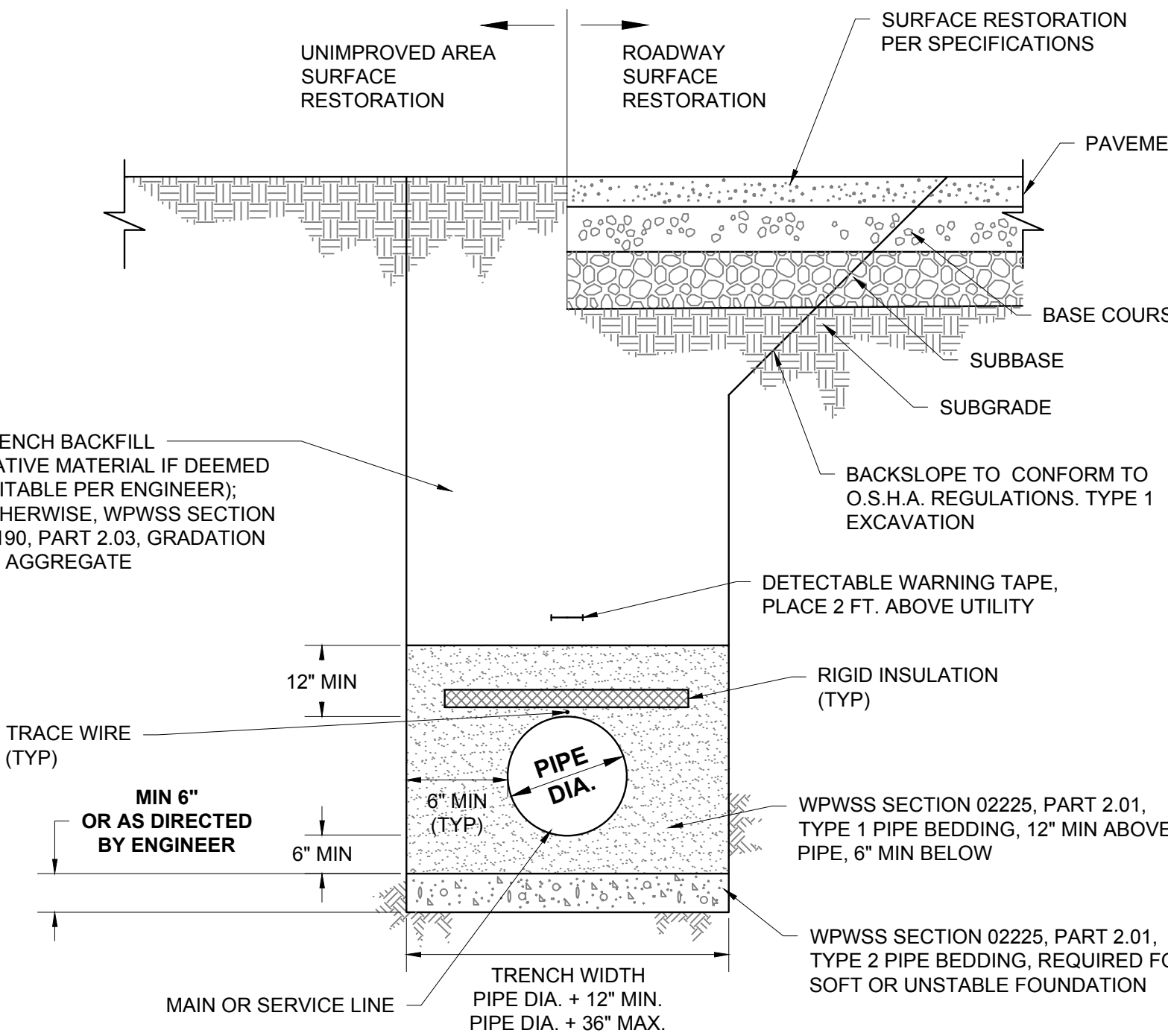
2. INLET GRATE SHALL BE VANED AND REVERSIBLE FOR EITHER LEFT-TO-RIGHT OR RIGHT-TO-LEFT FLOW.



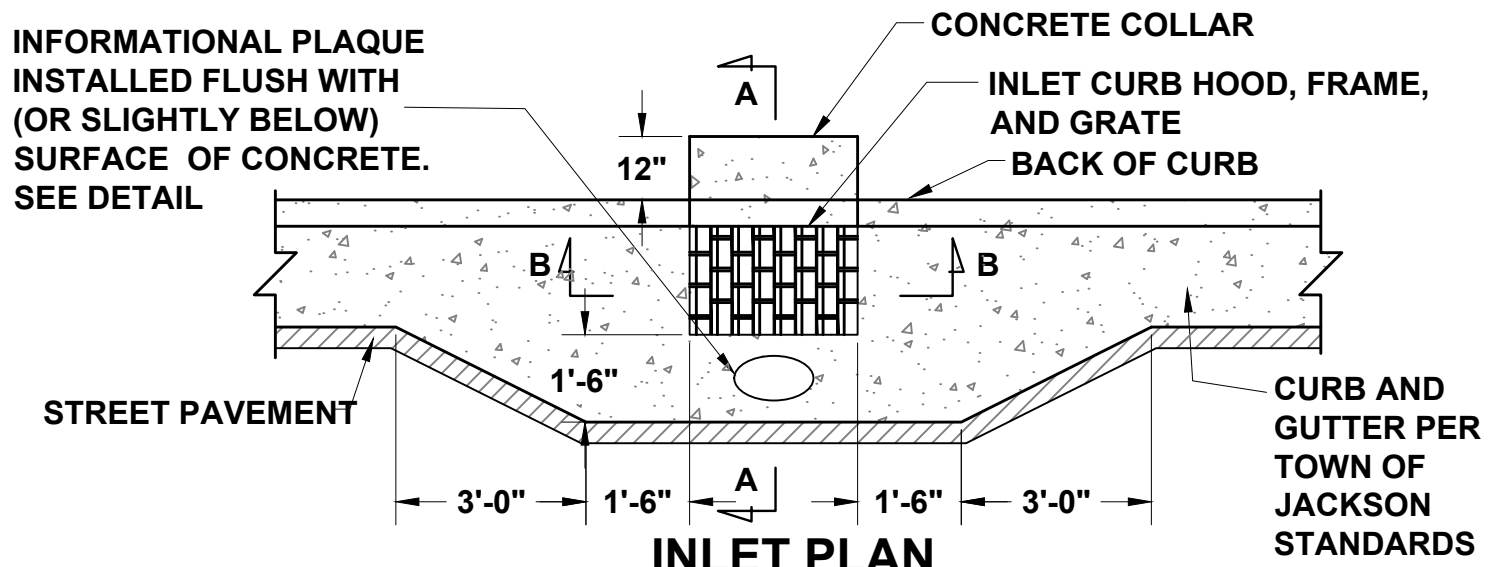
NOTE:

PLAQUE SHALL BE SUBSTANTIALLY AS SHOWN, AS SUPPLIED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED SUBSTITUTE.

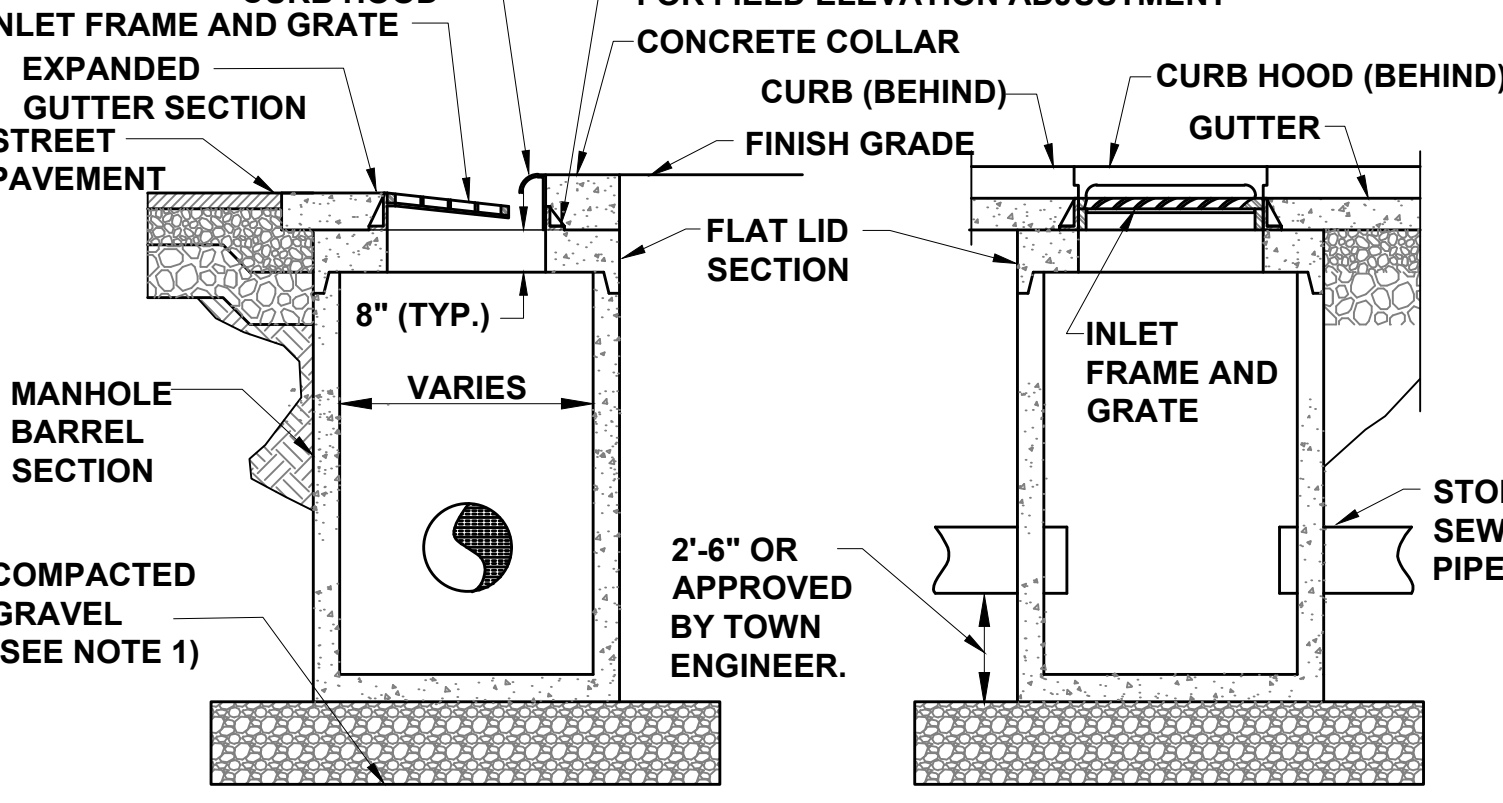
1
C8.5
STORMWATER GRATE
NOT TO SCALE



3
C8.5
TYPICAL SEWER/WATER/STORM/GEOTHERMAL TRENCH DETAIL
NOT TO SCALE



NOTE: PROVIDE 2" GROUT BED THICKNESS (ALL SIDES) BETWEEN BASE OF INLET FRAME AND TOP OF MANHOLE FLAT LID FOR FIELD ELEVATION ADJUSTMENT



2
C8.5
STORMWATER INLET DETAILS
NOT TO SCALE

NOTES:

1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

- NOTES:**
- MINIMUM COVER VARIES BY UTILITY. SEE PLAN FOR DEPTH.
 - FOR TRENCHING, BEDDING AND BACKFILL REQUIREMENTS, SEE WPWSS AND TOWN OF JACKSON CONSTRUCTION STANDARDS.
 - TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
 - COMPACTION OF NATIVE TRENCH BACKFILL SHALL BE CARRIED OUT IN 12" LIFTS.
 - PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED TO PROVIDE UNIFORM PIPE SUPPORT.
 - UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 - WHERE THE SPECIFIED MAXIMUM TRENCH WIDTH IS EXCEEDED, OR IF THE PIPE IS INSTALLED IN COMPACTED EMBANKMENT, THEN PIPE EMBEDMENT SHALL BE COMPACTED TO 96% OF STANDARD PROCTOR MAXIMUM DENSITY (ASTM D-698) TO A POINT AT LEAST 3 PIPE DIAMETERS FROM THE PIPE ON BOTH SIDES OF THE PIPE OR TO THE TRENCH WALL, WHICHEVER IS LESS.
 - WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT IN A STRAIGHT LINE PARALLEL TO THE EDGE OF THE EXCAVATION BY USE OF A SPADE BITTED AIR HAMMER, CONCRETE SAW OR SIMILAR APPROVED EQUIPMENT TO OBTAIN A STRAIGHT, SQUARE, CLEAN BREAK. PAVEMENT CUTS SHALL BE TWO FEET WIDER THAN THE ACTUAL TRENCH OPENING AND CENTERED OVER SUCH BREAK.
 - PROVIDE TRACE WIRE ON ALL WATER AND GEOTHERMAL DISTRIBUTION SYSTEMS ON BOTH THE MAIN LINE AND SERVICE LINES. TRACER WIRE SHALL BE MINIMUM 10 GAUGE WITH POLYETHYLENE JACKET. COLOR SHALL MATCH PIPE USING APWA UNIFORM COLOR CODES FOR UNDERGROUND UTILITIES. ALL TRACE WIRE AND ACCOMPANYING EQUIPMENT TO BE INSTALLED PER SPECIFICATIONS.
 - DETECTABLE WARNING TAPE SHALL BE 2" MINIMUM WIDTH WITH STANDARD COLOR AND PRINTING, AND MINIMUM TENSILE STRENGTH OF 7,500 LBS. COLOR SHALL MATCH PIPE USING APWA UNIFORM COLOR CODES FOR UNDERGROUND UTILITIES.
 - ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C8.5

LEGEND

- A** SNOW STORAGE / DETENTION AREA
- B** EXISTING WETLANDS, PRESERVED
- C** PROPOSED WETLAND MITIGATION AREA
- D** SIDEWALK
- E** TRASH RECEPTACLES
- F** 15' OVERHEAD POWER LINE EASEMENT
- G** 50' ACCESS & UTILITY EASEMENT
- H** PAVILION
- I** POTENTIAL KING STREET CONNECTION
- J** POTENTIAL PATHWAY CONNECTION - REQUIRES CURB-CUT & REMOVAL OF 2 PARKING
- K** 10' MULTI-USE PATH
- L** PROPOSED CONNECTION POINT TO FUTURE PATHWAY SYSTEM
- M** PET WALKING AREA W/ MUTT-MITT STATION
- N** PEDESTRIAN CONNECTION - REQUIRES CURB-CUT, REMOVAL OF 2 PARKING, & CROSSWALK STRIPING
- SF SINGLE FAMILY UNIT
- TH TOWNHOUSE
- MF MULTI-FAMILY/CONDO



HIDDEN HOLLOW
PROPOSED SITE PLAN
25 JUNE 2018

HERSHBERGER DESIGN
ARCHITECTS

TETON COUNTY RECREATION CENTER

DAVEY JACKSON
ELEMENTARY SCHOOL

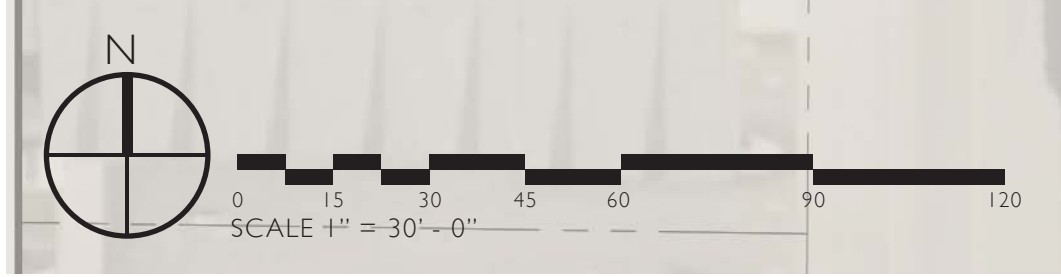
LEGEND

- A SNOW STORAGE / DETENTION AREA
- B EXISTING WETLANDS, PRESERVED
- C PROPOSED WETLAND MITIGATION AREA
- D PEDESTRIAN SIDEWALK
- E TRASH RECEPTACLES
- F 15' OVERHEAD POWER LINE EASEMENT
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- L PROPOSED CONNECTION POINT TO FUTURE PATHWAY SYSTEM
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- SF SINGLE FAMILY UNIT
- TH TOWNHOUSE
- MF MULTI-FAMILY/CONDO
- PEDESTRIAN PATH
- 10' MULTI-USE PATH



HIDDEN HOLLOW
PEDESTRIAN CIRCULATION DIAGRAM
25 JUNE 2018

HERSHBERGER DESIGN
LANDSCAPE ARCHITECTURE, PLANNING, & URBAN DESIGN



TETON COUNTY RECREATION CENTER

DAVEY JACKSON
ELEMENTARY SCHOOL

PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1 1/2 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than 1/2" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
- Contact to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- All disturbed areas not receiving other planting treatment shall be seeded with native seed mix as specified on these plans. Mix as Follows:

Species	Rate (LBS/acre)	Percent
<i>Deschampsia caespitosa</i> / Tufted Hairgrass	7.2	36
<i>Phleum virginicum</i> / Alpine Timothy	7.2	36
<i>Chamerion angustifolium</i> / Fireweed	1.0	5
<i>Balsamorhiza macrophylla</i> / Cutleaf Balsamroot	1.0	5
<i>Iris missouriensis</i> / Rocky Mountain Iris	1.4	7
<i>Linum lewisii</i> var. <i>lewisii</i> / Lewis Flax	1.0	5
<i>Solidago canadensis</i> / Canada Goldenrod	0.6	3
<i>Mimulus floribundus</i> / Manyflowered Monkeyflower	0.6	3
TOTAL	20.0	100

- Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
- Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.

PLANT UNIT SUMMARY

HIDDEN HOLLOW PLANT UNIT SUMMARY, FULL BUILDOUT - ALL PHASES

Plant Unit Requirements:
1 Plant Unit per Dwelling Unit (171 Dwelling Units Proposed) = 171 Plant Units
1 Plant Unit per 12 Parking Spaces (81 Surface Parking Spaces Proposed) = 7 Plant Units
TOTAL PLANT UNIT REQUIREMENT = 178 PLANT UNITS

Plant Unit Breakdown of Submissions:
Previously Submitted and Approved:
Total Plant Units previously proposed in Phase 1a FDP / CEC2 = 6 Plant Units
Total Plant Units previously proposed Phase 1b FDP (TH Units 1-3 & 16-20) = 8 Plant Units
Total Plant Units previously proposed Multi-Family Buildings 4&5 Building Permit = 36 Plant Units
This Submission:
Total Plant Units currently proposed in FDP2 (see detail breakdown to right) = 108 Plant Units
Future Submissions:
Total Future Plant Units proposed in Single Family Lots (at B.P. submission) = 20 Plant Units

TOTAL PLANT UNITS PROPOSED, ALL PHASES = 178 Plant Units

HIDDEN HOLLOW PLANT UNIT SUMMARY, FDP2

95 Dwelling Units Proposed:
55 Units in Multi-Family Buildings 2&3, 28 units in Multi-Family Building 1 and 12 Townhouse Units)
15 Surface Parking Spaces Proposed

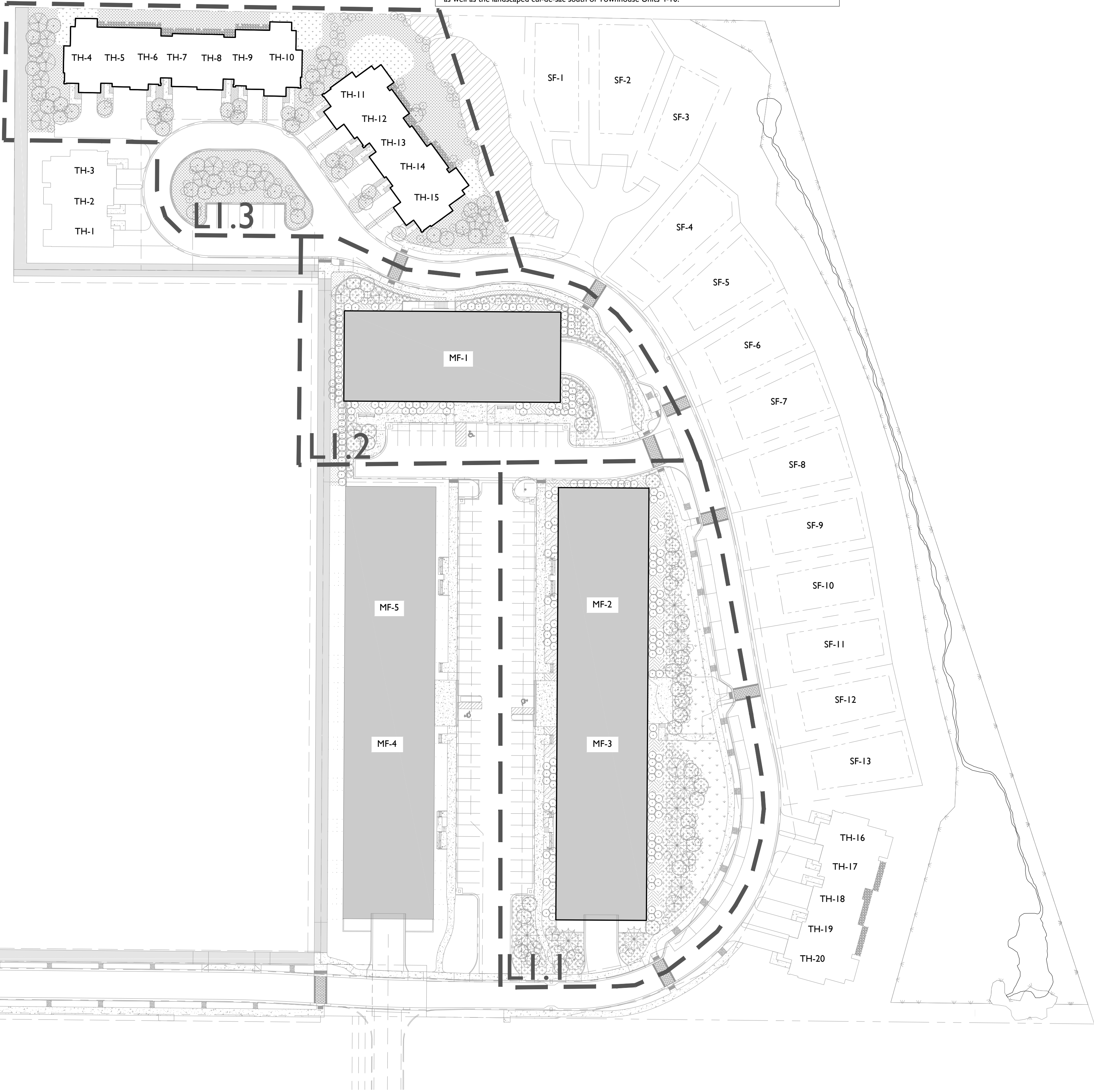
1 Plant Unit Required per Dwelling Unit = 95 Plant Units
1 Plant Unit Required per 12 Parking Spaces = 2 Plant Units

FDP2 Plant Unit Requirement = 97 Plant Units

Total Plant Units proposed Multi-Family Buildings 2&3 = 61 Plant Units
Total Plant Units proposed Multi-Family Building 1 = 23 Plant Units
Total Plant Units proposed Townhouse Units 4-15 = 24 Plant Units

FDP2 Plant Units Proposed = 108 Plant Units*

*The additional plant units proposed within this Final Development Plan is to meet the plant unit requirement of the overall project. The additional plant units are located in the common area east of Multi-Family Buildings 2&3 as well as the landscaped cul-de-sac south of Townhouse Units 4-10.



HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

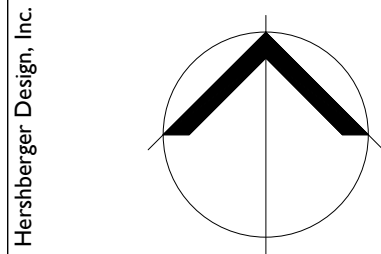
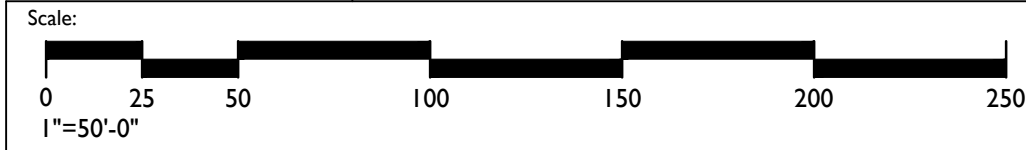
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK
- BUILDING FOOTPRINT (THIS APPLICATION, FDP2)

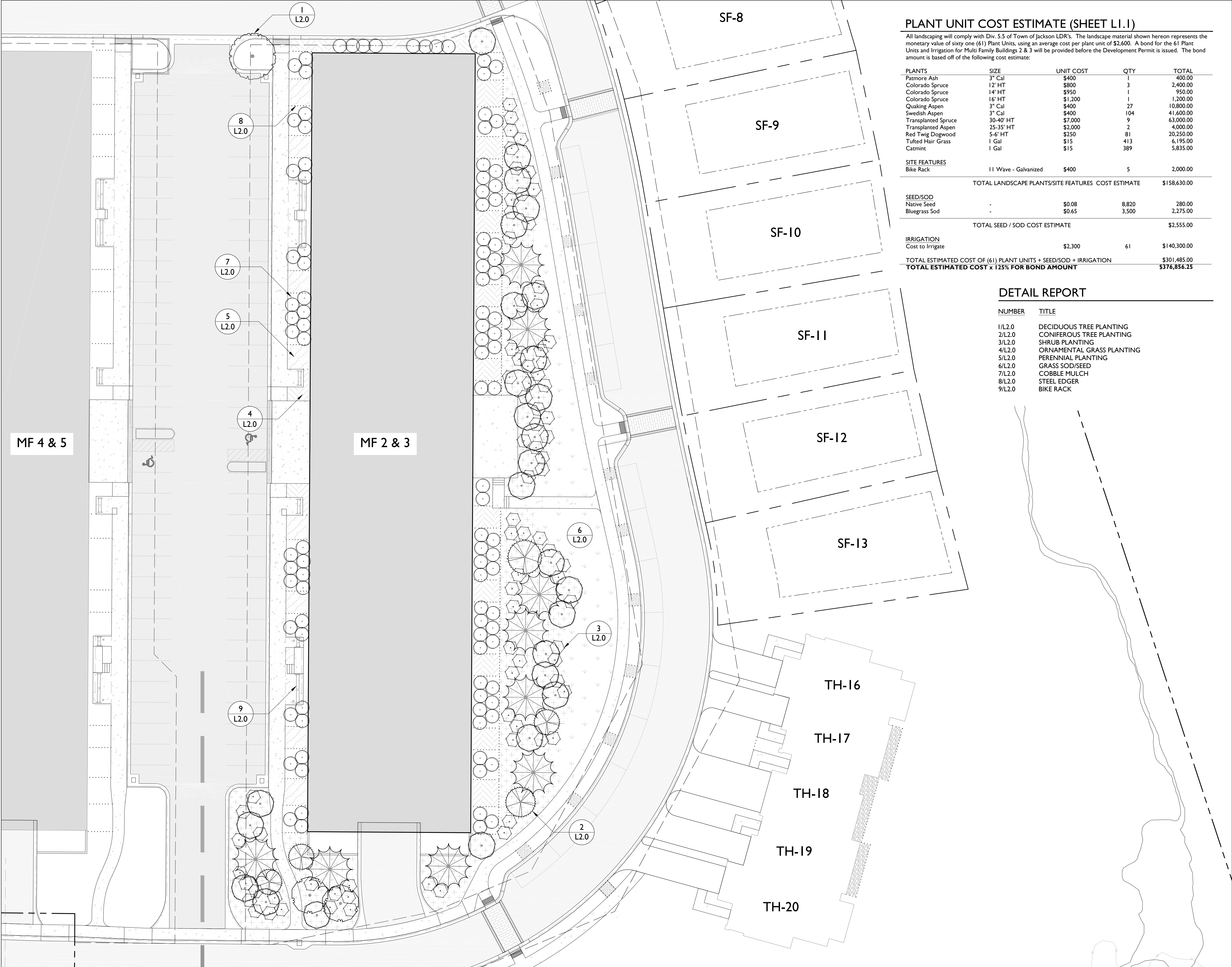
HERSHBERGER DESIGN

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Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:	MATERIALS & PLANTING KEY PLAN	
Drawing Number:	LI.0	



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PLANT UNIT COST ESTIMATE (SHEET LI.1)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of sixty one (61) Plant Units, using an average cost per plant unit of \$2,600. A bond for the 61 Plant Units and Irrigation for Multi Family Buildings 2 & 3 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Patmore Ash	3" Cal	\$400	1	400.00
Colorado Spruce	12' HT	\$800	3	2,400.00
Colorado Spruce	14' HT	\$950	1	950.00
Colorado Spruce	16' HT	\$1,200	1	1,200.00
Quaking Aspen	3" Cal	\$400	27	10,800.00
Swedish Aspen	3" Cal	\$400	104	41,600.00
Transplanted Spruce	30-40' HT	\$7,000	9	63,000.00
Transplanted Aspen	25-35' HT	\$2,000	2	4,000.00
Red Twig Dogwood	5-6' HT	\$250	81	20,250.00
Tufted Hair Grass	1 Gal	\$15	413	6,195.00
Catmint	1 Gal	\$15	389	5,835.00
SITE FEATURES				
Bike Rack	11 Wave - Galvanized	\$400	5	2,000.00
TOTAL LANDSCAPE PLANTS/SITE FEATURES COST ESTIMATE				\$158,630.00
SEED/SOD				
Native Seed	-	\$0.08	8,820	280.00
Bluegrass Sod	-	\$0.65	3,500	2,275.00
TOTAL SEED / SOD COST ESTIMATE				\$2,555.00
IRRIGATION				
Cost to Irrigate		\$2,300	61	\$140,300.00
TOTAL ESTIMATED COST OF (61) PLANT UNITS + SEED/SOD + IRRIGATION				\$301,485.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT				\$376,856.25

DETAIL REPORT

NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

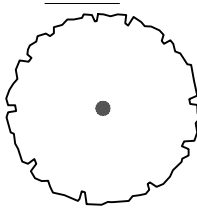
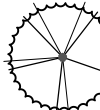
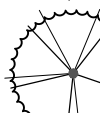
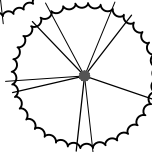


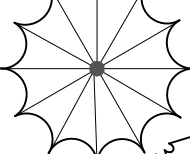




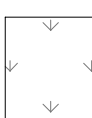

HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

LEGEND

- PROPERTY BOUNDARY / LOT LINES
- SINGLE FAMILY LOT BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK / PATHWAY
- STEEL EDGER

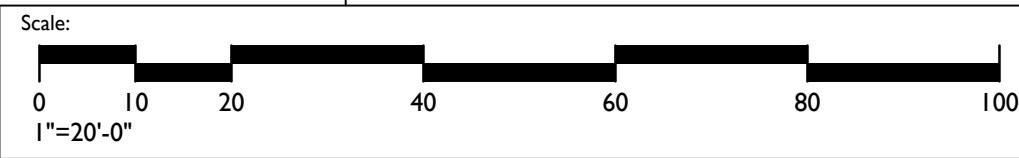
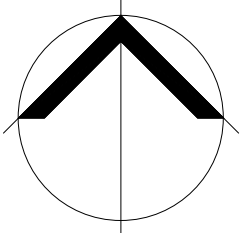
PLANT SCHEDULE (SHEET LI.1)

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY																											
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Ash	B & B	3"	1																											
	Picea pungens / Spruce	B & B	12'	3																											
	Picea pungens / Spruce	B & B	14'	1																											
	Picea pungens / Spruce	B & B	16'	1																											
	Populus tremuloides / Quaking Aspen	B & B	3"	27																											
	Populus tremuloides erecta / Swedish Aspen	B & B	3"	104																											
	Colorado Spruce (Transplanted from on-site)	Spade	30-40'	9																											
	Quaking Aspen (Transplanted from on-site)	Spade	25-35'	2																											
SHRUBS	BOTANICAL NAME / COMMON NAME		SIZE	QTY																											
	Cornus stolonifera / Red Twig Dogwood		5-6' HT	81																											
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY																											
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	413																											
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal.	18" o.c.	389																											
	Bluegrass Sod			3,500 sf																											
	Native Seed			8,820 sf																											
<table><tr><td>Deschampsia caespitosa / Tufted Hairgrass</td><td>Rate (LBS/acre)</td><td>Percent</td></tr><tr><td>Phleum alpinum / Alpine Timothy</td><td>7.2</td><td>36</td></tr><tr><td>Chamerion angustifolium / Fireweed</td><td>1.0</td><td>5</td></tr><tr><td>Balsamorhiza macrophylla / Cutleaf Balmroot</td><td>1.0</td><td>5</td></tr><tr><td>Iris missouriensis / Rocky Mountain Iris</td><td>1.4</td><td>7</td></tr><tr><td>Linum lewisii var. lewisii / Lewis Flax</td><td>1.0</td><td>5</td></tr><tr><td>Solidago canadensis / Canada Goldenrod</td><td>0.6</td><td>3</td></tr><tr><td>Mimulus floribundus / Manyflowered Monkeyflower</td><td>0.6</td><td>3</td></tr><tr><td>TOTAL</td><td>30.0</td><td>100</td></tr></table>					Deschampsia caespitosa / Tufted Hairgrass	Rate (LBS/acre)	Percent	Phleum alpinum / Alpine Timothy	7.2	36	Chamerion angustifolium / Fireweed	1.0	5	Balsamorhiza macrophylla / Cutleaf Balmroot	1.0	5	Iris missouriensis / Rocky Mountain Iris	1.4	7	Linum lewisii var. lewisii / Lewis Flax	1.0	5	Solidago canadensis / Canada Goldenrod	0.6	3	Mimulus floribundus / Manyflowered Monkeyflower	0.6	3	TOTAL	30.0	100
Deschampsia caespitosa / Tufted Hairgrass	Rate (LBS/acre)	Percent																													
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TOTAL	30.0	100																													

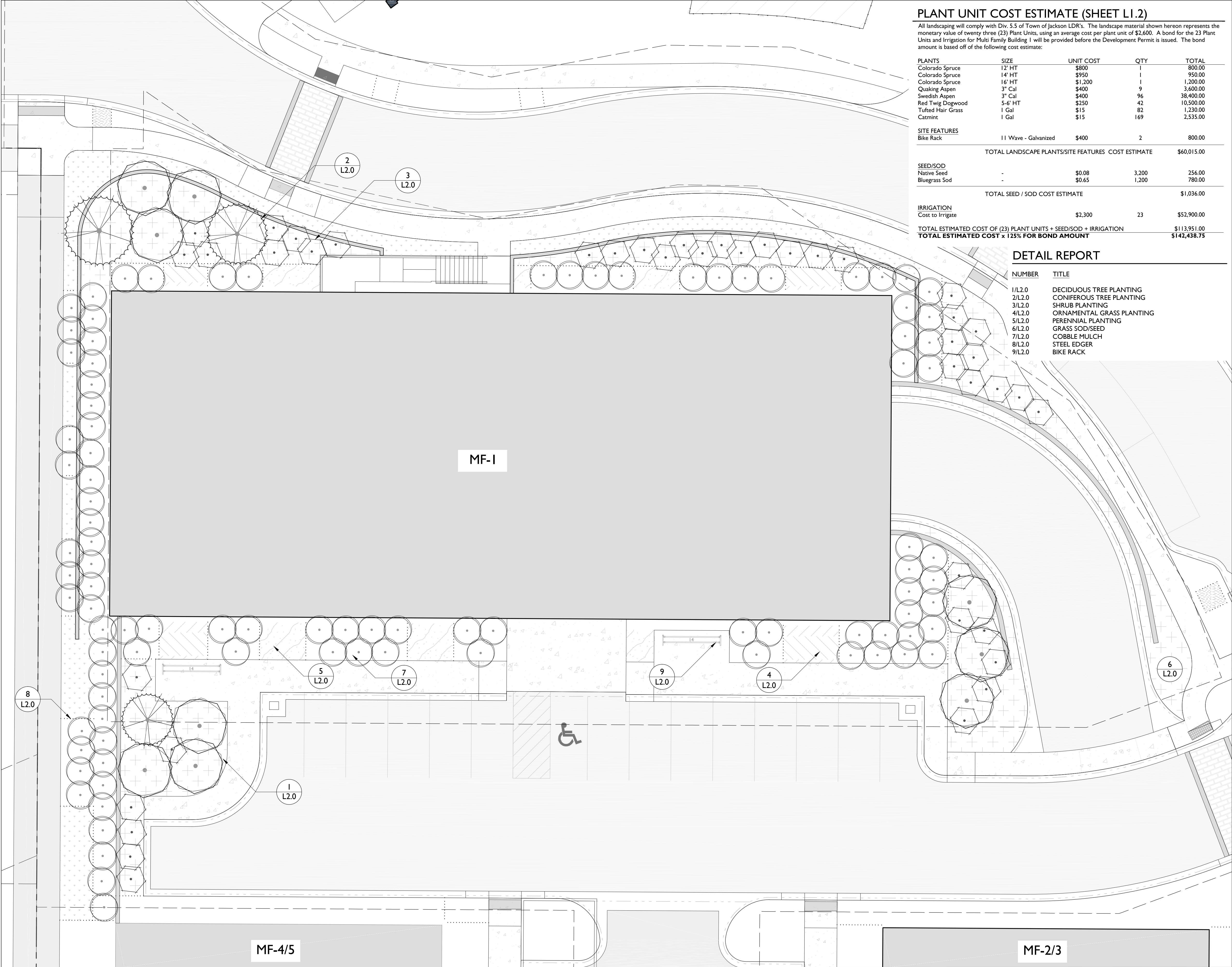
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Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:		
MULTI-FAMILY BUILDINGS 2&3 PLANTING PLAN		
Drawing Number:		
LI.1		



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PLANT UNIT COST ESTIMATE (SHEET LI.2)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of twenty three (23) Plant Units, using an average cost per plant unit of \$2,600. A bond for the 23 Plant Units and Irrigation for Multi Family Building 1 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Colorado Spruce	12' HT	\$800	1	800.00
Colorado Spruce	14' HT	\$950	1	950.00
Colorado Spruce	16' HT	\$1,200	1	1,200.00
Quaking Aspen	3" Cal	\$400	9	3,600.00
Swedish Aspen	3" Cal	\$400	96	38,400.00
Red Twig Dogwood	5-6' HT	\$250	42	10,500.00
Tufted Hair Grass	1 Gal	\$15	82	1,230.00
Catmint	1 Gal	\$15	169	2,535.00
SITE FEATURES				
Bike Rack	11 Wave - Galvanized	\$400	2	800.00
TOTAL LANDSCAPE PLANTS/SITE FEATURES COST ESTIMATE				\$60,015.00
SEED/SOD				
Native Seed	-	\$0.08	3,200	256.00
Bluegrass Sod	-	\$0.65	1,200	780.00
TOTAL SEED / SOD COST ESTIMATE				\$1,036.00
IRRIGATION				
Cost to Irrigate		\$2,300	23	\$52,900.00
TOTAL ESTIMATED COST OF (23) PLANT UNITS + SEED/SOD + IRRIGATION				\$113,951.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT				\$142,438.75

DETAIL REPORT

NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

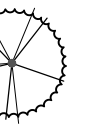
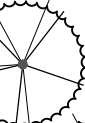
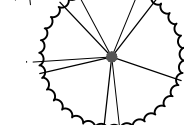
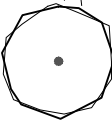



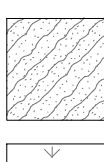
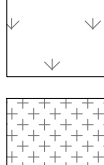

HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

LEGEND

---	PROPERTY BOUNDARY
- - -	SINGLE FAMILY LOT BOUNDARY
- . - . -	SINGLE FAMILY BUILDING ENVELOPE
---	TOP OF CURB
---	SIDEWALK / PATHWAY
.....	STEEL EDGER

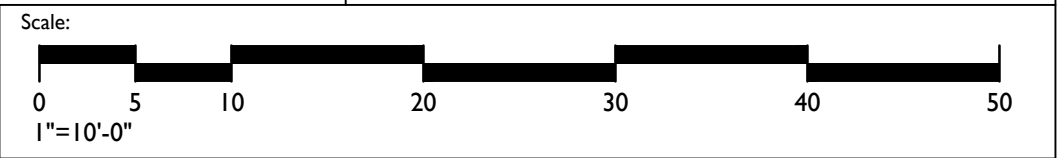
PLANT SCHEDULE (SHEET LI.2)

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Picea pungens / Spruce	B & B	12'	1
	Picea pungens / Spruce	B & B	14'	1
	Picea pungens / Spruce	B & B	16'	1
	Populus tremuloides / Quaking Aspen	B & B	3"	9
	Populus tremuloides erecta / Swedish Aspen	B & B	3"	96
SHRUBS	BOTANICAL NAME / COMMON NAME		SIZE	QTY
	Cornus stolonifera / Red Twig Dogwood		5-6' HT	42
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	82
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal.	18" o.c.	169
	Bluegrass Sod			1,200 sf
	Native Seed			3,200 sf
Deschampsia cespitosa / Tufted Hairgrass		Rate (LBS/sqre)	Percent	
Phleum alpinum / Alpine Timothy		7.2	36	
Chamerion angustifolium / Fireweed		1.0	5	
Balsamorhiza macrophylla / Cutleaf Balsamroot		1.0	5	
Iris missouriensis / Rocky Mountain Iris		1.4	7	
Linum lewisii var. lewisii / Lewis Flax		1.0	5	
Solidago canadensis / Canada Goldenrod		0.6	3	
Mimulus floribundus / Manyflowered Monkeyflower		0.6	3	
TOTAL		20.0	100	

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Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:	MULTI-FAMILY BUILDING 1 PLANTING PLAN	
Drawing Number:	L1.2	



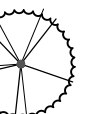

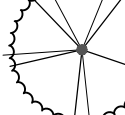
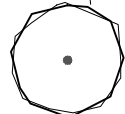
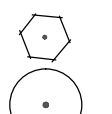

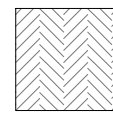
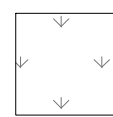
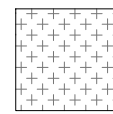
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HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2
60 ROSENCRANS
JACKSON, WYOMING

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- TOP OF CURB / DRIVEWAY
- SIDEWALK / PATHWAY
- STEEL EDGER
- SITE WALL

PLANT SCHEDULE (SHEET LI.3)

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Picea pungens / Spruce	B & B	12'	2
	Picea pungens / Spruce	B & B	14'	6
	Picea pungens / Spruce	B & B	16'	5
	Populus tremuloides / Quaking Aspen	B & B	3"	51
SHRUBS	BOTANICAL NAME / COMMON NAME		SIZE	QTY
	Cornus stolonifera / Red Twig Dogwood		5-6' HT	71
	Salix species / Native Willow		5-6' HT	31
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	214
	Bluegrass Sod			2,900 sf
	Native Seed			18,700 sf
<i>Deschampsia caespitosa</i> / Tufted Hairgrass		Rate (LBS/acre)	Percent	
<i>Phleum alpinum</i> / Alpine Timothy		7.2	36	
<i>Chamerion angustifolium</i> / Fireweed		1.0	5	
<i>Balsamorhiza macrophylla</i> / Cutleaf Balsamroot		1.0	5	
<i>Iris missouriensis</i> / Rocky Mountain Iris		1.4	7	
<i>Linum lewisii</i> var. <i>lewisii</i> / Lewis Flax		1.0	5	
<i>Solidago canadensis</i> / Canada Goldenrod		0.6	3	
<i>Mimulus floribundus</i> / Manyflowered Monkeyflower		0.6	3	
TOTAL		20.0	100	

PLANT UNIT COST ESTIMATE (SHEET LI.3)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of twenty four (24) Plant Units, using an average cost per plant unit of \$3,600. A bond for the 24 Plant Units and Irrigation for Townhouse Units 4-15 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Colorado Spruce	12' HT	\$800	2	1,600.00
Colorado Spruce	14' HT	\$950	6	5,700.00
Colorado Spruce	16' HT	\$1,200	5	6,000.00
Quaking Aspen	3" Cal	\$400	51	20,400.00
Red Twig Dogwood	5-6' HT	\$250	71	17,750.00
Native Willow	5-6' HT	\$250	31	7,750.00
Tufted Hair Grass	1 Gal	\$15	214	3,210.00

TOTAL LANDSCAPE PLANT COST ESTIMATE \$62,410.00

SEED/SOD				
Native Seed	-	\$0.08	18,700	1,496.00
Bluegrass Sod	-	\$0.65	2,900	1,885.00

TOTAL SEED / SOD COST ESTIMATE \$3,381.00

IRRIGATION				
Cost to Irrigate	\$2,300	24		\$55,200.00

TOTAL ESTIMATED COST OF (24) PLANT UNITS + SEED/SOD + IRRIGATION \$120,991.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT \$151,238.75

DETAIL REPORT

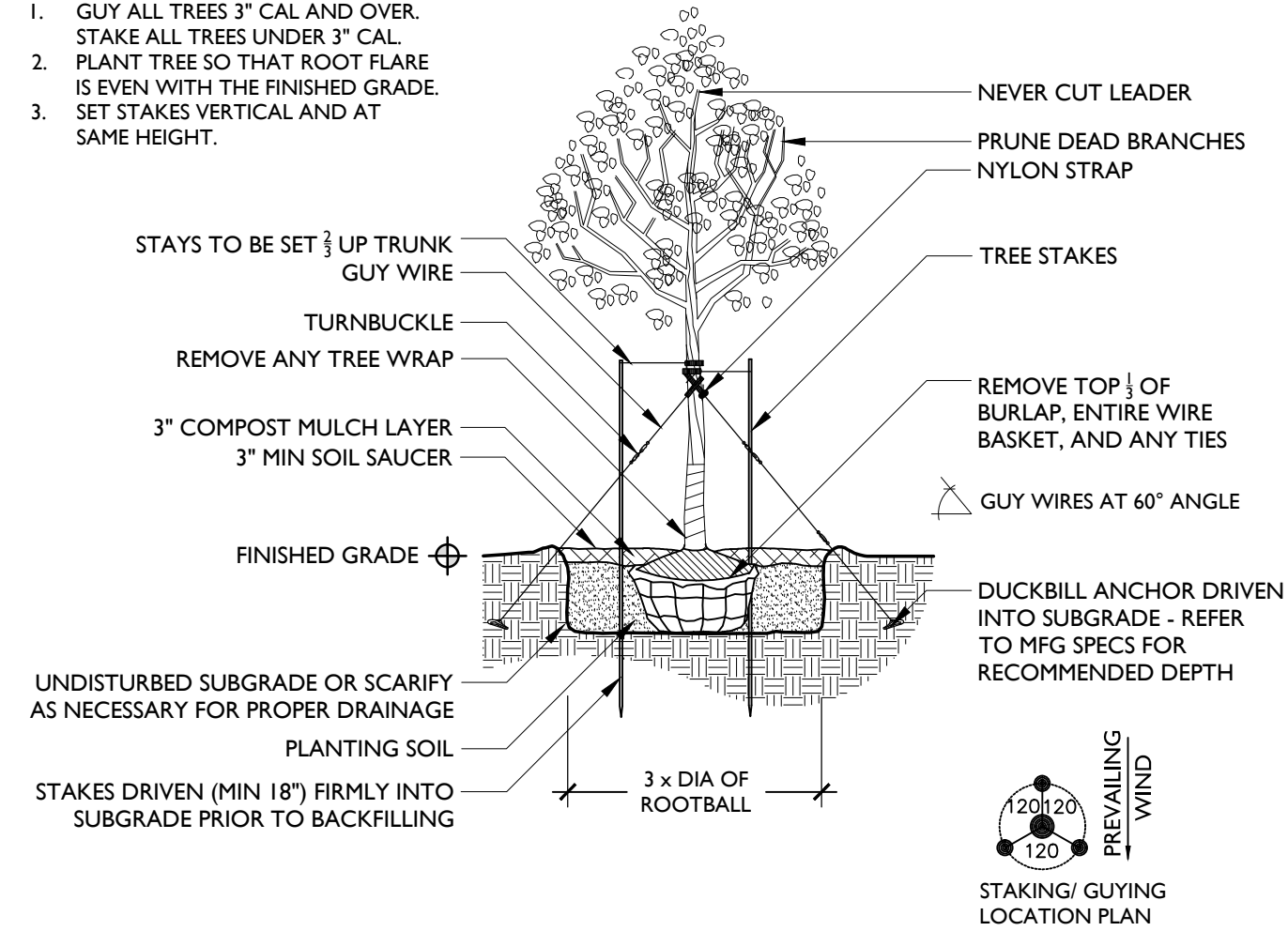
NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

HERSHBERGER DESIGN
Landscape Architecture · Environmental Planning · Urban Design
560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:	TOWNHOUSE UNITS 4-15 PLANTING PLAN	
Drawing Number:	LI.3	

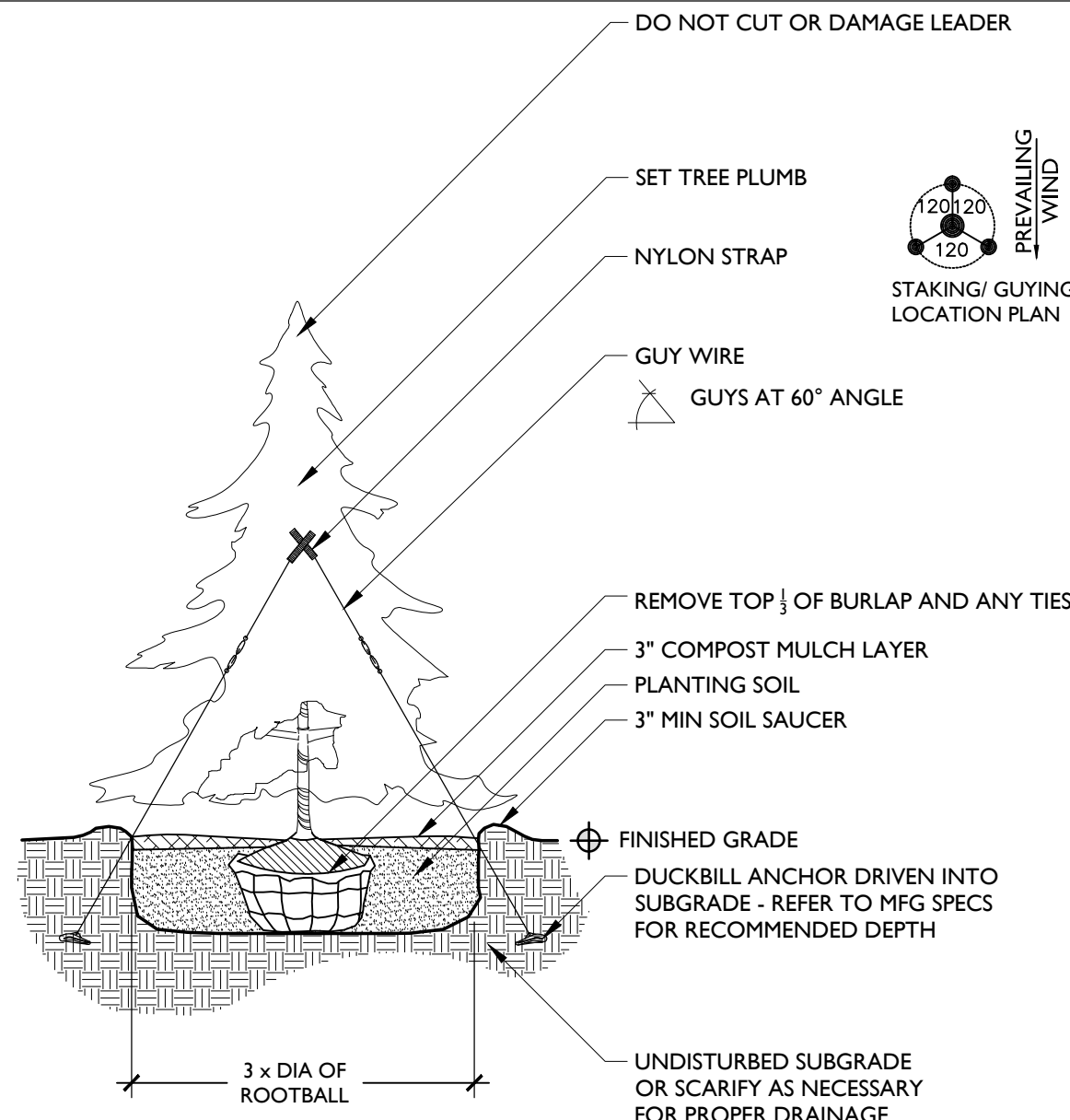
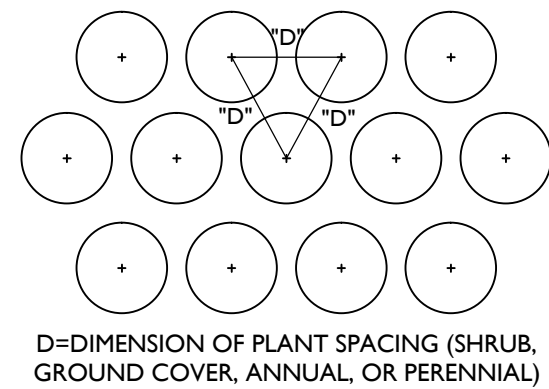


- NOTES:
1. GUY ALL TREES 3" CAL AND OVER. STAKE ALL TREES UNDER 3" CAL.
 2. PLANT TREE SO THAT ROOT FLARE IS EVEN WITH THE FINISHED GRADE.
 3. SET STAKES VERTICAL AND AT SAME HEIGHT.



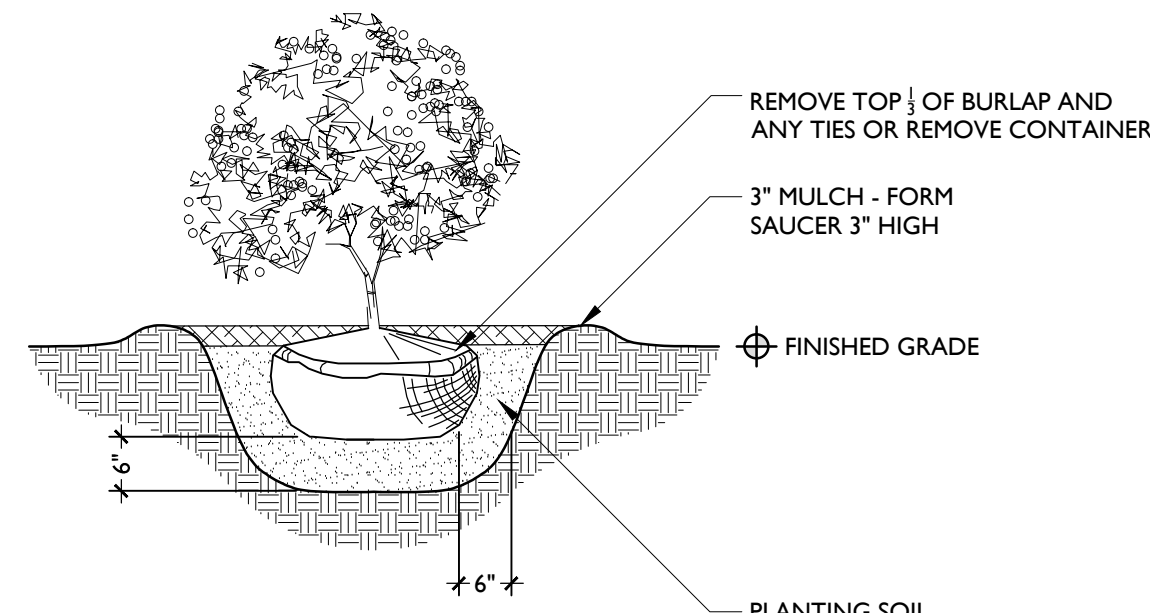
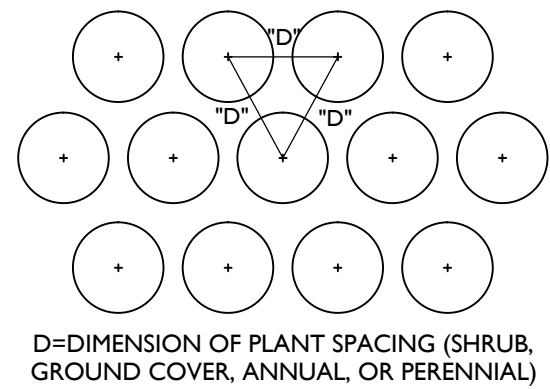
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0"



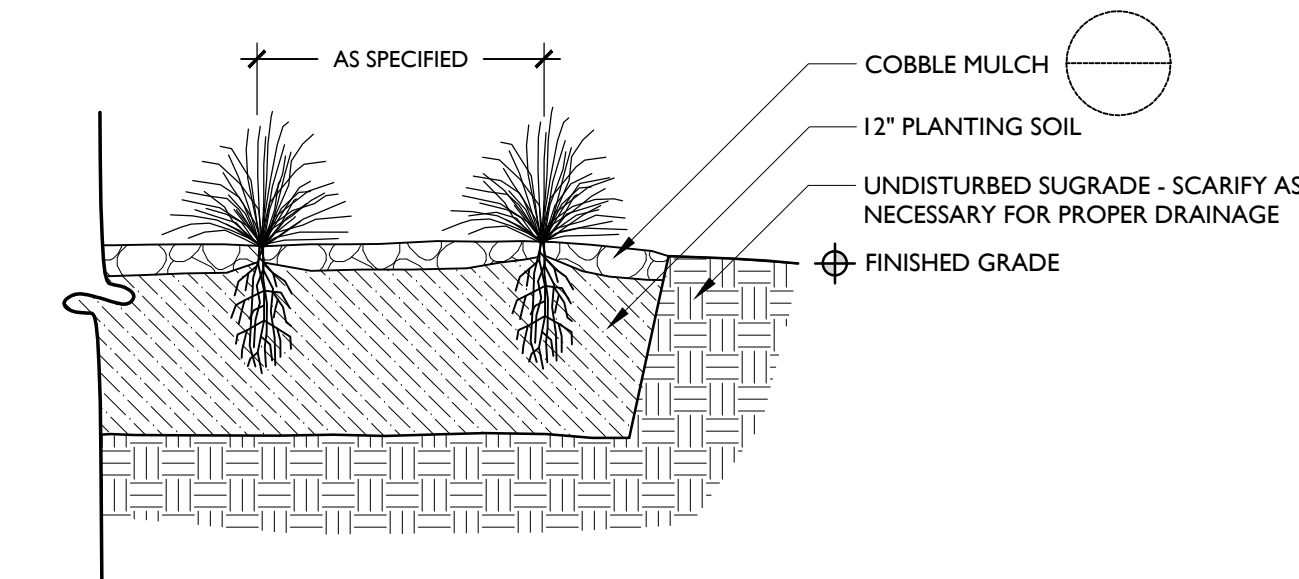
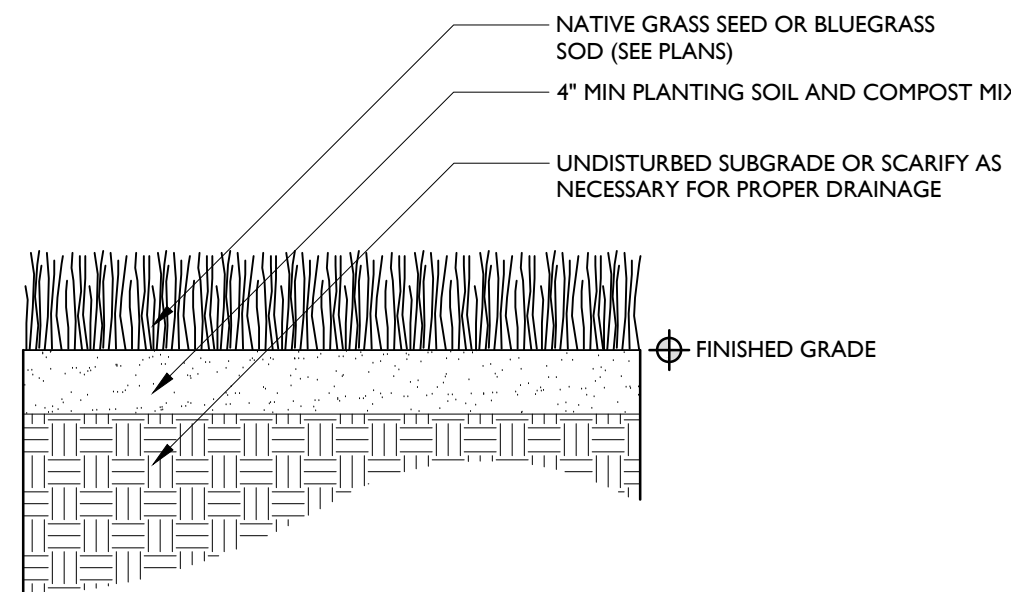
2 CONIFEROUS TREE PLANTING

1/4" = 1'-0"



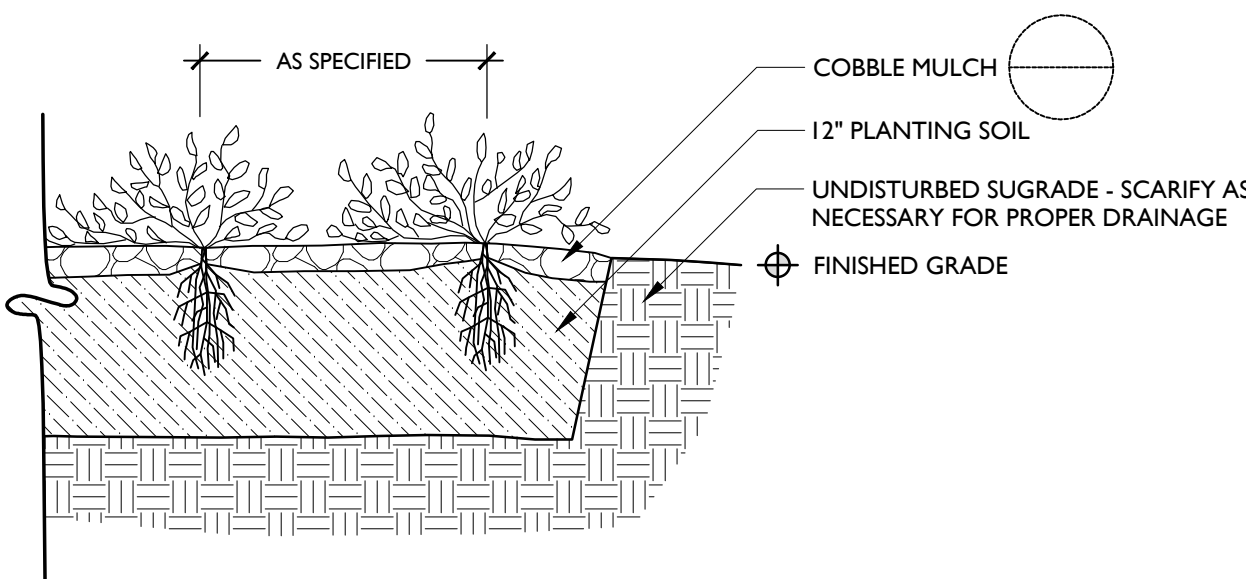
3 SHRUB PLANTING

1/2" = 1'-0"



4 ORNAMENTAL GRASS PLANTING

1" = 1'-0"

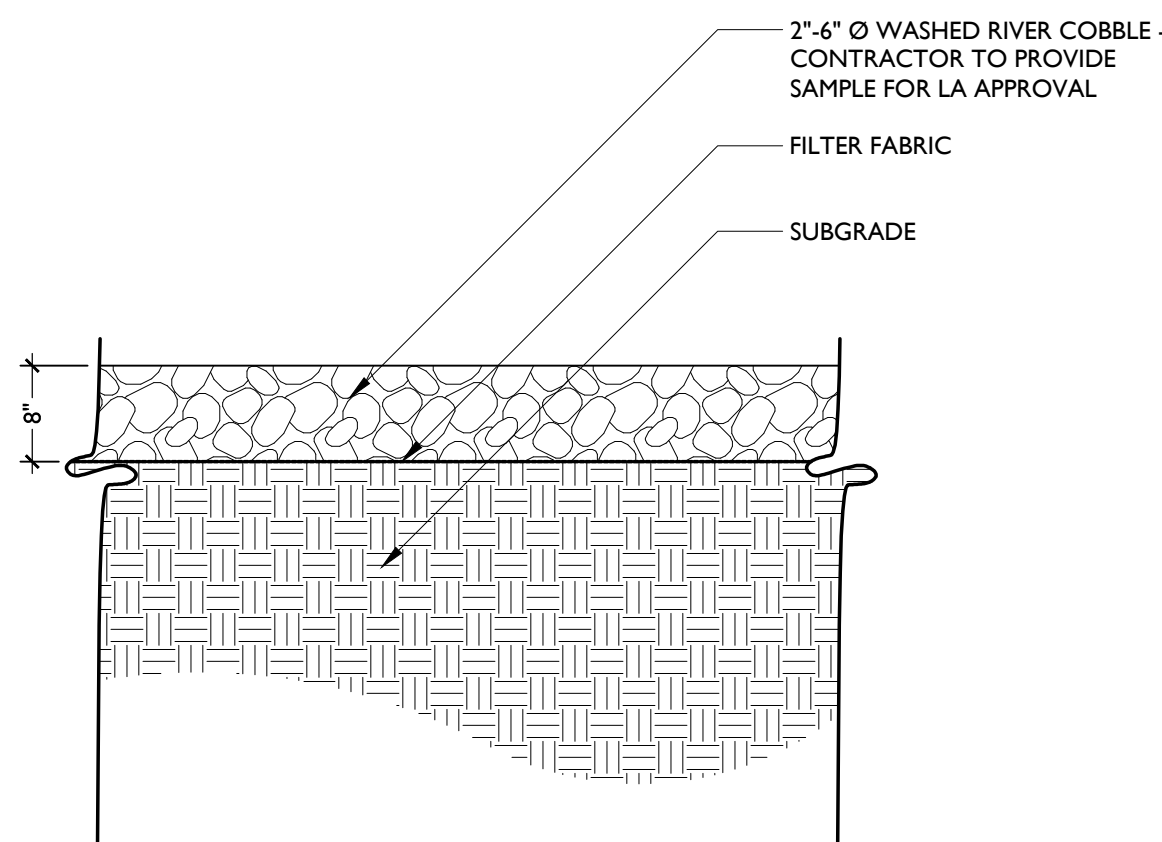


5 PERENNIAL PLANTING

1" = 1'-0"

6 GRASS SOD/SEED

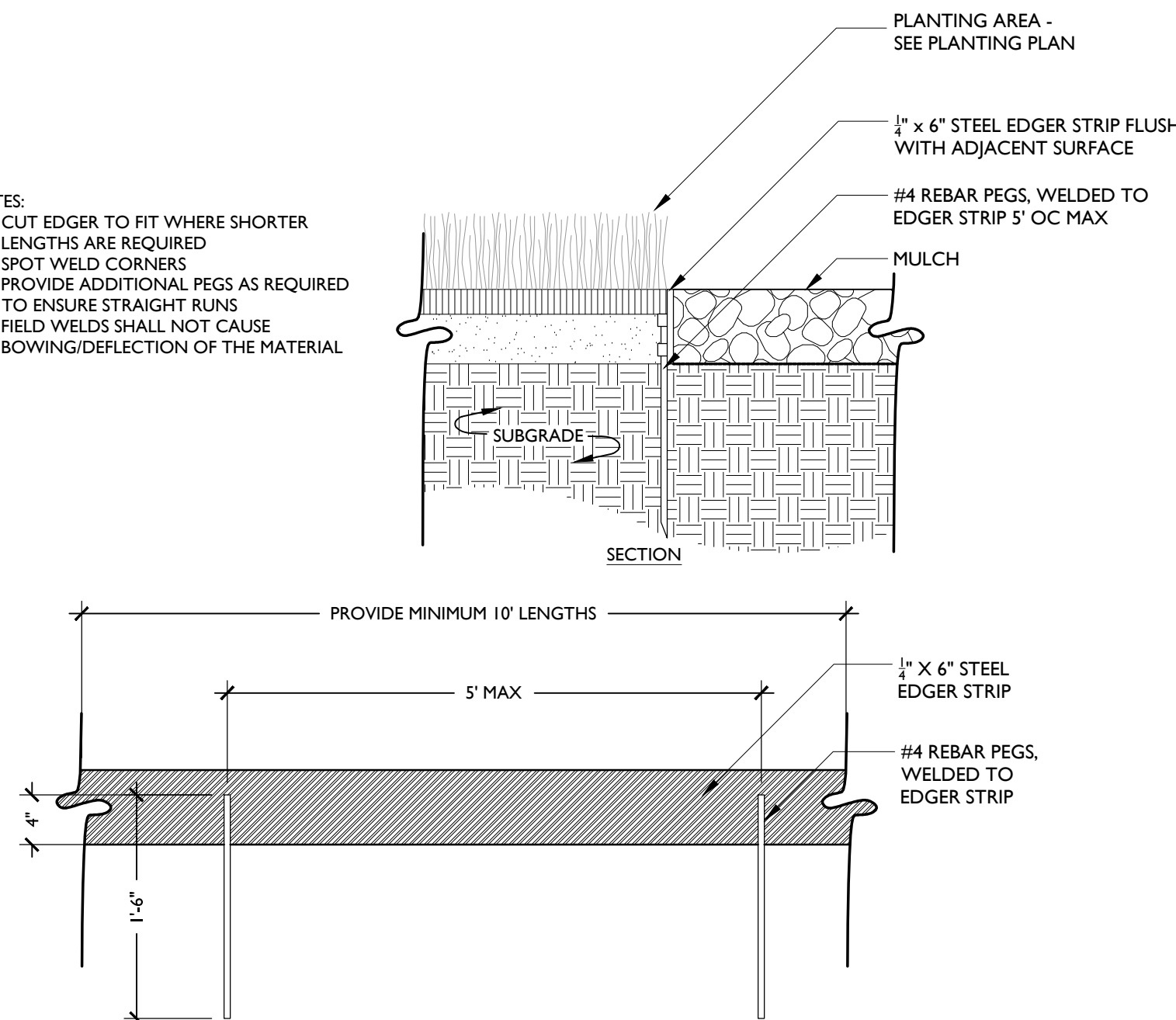
1" = 1'-0"



7 COBBLE MULCH

1" = 1'-0"

- NOTES:
1. CUT EDGER TO FIT WHERE SHORTER LENGTHS ARE REQUIRED
 2. SPOT WELD CORNERS
 3. PROVIDE ADDITIONAL PEGS AS REQUIRED TO ENSURE STRAIGHT RUNS
 4. FIELD WELDS SHALL NOT CAUSE BOWING/DEFLECTION OF THE MATERIAL



8 STEEL EDGER

1" = 1'-0"

ADDITIONAL SITE SPECIFIC NOTES:

1. BIKE RACK SHOWN AT RIGHT IS ANOVA MODEL #BRP300 (7 BIKE CAPACITY).
2. BIKE RACKS ADJACENT TO MULTI-FAMILY BUILDINGS 2 AND 3 INCLUDE RACKS THAT FIT 14, 11, 7 AND 4 BIKES (SEE PLANS FOR SPECIFIC LOCATIONS OF EACH SIZE RACK). THE 14 CAPACITY BIKE RACK SHALL BE ANOVA MODEL #BRP300E. THE 7 CAPACITY BIKE RACK SHALL BE ANOVA MODEL #BRP300. THE 11 AND 4 CAPACITY BIKE RACKS SHALL BE CUSTOM MADE TO MATCH THE STYLE AND COLOR OF THE 14 AND 7 CAPACITY RACKS. AT MULTI-FAMILY BUILDING #1, TWO 14 CAPACITY BIKE RACKS SHALL BE UTILIZED (ANOVA MODEL #BRP300E).
3. THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE SHOP DRAWINGS OF THE 4 AND 11 CAPACITY CUSTOM BIKE RACKS PRIOR TO FABRICATION TO ENSURE PROPER FIT WITHIN THE CONSTRAINTS OF THE SITE.

FINISH: FUSION GAURD®

MATERIAL: 2.38" OD STEEL TUBE SUPPORT SECTIONS AND 0.5" OD STEEL RODS WELDED AT 3.5" INTERVALS

UNIT WEIGHT: 120 lbs

MOUNTING: SURFACE MOUNT

SOME ASSEMBLY REQUIRED

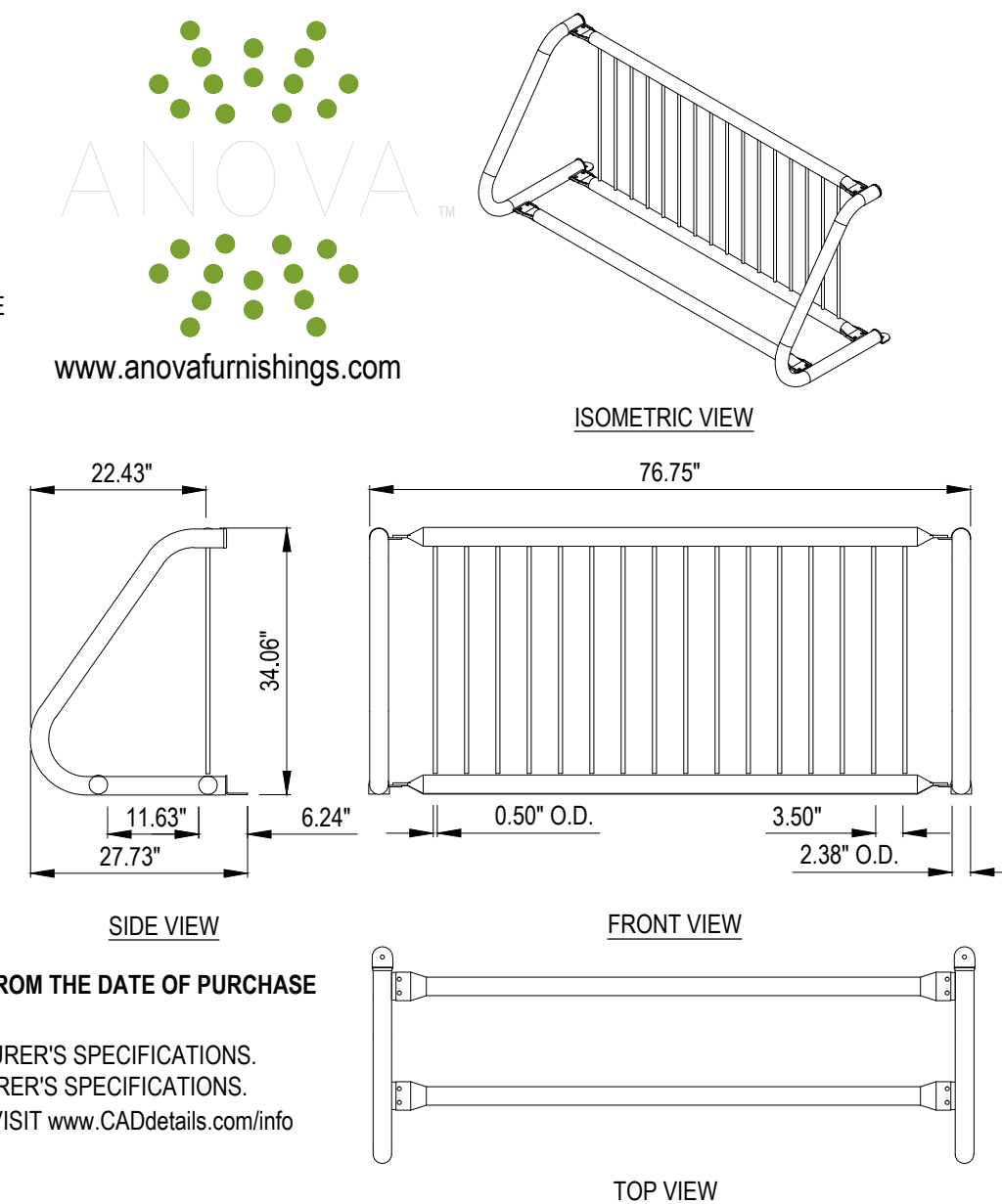
CLEAN CITY™ PRODUCTS ARE COVERED BY A FIVE-YEAR WARRANTY FROM THE DATE OF PURCHASE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 928-110.

9 BIKE RACK

1/2" = 1'-0"



HIDDEN HOLLOW

MERCILL AVENUE AT HIDDEN HOLLOW
FDP2
60 ROSENCRANS
JACKSON, WYOMING

HERSHBERGER DESIGN

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Issue Date:	
· 06.25.2018	FDP2 SUBMISSION
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Drawing Title:

LANDSCAPE DETAILS

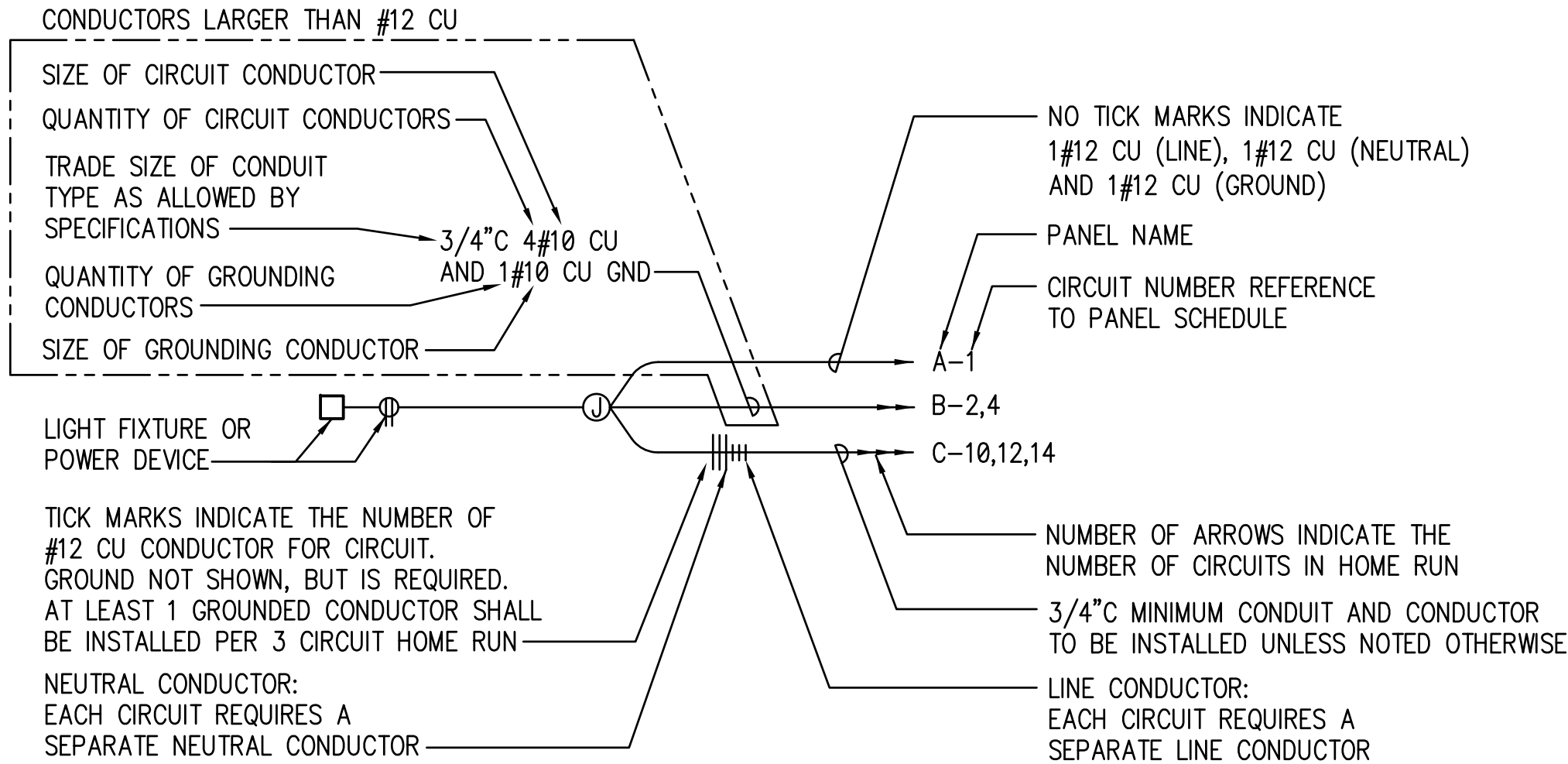
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L2.0

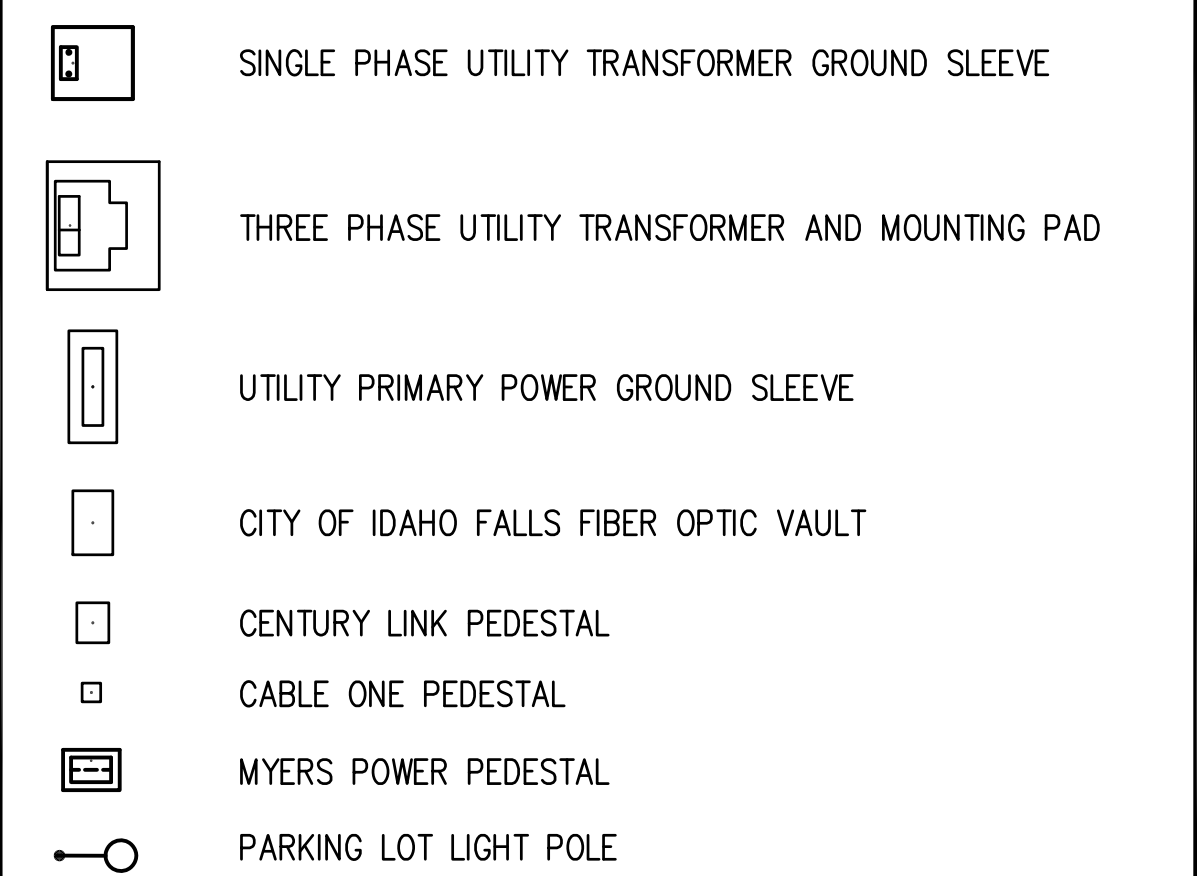
Scale:

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CIRCUITING LEGEND

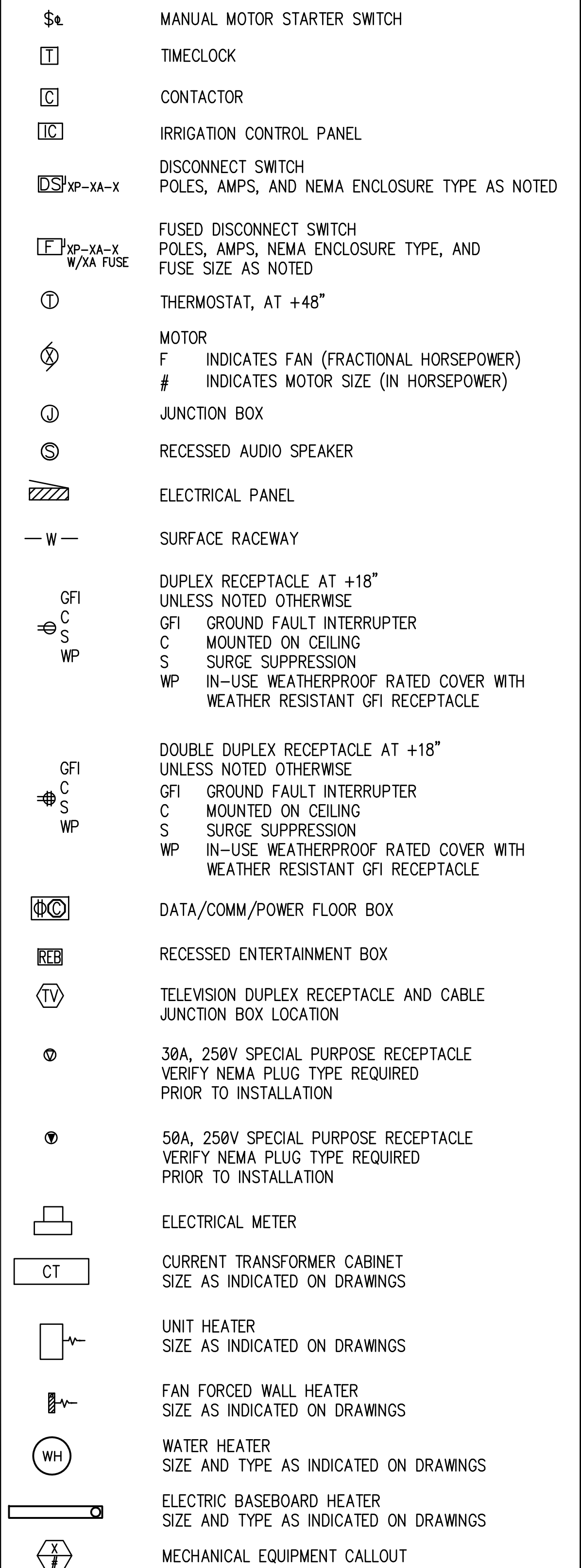


SITE ELECTRICAL LEGEND



NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

POWER LEGEND



NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

ABBREVIATIONS

AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
A	AMPERE(S)
CKT	CIRCUIT
CB	CIRCUIT BREAKER
C	CONDUIT
CU	COPPER
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
DWG	DRAWING
EMT	ELECTRICAL METALLIC TUBING
HZ	FREQUENCY IN CYCLES PER SECOND
F	FUSE
FS	FUSIBLE SWITCH
GEN	GENERATOR
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IMC	INTERMEDIATE METALLIC CONDUIT
INC	INCANDESCENT
KVA	KILOWATT VOLT AMPS
KW	KILOWATT(S)
MCC	MOTOR CONTROL CENTER
KCMIL	THOUSAND CIRCULAR MIL(S)
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
PNL	PANEL
PVC	POLYVINYL CHLORIDE
GRS	GALVANIZED RIGID STEEL
SWBD	SWITCHBOARD
XMFR	TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SYSTEM
V	VOLT(S)
VA	VOLTAMP(S)
W	WATT(S)
WP	WEATHER PROOF

ELECTRICAL DRAWING LIST

PE1.1	ELECTRICAL TITLE DRAWING
PE2.1	PHOTOMETRIC PLAN
PE2.2	LIGHTING PLAN
PE3.1	POLE DETAILS AND FIXTURE SCHEDULE

ADDRESS:
645 W 25th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-3862
FAX:
(208) 325-3864
E-MAIL:
brad@bradleyengineering.com

BRADLEY
Bradley Engineering/Chd.
Electrical Consulting & Design

REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1b

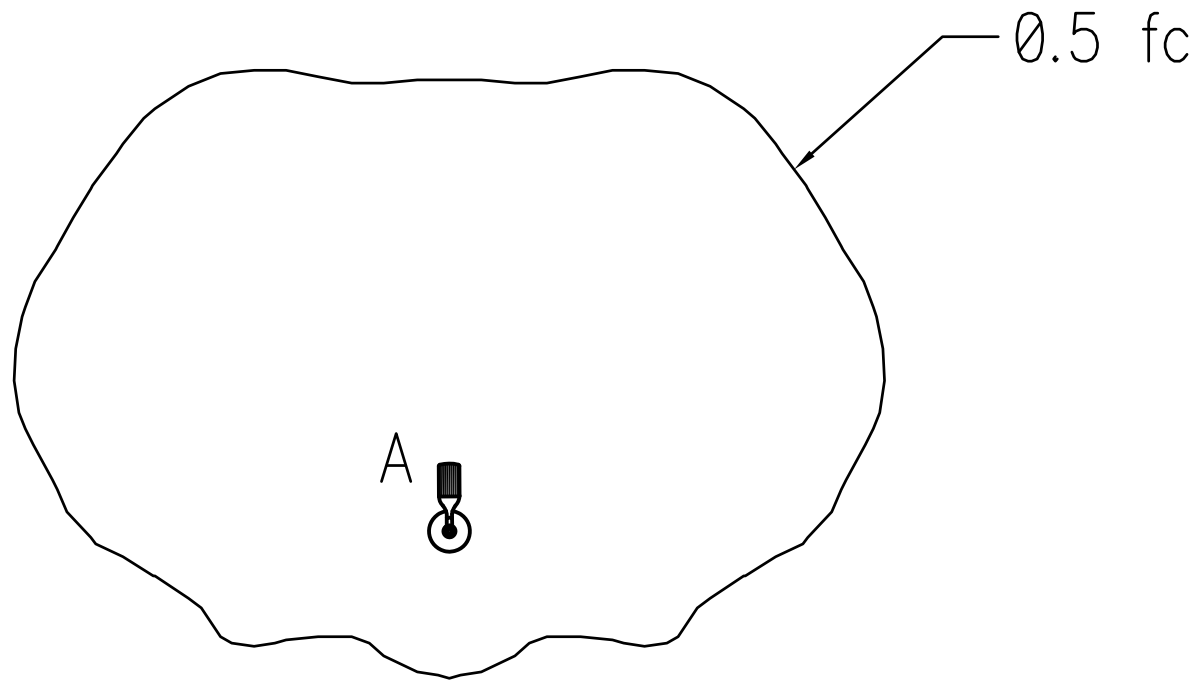
ELECTRICAL TITLE DRAWING

Professional Engineering (Electrical)
12278
3/20/18
WYOMING

DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.
PE1.1

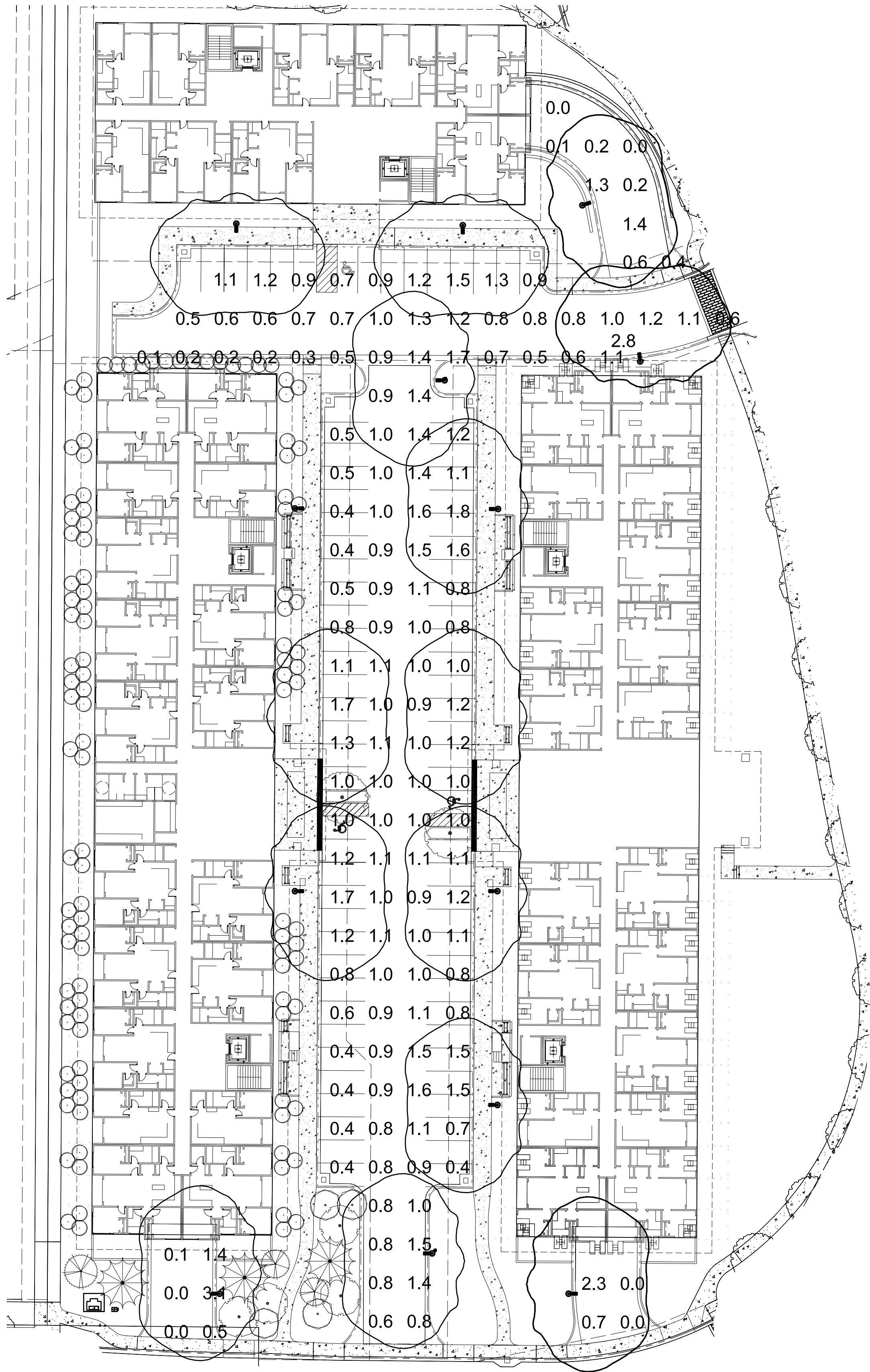
HIDDEN HOLLOW SITE LIGHTING STATISTICS					
LOCATION	AVERAGE fc	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
PARKING AREA	1.00 fc	2.8	0.10	28.0/1	10.0/1
EAST BUILDING APRON	0.70 fc	2.3	0.10	23.0/1	7.0/1
WEST BUILDING APRON	0.80 fc	3.1	0.10	31.0/1	8.0/1
NORTH BUILDING APRON	0.50 fc	1.4	0.10	14.0/1	5.0/1



PHOTOMETRIC TEMPLATE LEGEND
SCALE: NTS

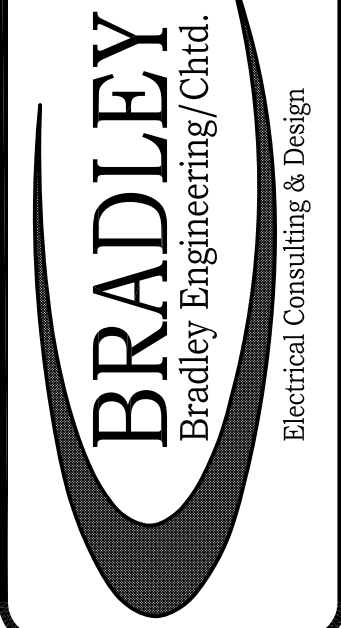
DRAWING NOTE:

- THE ILLUMINATION LIMITS AS STATED PER TOWN OF JACKSON BUILDING PERMIT FOR ZONE R-1, R-22 AND R-3 IS ALLOWED 1.5 LUMENS/SQFT. TOTAL PARKING LOT SQUARE FOOTAGE IS 48,380 SQUARE FEET. $48,380 \times 1.5 = 72,570$ ALLOWED LUMENS. PROPOSED LUMENS FOR PARKING LOT LIGHTING IS 63,465 LUMENS



PHOTOMETRIC PLAN (PHASE 1b)
SCALE: 1" = 30'

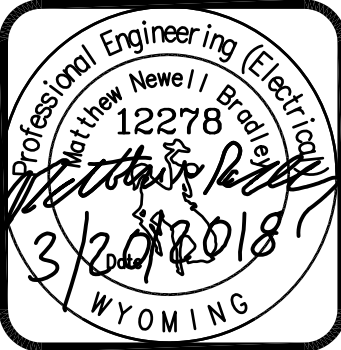
ADDRESS:
645 W 25th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-3862
FAX:
(208) 323-3864
E-MAIL:
info@bradleyengineering.com



REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1b

PHOTOMETRIC PLAN



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DESIGNED BY	MNB
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DATE	3-20-18

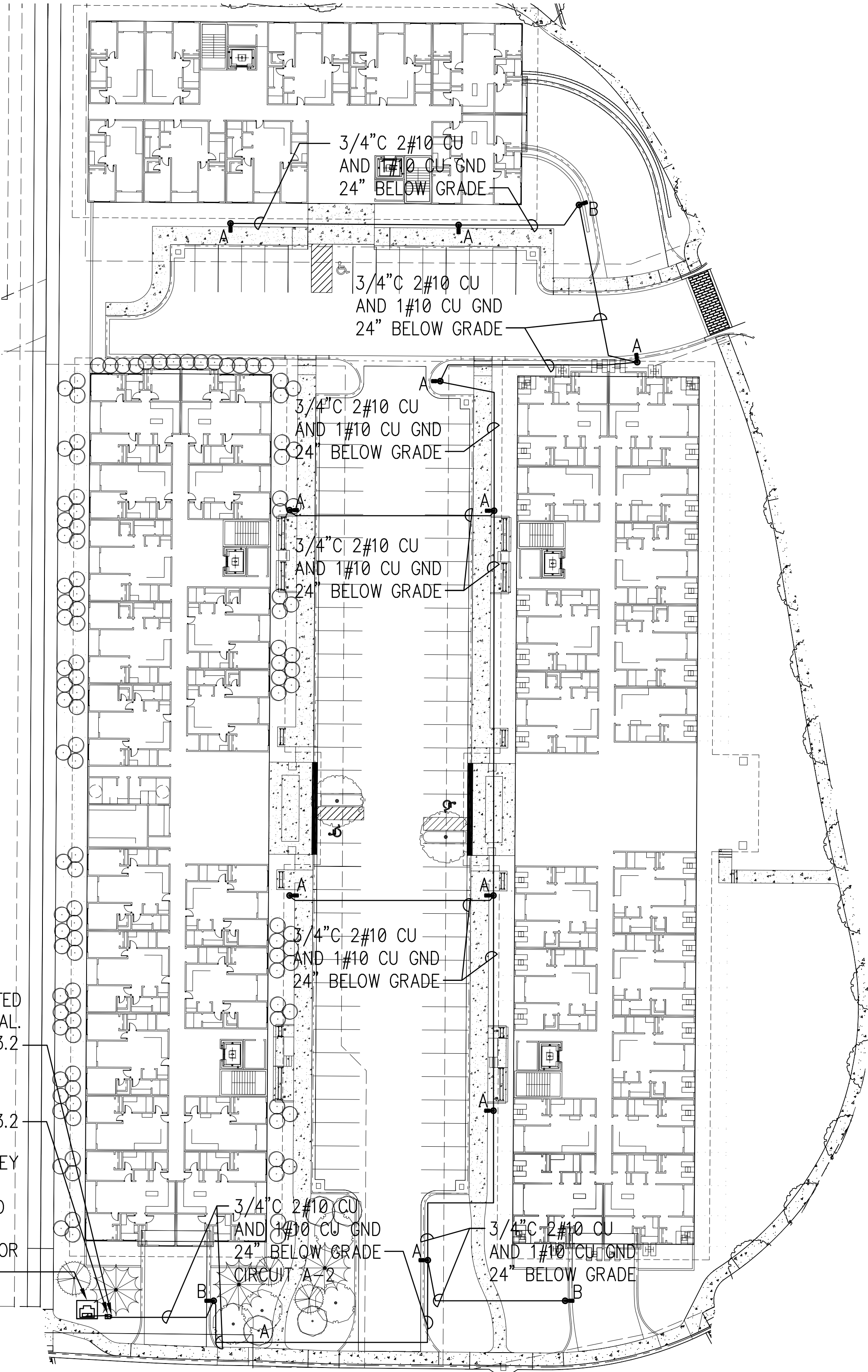
DRAWING NO.

PE2.1

PROPOSED LOCATION OF
IRRIGATION CABINET. MOUNTED
TO SIDE OF POWER PEDESTAL.
SEE DETAIL ON DRAWING E3.2

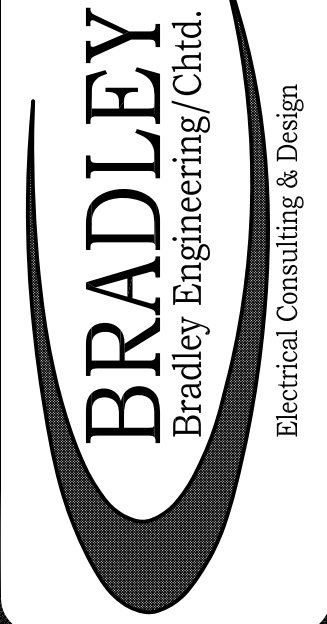
PROPOSED LOCATION OF
POWER PEDESTAL A.
SEE DETAIL ON DRAWING E3.2

208/120 VOLT LOWER VALLEY
ENERGY TRANSFORMER FOR
CONDO COMPLEX. INSTALLED
UNDER ROADWAY PROJECT.
FIELD VERIFY LOCATION PRIOR
TO INSTALLATION.



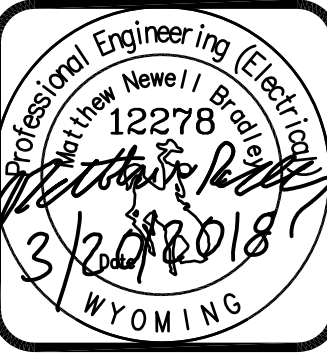
LIGHTING PLAN
SCALE: 1" = 30'

ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-2862
FAX:
(208) 325-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE
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△		
△		
△		

HIDDEN HOLLOW SITE - PHASE 1b	LIGHTING PLAN
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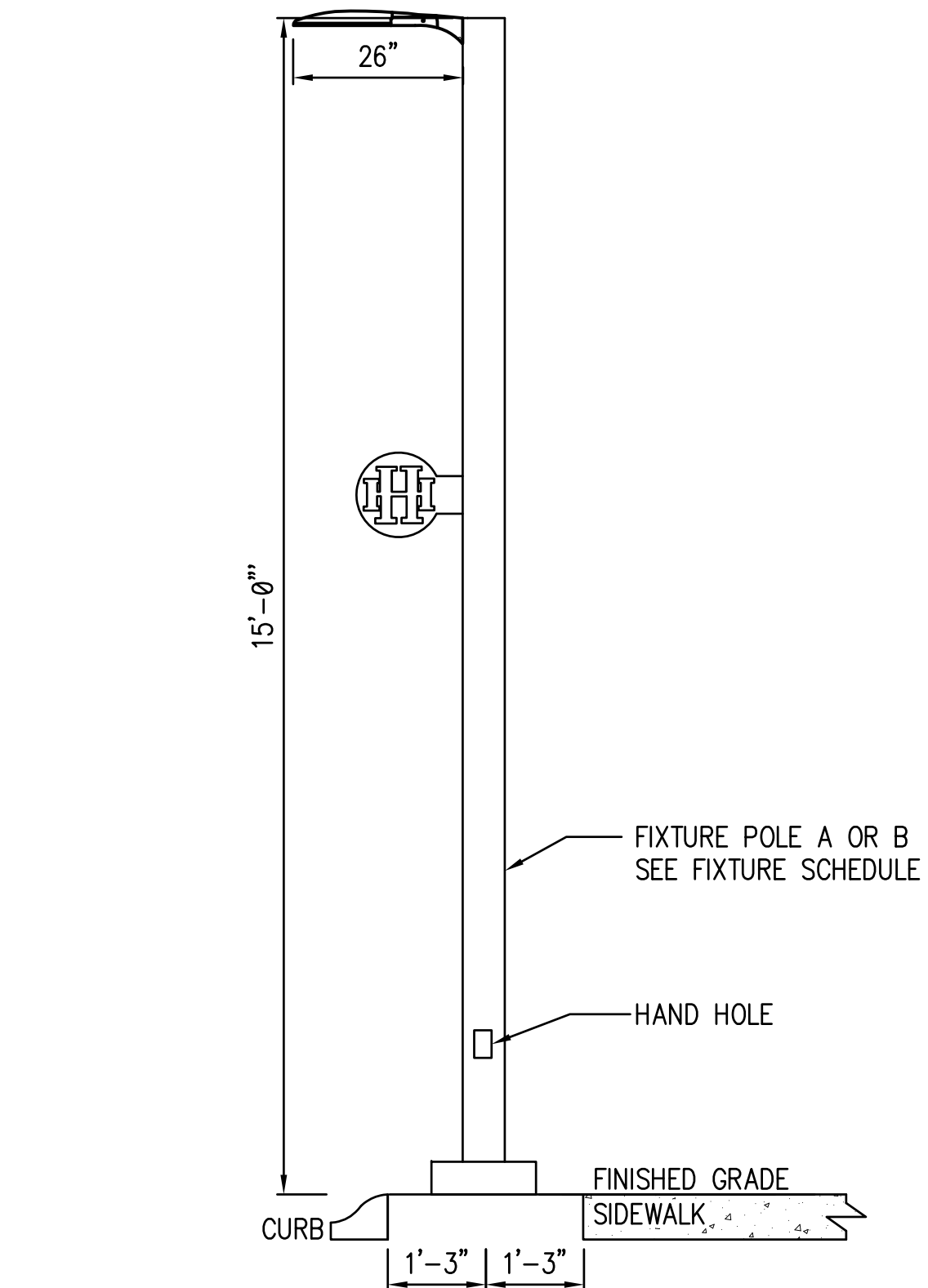
DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO. DATE	1707-1b 3-20-18

DRAWING NO.
PE2.2

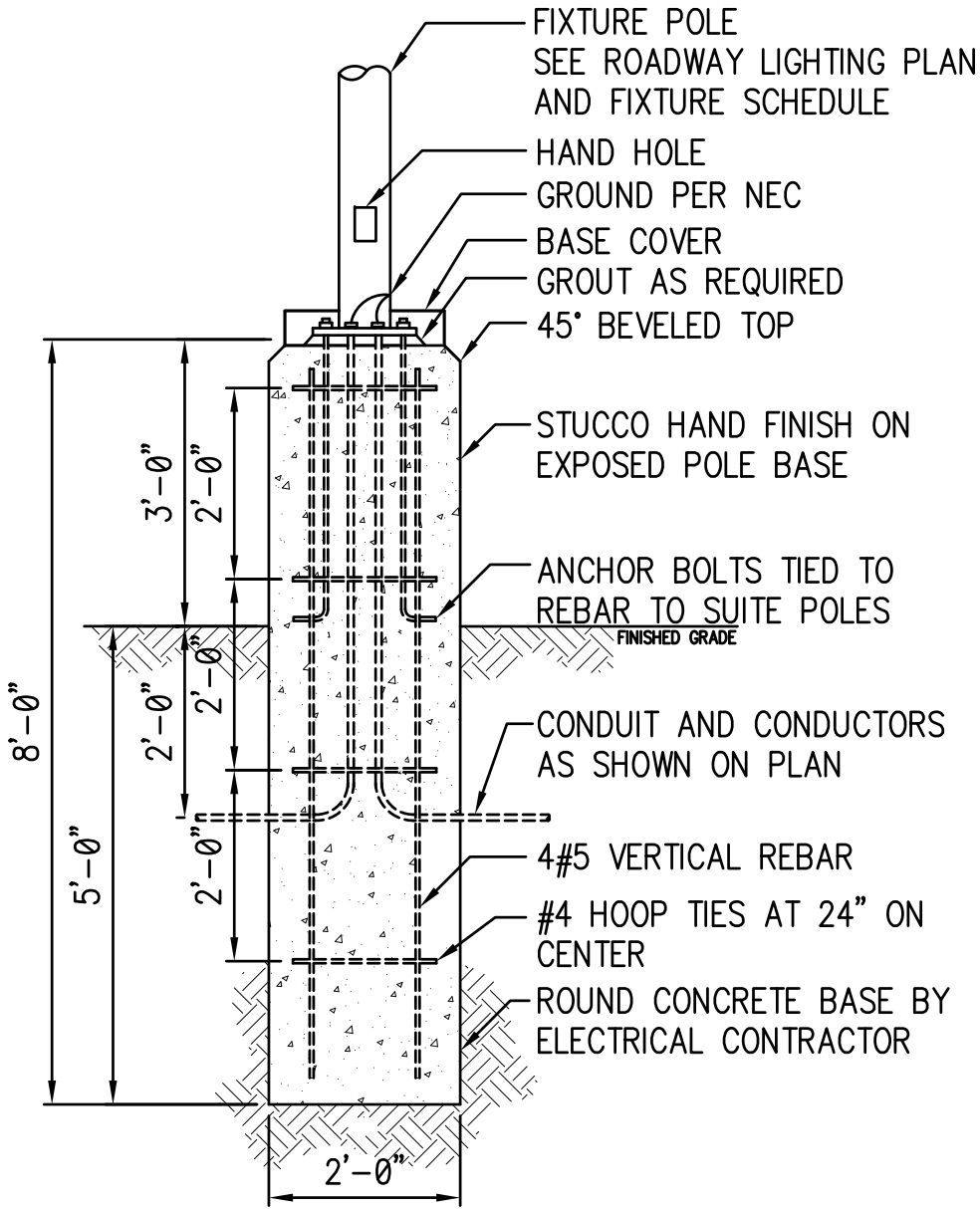
FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER		FIXT WATTS	LAMP TYPE	MOUNTING	REMARKS
	NAME	CAT. NO.				
A	LITHONIA	DSXO-LED-P1-30K-T4M-MVOLT-SPA-PER-FAO-HS-DBLXD	38	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	4,281 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM
						SQUARE POLE MOUNTING
A POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSIH
B	LITHONIA	DSXO-LED-P2-30K-T4M-MVOLT-SPA-PER-FAO-HS-DBLXD	49	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	5,458 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM
						SQUARE POLE MOUNTING
B POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSIH



LIGHT FIXTURE TYPE A AND B
SCALE: NTS



FIXTURE A AND B POLE LIGHT DETAIL
1/2" = 1'-0"



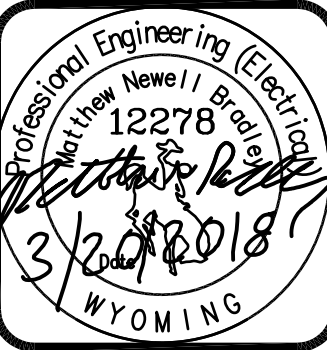
FIXTURE A AND B POLE BASE DETAIL
1/2" = 1'-0"

ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-2862
FAX:
(208) 325-2864
E-MAIL:
info@bradleyengineering.com



REV	DESCRIPTION	DATE

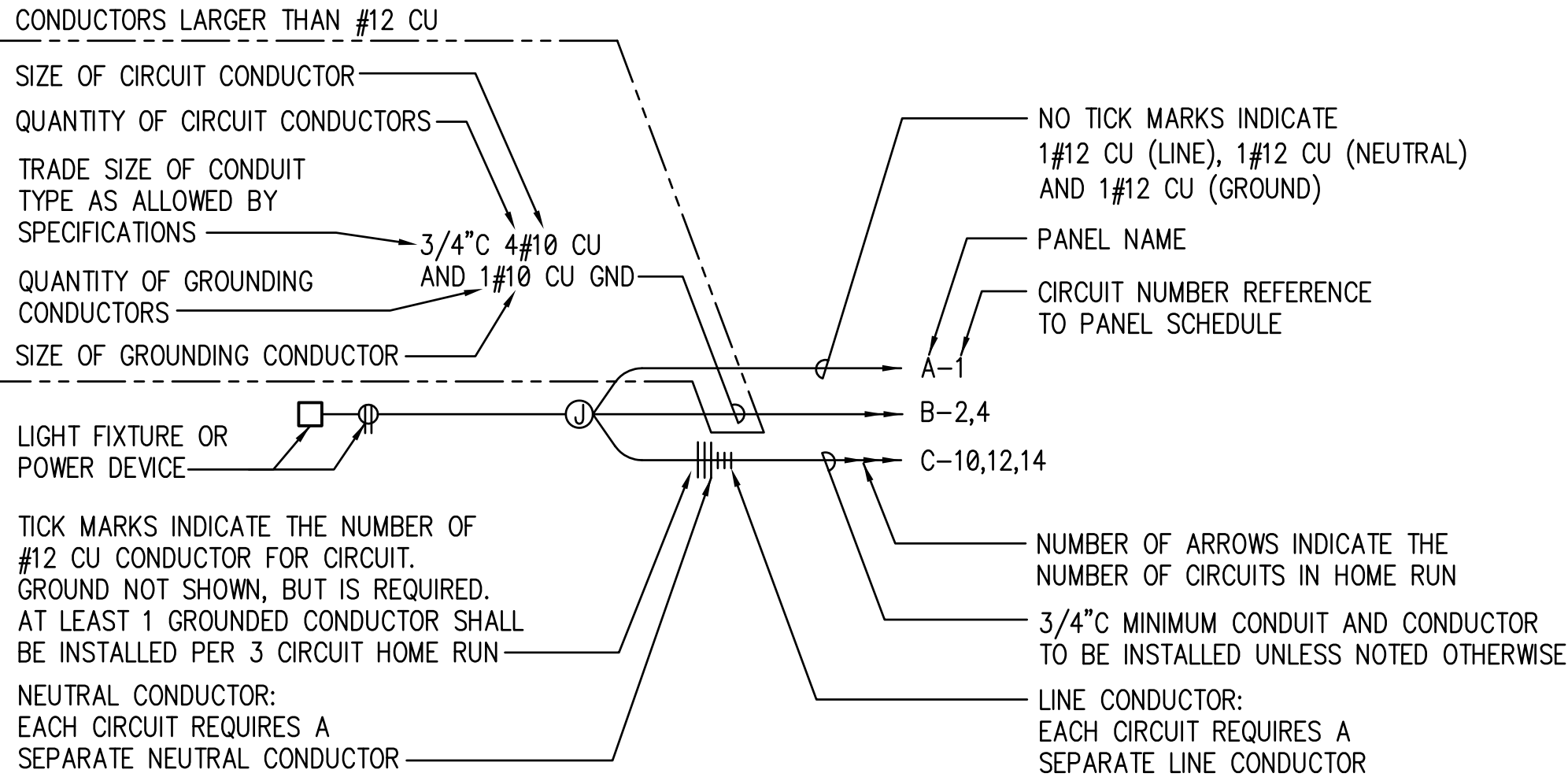
HIDDEN HOLLOW SITE - PHASE 1b
POLE DETAILS AND FIXTURE SCHEDULE



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CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.
PE3.1

CIRCUITING LEGEND



POWER LEGEND

	MANUAL MOTOR STARTER SWITCH
	TIMECLOCK
	CONTACTOR
	IRRIGATION CONTROL PANEL
	DISCONNECT SWITCH POLES, AMPS, AND NEMA ENCLOSURE TYPE AS NOTED
	FUSED DISCONNECT SWITCH POLES, AMPS, NEMA ENCLOSURE TYPE, AND FUSE SIZE AS NOTED
	THERMOSTAT, AT +48"
	MOTOR F INDICATES FAN (FRACTIONAL HORSEPOWER) # INDICATES MOTOR SIZE (IN HORSEPOWER)
	JUNCTION BOX
	RECESSED AUDIO SPEAKER
	ELECTRICAL PANEL
	SURFACE RACEWAY
	DUPLEX RECEPTACLE AT +18" UNLESS NOTED OTHERWISE
	GFI GROUND FAULT INTERRUPTER C MOUNTED ON CEILING S SURGE SUPPRESSION WP IN-USE WEATHERPROOF RATED COVER WITH WEATHER RESISTANT GFI RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE AT +18" UNLESS NOTED OTHERWISE
	GFI GROUND FAULT INTERRUPTER C MOUNTED ON CEILING S SURGE SUPPRESSION WP IN-USE WEATHERPROOF RATED COVER WITH WEATHER RESISTANT GFI RECEPTACLE
	DATA/COMM/POWER FLOOR BOX
	RECESSED ENTERTAINMENT BOX
	TELEVISION DUPLEX RECEPTACLE AND CABLE JUNCTION BOX LOCATION
	30A, 250V SPECIAL PURPOSE RECEPTACLE VERIFY NEMA PLUG TYPE REQUIRED PRIOR TO INSTALLATION
	50A, 250V SPECIAL PURPOSE RECEPTACLE VERIFY NEMA PLUG TYPE REQUIRED PRIOR TO INSTALLATION
	ELECTRICAL METER
	CURRENT TRANSFORMER CABINET SIZE AS INDICATED ON DRAWINGS
	UNIT HEATER SIZE AS INDICATED ON DRAWINGS
	FAN FORCED WALL HEATER SIZE AS INDICATED ON DRAWINGS
	WATER HEATER SIZE AND TYPE AS INDICATED ON DRAWINGS
	ELECTRIC BASEBOARD HEATER SIZE AND TYPE AS INDICATED ON DRAWINGS
	MECHANICAL EQUIPMENT CALLOUT

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

SITE ELECTRICAL LEGEND

	SINGLE PHASE UTILITY TRANSFORMER GROUND SLEEVE
	THREE PHASE UTILITY TRANSFORMER AND MOUNTING PAD
	UTILITY PRIMARY POWER GROUND SLEEVE
	CITY OF IDAHO FALLS FIBER OPTIC VAULT
	CENTURY LINK PEDESTAL
	CABLE ONE PEDESTAL
	MYERS POWER PEDESTAL
	STREET LIGHT POLE - PRIVATE
	STREET LIGHT POLE (GOOSENECK)- TOWN OF JACKSON
	STREET LIGHT POLE (POST TOP) - TOWN OF JACKSON

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

ABBREVIATIONS

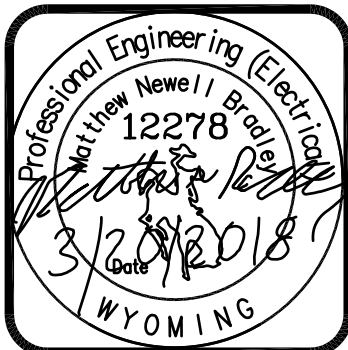
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
A	AMPERE(S)
CKT	CIRCUIT
CB	CIRCUIT BREAKER
C	CONDUIT
CU	COPPER
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
DWG	DRAWING
EMT	ELECTRICAL METALLIC TUBING
HZ	FREQUENCY IN CYCLES PER SECOND
F	FUSE
FS	FUSIBLE SWITCH
GEN	GENERATOR
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IMC	INTERMEDIATE METALLIC CONDUIT
INC	INCANDESCENT
KVA	KILOWATT VOLT AMPS
KW	KILOWATT(S)
MCC	MOTOR CONTROL CENTER
KCMIL	THOUSAND CIRCULAR MIL(S)
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
PNL	PANEL
PVC	POLYVINYL CHLORIDE
GRS	GALVANIZED RIGID STEEL
SWBD	SWITCHBOARD
XMFR	TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SYSTEM
V	VOLT(S)
VA	VOLTAMP(S)
W	WATT(S)
WP	WEATHER PROOF

ELECTRICAL DRAWING LIST

E1.1	ELECTRICAL TITLE DRAWING
E2.1	ROADWAY LIGHTING PLAN
E3.1	LIGHTING DETAILS
E3.2	PANEL SCHEDULES

HIDDEN HOLLOW SITE - PHASE 1a

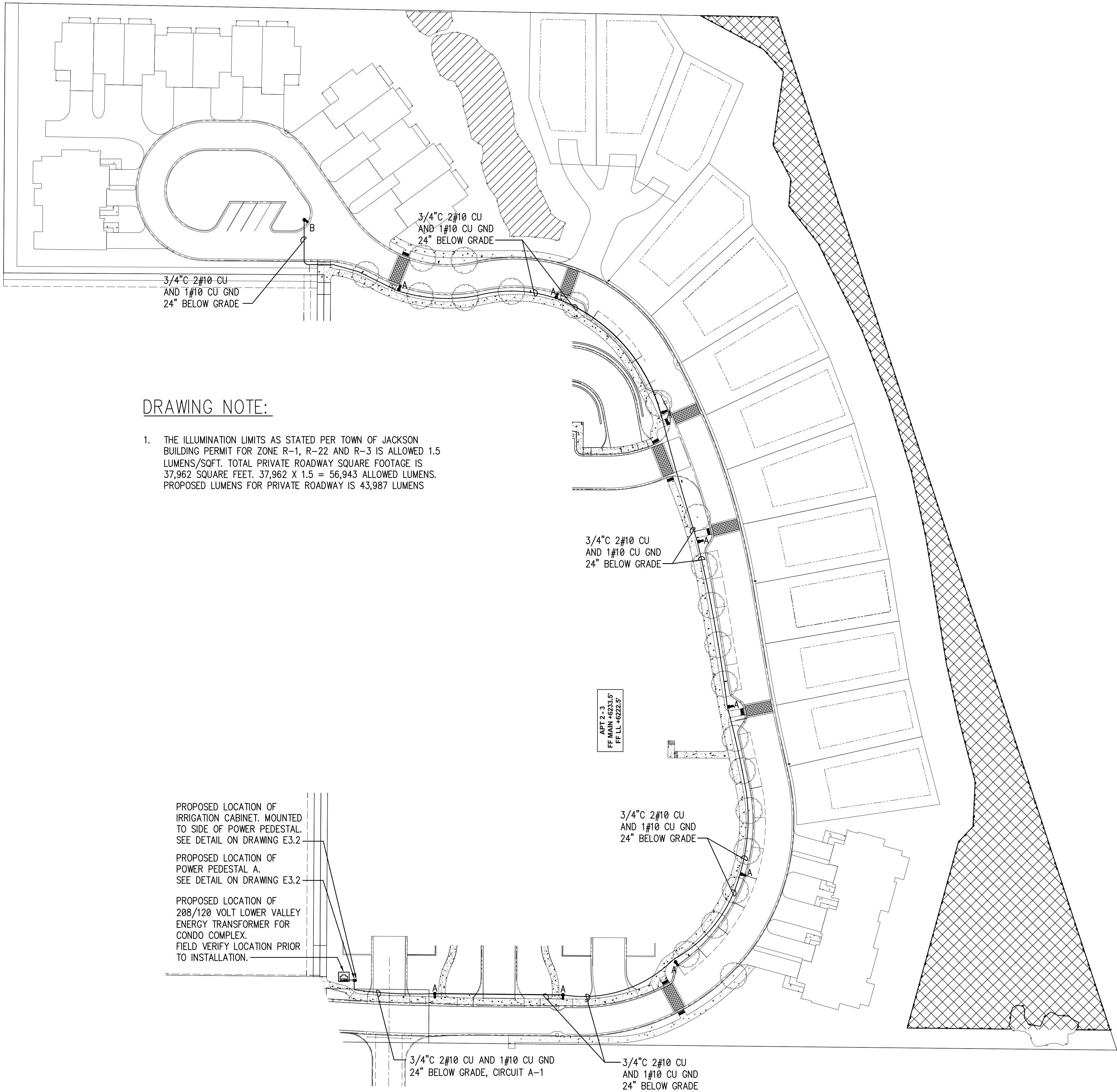
ELECTRICAL TITLE DRAWING



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	17-07
DATE	3-20-18

DRAWING NO.

SE1.1



DRAWING NOTE:

1. THE ILLUMINATION LIMITS AS STATED PER TOWN OF JACKSON BUILDING PERMIT FOR ZONE R-1, R-22 AND R-3 IS ALLOWED 1.5 LUMENS/SQFT. TOTAL PRIVATE ROADWAY SQUARE FOOTAGE IS 37,962 SQUARE FEET. $37,962 \times 1.5 = 56,943$ ALLOWED LUMENS. PROPOSED LUMENS FOR PRIVATE ROADWAY IS 43,987 LUMENS

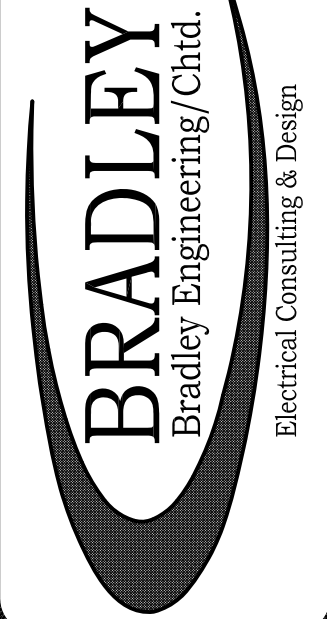
PROPOSED LOCATION OF IRRIGATION CABINET. MOUNTED TO SIDE OF POWER PEDESTAL. SEE DETAIL ON DRAWING E3.2

PROPOSED LOCATION OF POWER PEDESTAL A. SEE DETAIL ON DRAWING E3.2

PROPOSED LOCATION OF 208/120 VOLT LOWER VALLEY ENERGY TRANSFORMER FOR CONDO COMPLEX. FIELD VERIFY LOCATION PRIOR TO INSTALLATION.

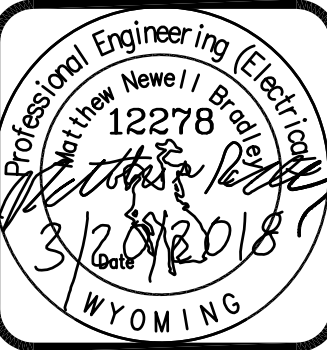
ROADWAY LIGHTING PLAN (PHASE 1b)
SCALE: 1" = 40'

ADDRESS:
645 W 24th St
DANBO FALLS, ID 83402
TELEPHONE:
208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com



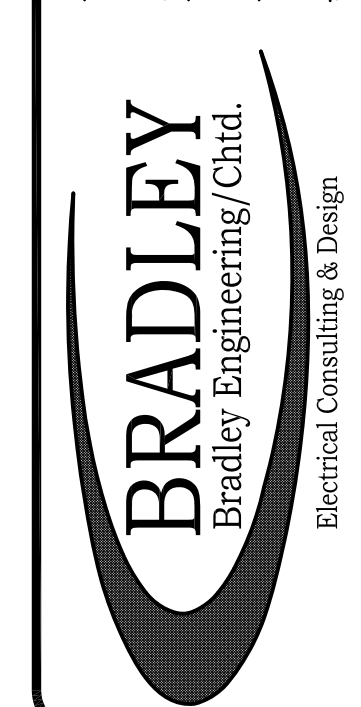
REV	DESCRIPTION	DATE
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△		

HIDDEN HOLLOW SITE - PHASE 1a
ROADWAY LIGHTING PLAN



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	17-07
DATE	3-20-18

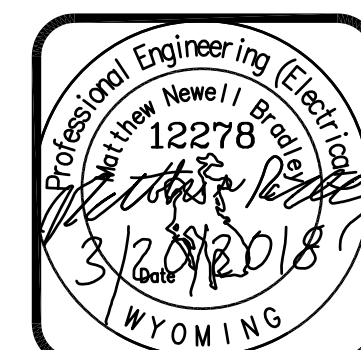
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△		

HIDDEN HOLLOW SITE - PHASE 1a

POLE DETAILS AND FIXTURE SCHEDULE



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DESIGNED BY		MNB
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SE3.1



15'-0"

26"

FIXTURE POLE A OR B
SEE FIXTURE SCHEDULE

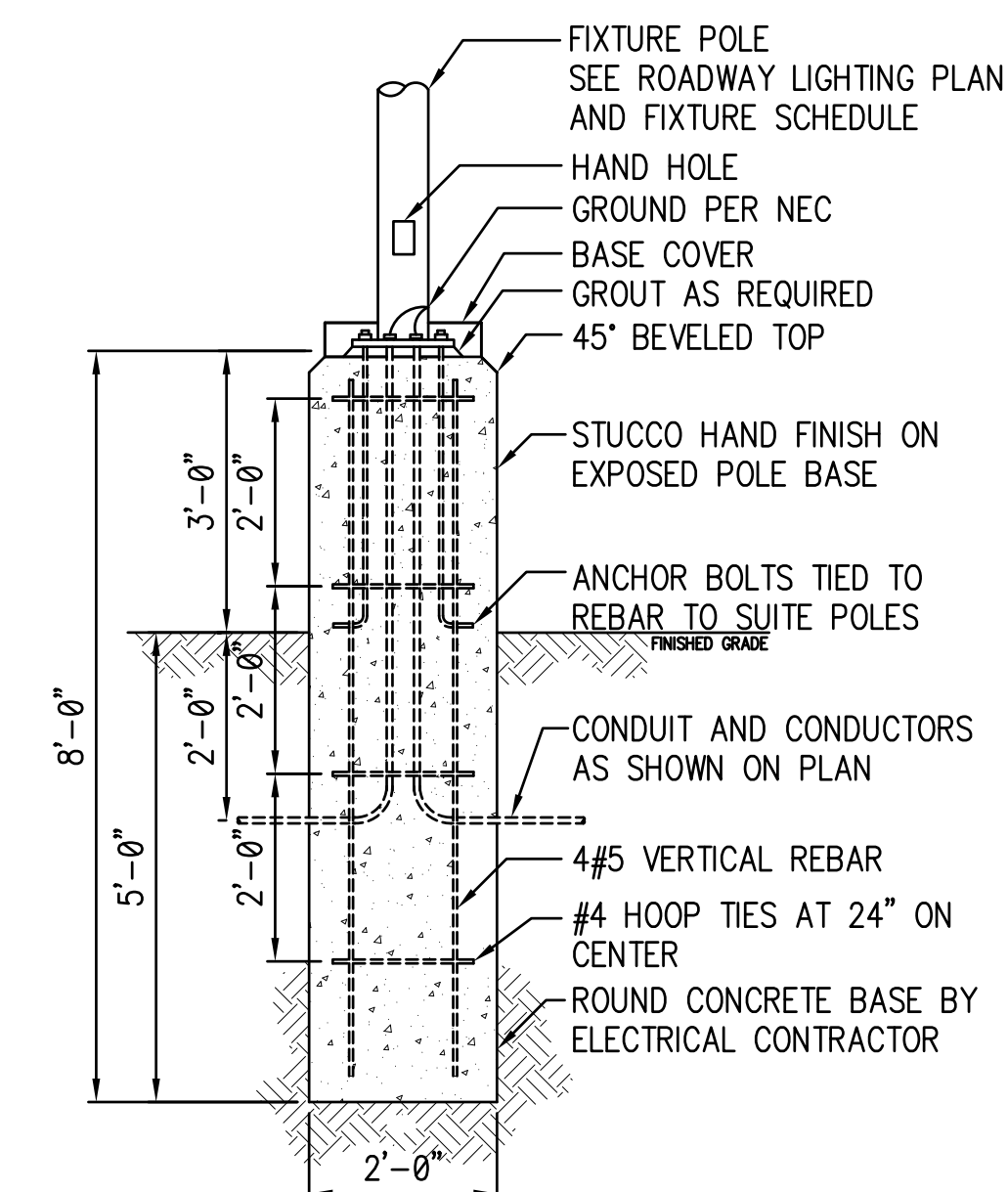
HAND HOLE

CURB

1'-3" | 1'-3"

FINISHED GRADE
SIDEWALK

FIXTURE A AND B POLE LIGHT DETAIL
1/2" = 1'-0"



FIXTURE A AND B POLE BASE DETAIL
1/2" = 1'-0"

FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER		FIXT WATTS	LAMP TYPE	MOUNTING	REMARKS
	NAME	CAT. NO.				
A	L1THON1A	DSX0-LED-P1-30K-T4M-MVOLT-SPA-PER-FA0-HS-DBLXD	38	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	4,281 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM SQUARE POLE MOUNTING
A POLE	L1THON1A	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINISH
B	L1THON1A	DSX0-LED-P2-30K-T5M-MVOLT-SPA-PER-FA0-HS-DBLXD	49	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	5,458 LUMEN OUTPUT, TYPE 5 SQUARE POLE MOUNTING
B POLE	L1THON1A	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINISH

PANEL A

VOLTAGE: 240 / 120 V

DIMENSION: PER NEC

LOCATION: IN POWER PEDESTAL

PANEL AMP RATING: 100A WITH 100A CB

MOUNTING: SURFACE

NEMA ENCLOSURE: 1

WIRES: 3 PHASE: 1 FEED: BOTTOM

TYPE: SQUARE D QO LOADCENTER

LOAD DESCRIPTION	PH	LOAD WATT	BKR AMPS	CKT NO	LOAD		CKT NO	BKR AMPS	LOAD WATT	PH	LOAD DESCRIPTION
					A	B					
STREET LIGHTING	A	540	20	1	1170		2	20	630	A	PARKING LOT LIGHTING
IRRIGATION CONTROLER	B	455	20	3		455	4	20		B	SPARE
RECETPACLE	A	455	20	5	455		6	20		A	SPARE
SPARE	B		20	7		0	8	20		B	SPARE
SPARE	A		20	9	0		10	20		A	SPARE
SPARE	B		20	11		0	12	**		B	2 POLE
FEEDER BREAKER		TOTAL LOAD PER PHASE-WATTS				1625	455	FEED FROM: TRANSFORMER			
RATING: 100A		TOTAL LOAD PER PHASE-AMPS				14	4	PANEL ISC RATING 10,000 AVAILABLE ISC 1,731			
WIRE SIZE: 3#3 CU						CONDUIT SIZE: 2"CU					

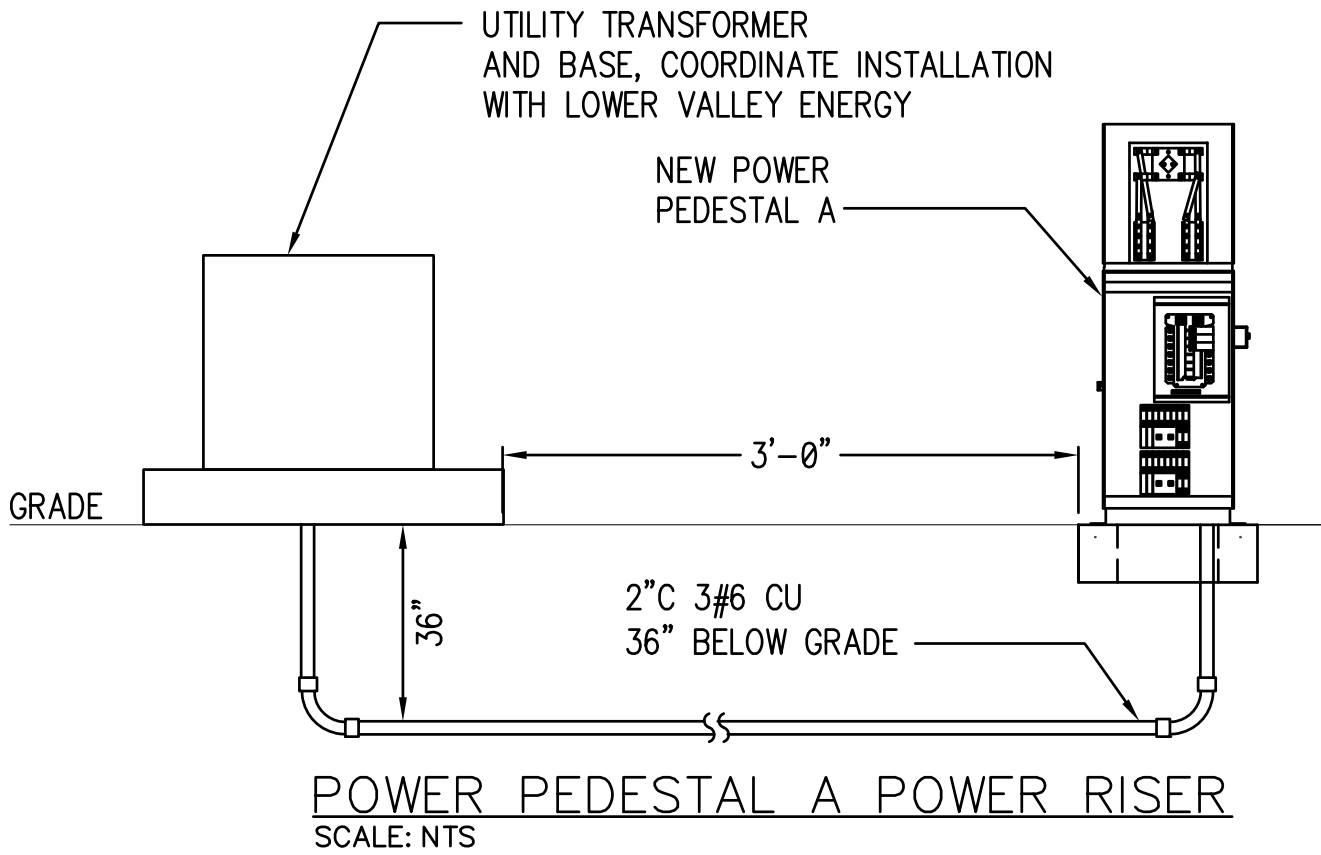
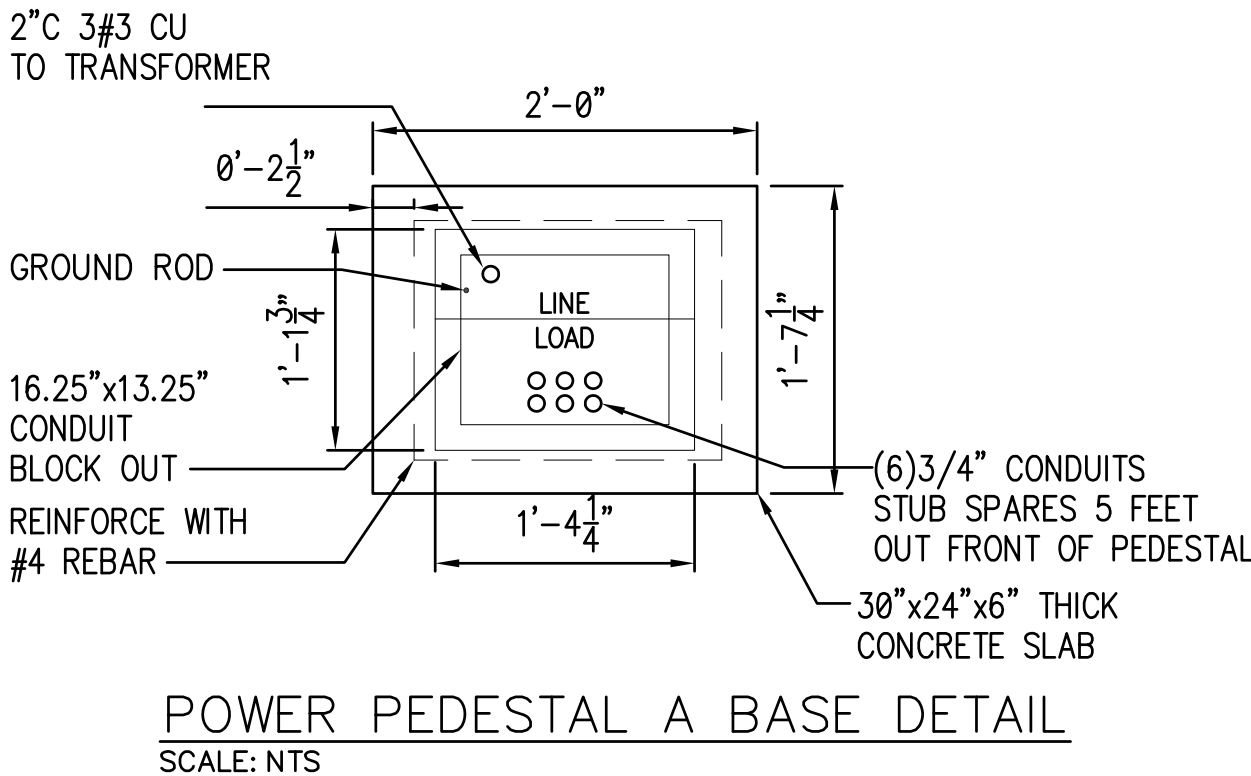
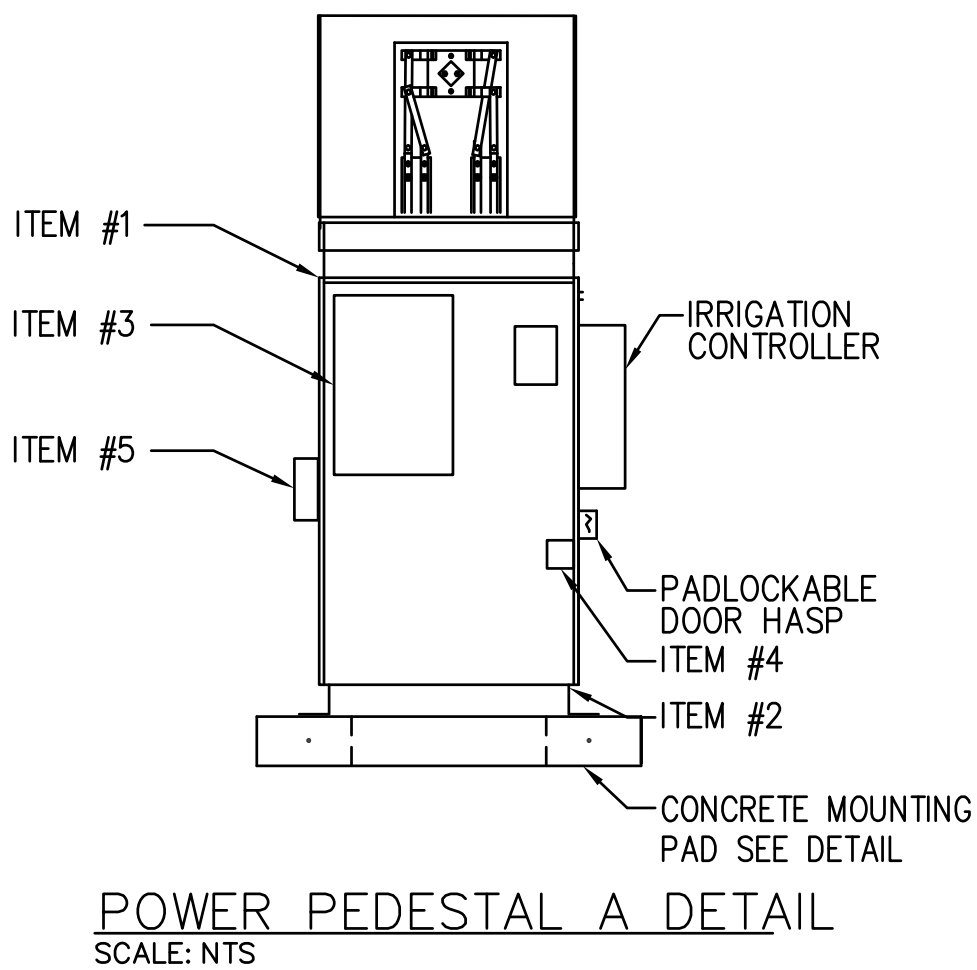
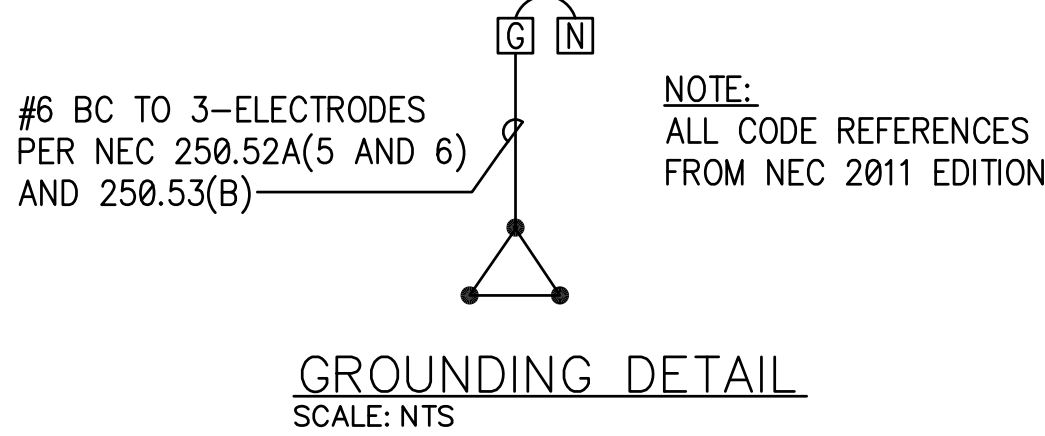


TABLE 250.66 FROM NEC		
SIZE OF LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR (AWG/KCMIL)	SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/KCMIL)	MAX SERVICE SIZE
2 OR SMALLER	8	100A
1 OR 1/0	6	150A
2/0 OR 3/0	4	200A

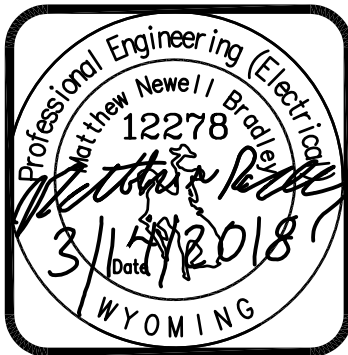


ITEM #	QTY	DESCRIPTION
1	1	MYERS POWER PEDESTAL MEUG16-M100-MOD
1	1	100A, W/60A MAIN BREAKER
		METER SOCKET: PER LOWER VALLEY ENERGY
		120/240V, 1ø, 3W, 10kAIC
		UTILITY LANDING LUGS: 200A, 250kcmil
		120/240V, 1ø, 3W, 10kAIC
		VANDAL RESISTANT HINGED DOOR AND DEAD FRONT
		LIGHT GREEN POWDER COAT FINISH IN ACCORD W/ASTM
		UTILITY TEST SECTION
2		MOUNTING BASE
1		SIZE AND COLOR TO MATCH
3		POWER PANEL, 12CKT COPPER BUSSED INTERIOR
1		LOAD CENTER
4		PHOTOCELL
1		SEE SPEC
5		GFI RCPTACLE WITH IN USE RATED COVER
1		PER MANUFACTURER
		ALL EQUIPMENT AS SPECIFIED OR APPROVED EQUAL.

- PEDESTAL ORDER SPECIFICATIONS:
- 12 GAUGE CORROSION RESISTANT ZINC COATED STEEL CONSTRUCTION
 - NEMA '3R' ENCLOSURE.
 - COMPLY W/CALTRANS SPECIFICATIONS ES-2E
 - MEETS EUSERC 308 REQUIREMENTS
 - UL LISTED

HIDDEN HOLLOW SITE UTILITIES

PANEL SCHEDULES



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	DATE
17-07	3-14-18

DRAWING NO.

SE3.2

ADDRESS:
645 W 24th St
IDARIO FALLS, ID 83402
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E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE