



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 27, 2018
MEETING DATE: OCTOBER 1, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P18-221:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A SURFACE PARKING LOT CONTAINING 46 SPACES AT 30 REDMOND STREET FOR THE TETON COUNTY HOSPITAL DISTRICT.

APPLICANT: CTA ARCHITECTS / BRETT BENNETT

OWNER: TETON COUNTY HOSPITAL DISTRICT

REQUESTED ACTION

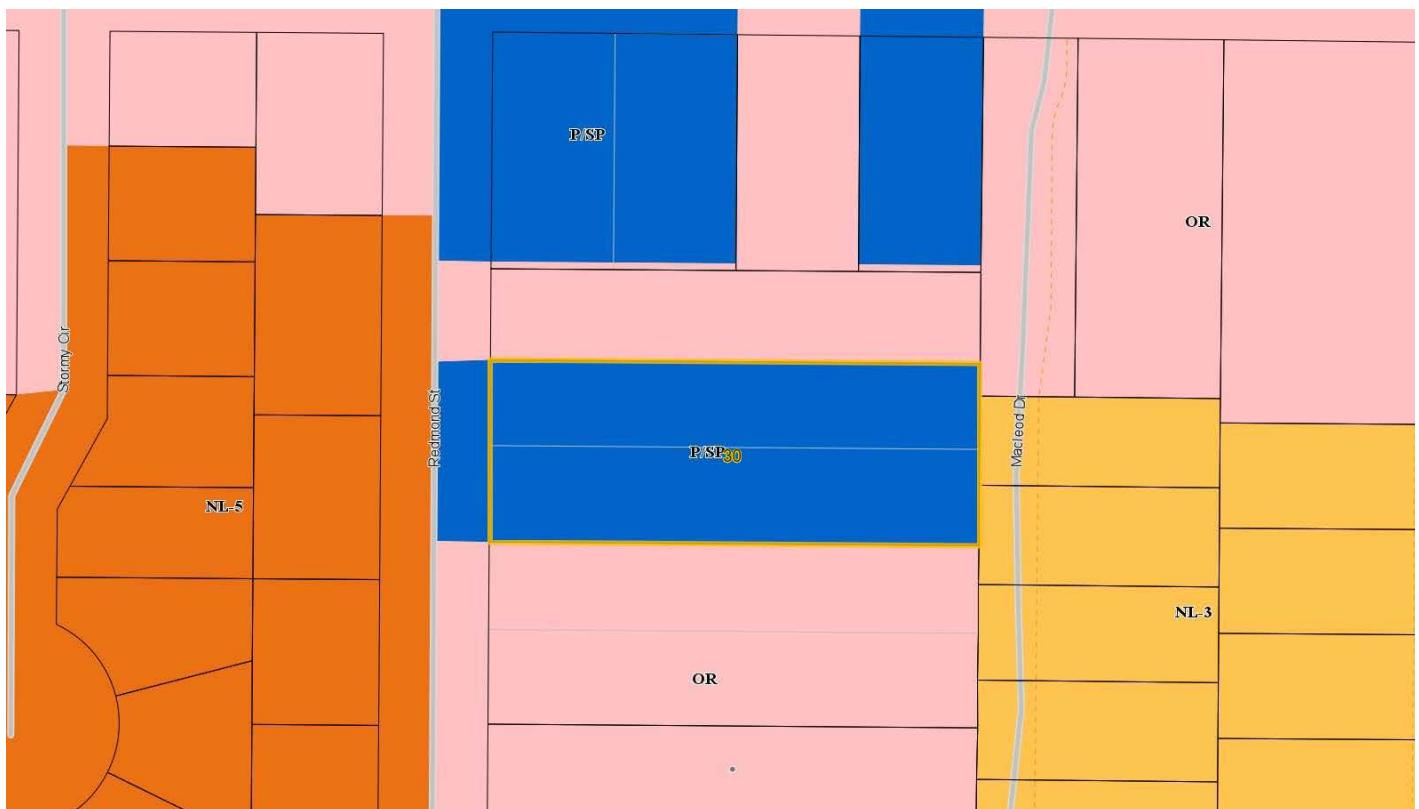
The applicants, CTA Architects and the Teton County Hospital District, are requesting approval of a Conditional Use Permit (CUP) at 30 Redmond Street for a surface parking lot containing 46 spaces.

APPLICABLE REGULATIONS

Section 4.2.1 Public/Semi-Public – Town (P/SP-ToJ)
Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

The subject property is addressed as 30 Redmond St. and legally described as LOTS 6-7, BL. 1, REDMOND-2 (fka OJ-000421). An aerial photo and zoning map are shown on the following page showing the general location of the proposed site.



BACKGROUND

The subject site is approximately 0.62 acres in size (27,007 SF), zoned Public/Semi-Public (P/SP) and is currently an unpaved parking lot. To the north is another parking lot belonging to the Jackson Hole Baptist Church S.B.C. and zoned Office Residential (OR), to the east are residential lots on Macleod Drive zoned

Neighborhood Low Density – 3 (NL-3), to the south is a daycare zoned OR, and to the west are residential lots zoned Neighborhood Low Density – 5 (NL-5).

- On June 16, 2003, the Jackson Town Council passed Ordinance 728, which amended the Town of Jackson Official Zoning District Map designation of the property described as Lots 1, 2 & 4, Block 1, 2nd Redmond Plat and Lots 6 & 7, Block 1, 2nd Redmond Plat to Public/Semi-Public (P/SP) zoning district. The subject parcel, Lots 6 & 7, Block 1, 2nd Redmond Plat was rezoned from Residential Business (RB) to P/SP.
- In 2013 an existing 1,244 sf detached single family home was demolished and the site was razed and reclaimed to grade.
- The applicant attended a pre-application for a grading permit and a CUP on May 8, 2018, Item P18-121. The applicant was advised that their initial proposal showing two curb cuts would not be acceptable to the Planning Department. In response the applicant revised their site plan for the submission of this CUP and associated GEC Permit to contain one curb cut.
- The applicant submitted a GEC permit on July 17, 2018. Upon approval of this application for a CUP, staff will review the GEC permit for conformance with the CUP.

Project Description

The applicant is seeking a Conditional Use Permit to pave an existing unimproved parking lot. The LDRs define parking as a use as “the use of a property for parking of motor vehicles that is not ancillary to another use on-site”. The improvements will include additional landscaping to the site as well as screening in the form of a proposed concrete log screen “wall” on the Redmond Street frontage, the addition of landscaping and landscape islands, the provision of bicycle parking, and lighting improvements for security purposes. The proposed parking is in support of the St. John’s Medical Facility (Teton County Hospital District) and consists of 46 spaces. The parking lot is in compliance with the standards of the P/SP zone and the requirements of Div. 6.2. Parking and Loading Standards.

Below is the Physical Development Standards of the P/SP zone, Div 5.2, and Div 6.2 as they pertain to this project:

Two Rows of Parking - 45° Angle	Required	Proposed	Complies?
Disability Parking	1 per 25 spaces	2	Yes
Bicycle Parking	1 per 10 vehicle spaces	6 space bike rack	Yes*
Landscape Islands	Yes	2	Yes
Plant Units	1 per 8 spaces (5.75 Plant Units)	6	Yes
Landscape Surface Ratio	N/A	29% or 7,832 sf	Yes
Snow Storage	2.5%	> 2.5%	Yes
Circulation	One-Way	One-Way	Yes
Parking Space Width	9'	9'	Yes
Parking Space Depth	21'	21.4'	Yes
Total Module Width	55' and 34'	55' and 34'	Yes

* see Bicycle Parking section below

Staff Review

Staff has reviewed the proposed use for the subject property and has found the request to be in compliance with the LDRs and consistent with the 2012 Comprehensive Plan. Parking is an allowed use requiring a conditional use permit in the DC, CR-1, CR-2, CR-3, and P/SP zones. According to the LDRs, “The purpose of a conditional use permit is to individually and publicly review the configuration, density, and intensity of a use that is generally compatible with the character of a zone, but requires additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone.”

The P/SP zone is notable for the fact that it does not have predetermined dimensional standards. The zone is intended to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, the P/SP-ToJ zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. According to the LDRs, “Land in the P/SP-ToJ zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district”. The Teton County Hospital District qualifies with this designation. The proposed use is in keeping with the intent of the P/SP zone as the parking area is intended to serve the St. John’s Medical Center.

Vehicular Access / Circulation

Vehicular access is taken from Redmond Street and circulation within the parking area is one way. The applicant is proposing a new 24' curb cut along the central portion of the west property line at Redmond Street. An existing curb cut is located at the northwest edge of the property on Redmond Street. Initial plans presented by the applicant during a Pre-Application Conference had shown two curb cuts for an ingress and egress. Staff advised the applicant that only one curb cut would be acceptable. Site development standards and access standards are not applicable in the P/SP zone, however neighboring OR zone standards allow a 24' maximum curb cut. As a result of the applicant relocating access centrally and providing a new curb cut, staff has included a condition of approval requiring the applicant to vacate the existing curb cut and replace the sidewalk to Town standards. The applicant has demonstrated their intent to complete this work on the submitted landscape plans already, however staff has added this condition of approval as the required improvements are in the Town owned right-of-way.

Affordable Workforce Housing

The proposal is exempt from Affordable Workforce Housing Standards. Per Sec. 6.3.2.C.13, Employee generating development in the P/SP zone is exempt.

Lighting

Per Div 5.3.1 Exterior Lighting Standards, the P/SP zone allows 3 lumens per square foot of site development, and the maximum height of a light pole fixture is 18 feet. The applicant has proposed six, 18' tall, shielded light poles along the northern and southern property boundaries totaling 21,510 lumens, where 57,741 lumens are allowed. Furthermore, the LDRs state that organizations that primarily serve individuals with visual impairments (e.g. retirement communities, hospices, and hospitals) may use up to 4 times the illumination allowed by this Sec. 5.3.1. The applicant has not proposed to take advantage of this additional lighting and is complying with the 3 lumens per sf of impervious surface standard. The applicant has provided a photometric site plan demonstrating that light will trespass on the neighboring properties on the eastern and western rights-of-way on Redmond Street and Macleod Drive. As a condition of approval staff recommends that prior to issuance of a Grading Permit, the applicant shall provide a revised photometric map demonstrating that no light is trespassing beyond the property line. The LDRs require that after 12:00 AM nonresidential sites shall extinguish or reduce their total exterior lighting by at least 30% with the exception of motion activated lighting and lighting governed by a conditional use permit in which times of operation are specifically identified. As a condition of approval staff recommends that the applicant be required to utilize

motion activated lighting or otherwise extinguish lighting on site from the hours of 12:00 AM to 5:00 AM. Should Council see fit these hours could be adjusted to require lights be extinguished earlier so as to lessen light impacts on neighboring residential areas and to better reflect the typical work schedule of hospital employees which runs from 7 a.m. to 7 p.m.

Landscaping

The LDRs have no landscape surface ratio requirement for uses within the P/SP zoning district, however Div. 5.5. Landscape Standards requires plant units in parking lots in all zones, P/SP included. In addition, Div. 6.2 Parking and Loading Standards requires parking lots to have landscape islands. The applicant has proposed roughly 7,832 square feet of landscaping which is an LSR of .29. By comparison, the LSR requirement in the adjacent Office Residential zone is .20. The applicant is also required to provide 6 plant units and has proposed 6 units consisting of maple, ash, and spruce trees, dogwood, spirea, and lilac shrubs, and native grass sod as well as a bicycle rack (see Bicycle Parking discussion below). Landscape buffers in the front of the parking lot extend back roughly 15 to 40 feet, and provide a buffer around the perimeter of the property of roughly 7 feet in width. The applicant has proposed a concrete log screening “wall” at the entrance to the lot that is 6 feet tall. Staff recommends as a condition of approval that the height of the concrete screening log wall be reduced to no more than 4' in height which is the height limit for front and side yard fences in the Office Residential zone. As a result of the height reduction, the applicant shall submit an addendum to the GEC permit showing revised elevations for the screening wall.

Bicycle Parking / Snow Storage

The applicant has provided a landscape plan which proposes a Dero style bike rack that can accommodate up to six bicycles. The applicant anticipates utilizing the proposed bike rack as a substitution for a canopy tree as part of a required plant unit, which is allowed under Section 5.5.4.E.4.c, however the applicant is obligated to provide required bicycle parking as part of Div. 6.2 Parking and Loading Standards, which requires 1 bicycle parking space 10 spots. As a result the applicant is seemingly double counting their required bicycle parking for parking as a substitution towards their required plant units. In order to meet both requirements the applicant would need to provide an additional 5 bicycle parking spots on site, for a total of 11 spaces. However, it is staff's opinion that locating bicycle parking at an off-site parking lot is counterintuitive and possibly unnecessary presuming that someone bicycling to the hospital would likely ride their bicycle all the way rather than stopping at the off-site parking lot and continuing on foot. The Planning Director has added a condition of approval requiring that the applicant work with Planning staff and the Pathways Director to locate the 11 required bicycle parking spaces in an appropriate location, either on site, off-site at the hospital, or some combination thereof.

The applicant has addressed snow storage in their plans in excess of 2.5% of impervious surface on site.

Noise / Visual

Staff does not anticipate any increased noise or nuisance as a result of the proposal. The applicant has proposed landscaping and screening elements which will mitigate the visual impact of the parking lot. The lot is currently being used for parking and no such screening or landscaping currently exists.

Departmental Reviews

The Police Department provided comment that additional disability parking may be beneficial. The applicant has met the requirement for disability parking on-site as proposed, however, a condition of approval could be added to require additional disability parking or to relocate the required disability parking to existing parking spaces at the hospital should the Town Council see fit.

Public Works has approved the proposal and as a condition of approval requires that the proposed tree planted in the right-of-way require approval by the Urban Tree Council as well as installation of a root guard. In addition, all work within the Town's right-of-way will require an encroachment permit.

PLANNING COMMISSION

The applicant appeared before the Planning Commission on September 5, 2018 and received unanimous approval. The Planning Commission discussed pedestrian circulation and noted that the northwest portion of the property would likely be used as a shortcut and suggested a possible formal path as a solution but declined to provide a formal recommendation or condition to Council regarding the matter, reasoning that pedestrians were just as likely to shortcut along the northern property line into the adjacent parking lot and that such a path may be underutilized.

Following the Planning Commission it has come to staff's attention that the proposed bicycle parking spaces have been double counted towards what is required for the number of parking spaces and as a substitution for a canopy tree for required plant units. As a result, the Planning Director has added an additional condition of approval that the applicant work with Planning staff and the Pathways Director to locate the 11 required bicycle parking spaces in an appropriate location, either on-site, off-site at the hospital, or some combination thereof.

Staff Findings

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

The proposed development is located within District 3 Town Residential Core - Subarea 3.1 East Jackson of the 2012 Comprehensive Plan which states:

This residential STABLE Subarea will continue to provide a variety of housing types, including single family, duplex, and triplex with up to three units per lot when both a street and alley frontage is provided and up to two units per lot when only street or alley access is provided. Multifamily development is not currently found in this area and is not desirable in the future. Being a Stable Subarea, the size and scale of future buildings will be compatible with the existing character of the area, which includes a wide variety of building sizes and scales. Structures will be of comparable bulk and scale regardless of the number of units provided therein. Up to two stories will be allowed and may be configured in a variety of layouts, with both attached and detached units. Structures should be pulled toward the street where possible and building footprints should be minimized in order to allow for adequate yards and landscaping. Some areas with an existing single family character will maintain this characteristic in the future with only one dwelling unit per lot.

Staff finds the proposed project meets the intent and vision for this subarea as it improves a lot that is currently being used for parking, though unimproved. Should the lot change ownership in the future the P/SP zoning designation would be lost if the owner was not a public entity and the site will be subject to a zoning designation that is in keeping with the vision for the Subarea. In addition, staff has analyzed this application for consistency with the Policy Objectives for District 3 Town Residential Core as follows:

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Not applicable.

Policy 4.3.a: Preserve and enhance stable areas

Complies.

Policy 4.3.b: Create and develop transitional areas

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not applicable.

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Complies. The site is an existing unimproved parking lot. Improvements to the site provide bicycle parking which is currently absent.

2. **Use Standards.** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed parking use is an allowed use within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

3. **Visual Impacts.** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies as conditioned. Staff finds that the proposed operation will minimize the visual impact on adjacent lands through the provision of landscaping buffers and screening elements. While the addition of lighting to the site creates a visual impact to the area, it is in compliance as conditioned with the LDR standards and a photometric map provided by the applicant demonstrates that light will not trespass beyond the property boundary.

4. **Minimizes adverse environmental impact.** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed use will not have an adverse environmental impact. The site is also not located within the NRO and SRO, and all proposed use and operations will be conducted within previously disturbed areas.

5. **Minimizes adverse impacts from nuisances.** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed use as conditioned minimizes adverse impacts on nuisances by providing a delineated parking area that is screened and buffered by landscaping.

6. **Impact on Public Facilities.** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal as conditioned will have no significant adverse impact on public facilities.

7. **Other Relevant Standards/LDRs.** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use complies with the provisions of the LDRs and with all other Town Ordinances.

8. **Previous Approvals.** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

Not applicable to this proposal.

ATTACHMENTS

Applicant Submittal
Department Reviews

PUBLIC COMMENT

None.

FISCAL IMPACT

None.

STAFF IMPACT

There will be no significant impact to staff resources if the proposed project is approved.

LEGAL REVIEW

Complete.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

The Planning Director and the Planning Commission recommend **approval** of a Conditional Use Permit (P18-221) for a surface parking lot for the property located at 30 Redmond Street, subject to the departmental reviews and the following conditions of approval:

1. Prior to issuance of a Grading Permit, the applicant shall provide a bond in the amount of 125% of the cost of all landscaping.
2. The proposed screening concrete log wall shall be reduced in height from 6 to no more than 4 feet in height. The applicant shall submit an addendum to the GEC permit showing revised elevations for the screening wall.
3. The applicant shall replace the existing and now abandoned curb cut to Town standards to match the grade of existing sidewalk.
4. Prior to issuance of a Grading Permit, the applicant shall provide a revised photometric map demonstrating that no light is trespassing beyond the property line.
5. The applicant shall be required to utilize motion activated lighting or otherwise extinguish lighting on site from the hours of 12:00 AM to 5:00 AM.
6. The applicant shall work with Planning staff and the Pathways Director to locate the 11 required bicycle parking spaces in an appropriate location, either on-site, off-site at the hospital, or some combination thereof.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for item P18-221, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals to approve a Conditional Use Permit for a surface parking lot for the property addressed at 30 Redmond Avenue subject to the departmental reviews attached hereto and the following conditions:

1. Prior to issuance of a Grading Permit, the applicant shall provide a bond in the amount of 125% of the cost of all landscaping.
2. The proposed screening concrete log wall shall be reduced in height from 6 to no more than 4 feet in height. The applicant shall submit an addendum to the GEC permit showing revised elevations for the screening wall.
3. The applicant shall replace the existing and now abandoned curb cut to Town standards to match the grade of existing sidewalk.
4. Prior to issuance of a Grading Permit, the applicant shall provide a revised photometric map demonstrating that no light is trespassing beyond the property line.
5. The applicant shall be required to utilize motion activated lighting or otherwise extinguish lighting on site from the hours of 12:00 AM to 5:00 AM.

6. The applicant shall work with Planning staff and the Pathways Director to locate the 11 required bicycle parking spaces in an appropriate location, either on-site, off-site at the hospital, or some combination thereof.

07.13.2018

**LOTS 6 & 7 PARKING IMPROVEMENTS
TETON COUNTY HOSPITAL DISTRICT**

PERMIT SET

TOWN ZONING DISTRICT - P/SP

OWNER

TETON COUNTY HOSPITAL DISTRICT
D.B.A. ST. JOHN'S MEDICAL CENTER
625 E BROADWAY
JACKSON, WY 83001
307.733.3636

ARCHITECT

CTA Architects Engineers
PO BOX 7364
JACKSON, WY 83002
307.733.9955
Project Manager: BRETT BENNETT

CIVIL

JORGENSEN ENGINEERS
PO BOX 9550
JACKSON, WY 83002
307.733.5150

LANDSCAPE

WEAVER & ASSOCIATES PA
1605 SOUTH WOODRUFF AVENUE
IDAHO FALLS, ID 83404
208.529.9504

ELECTRICAL

DAVE NILES & ASSOCIATES
1130 WEST MAPLE WAY
SUITE 1D, JACKSON, WY
307-732-7400



VICINITY MAP: Locator

PROJECT LOCATION
30 REDMOND, JACKSON, WY 83001

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GENERAL	G0.1 COVER SHEET
CIVIL	C1.0 TITLE, NOTES, AND VICINITY MAP
	C2.0 EXISTING CONDITIONS
	C2.1 SITE GRADING PLAN
	C3.0 GRADING DETAILS
STRUCTURAL	S1.0 STRUCTURAL DETAILS
LANDSCAPE	L1.1 DEMOLITION PLANS AND DETAILS
	L1.2 GRADING PLANS AND DETAILS
	L1.3 SITE AMENITIES AND DETAILS
	L1.4 PLANTING PLANS AND DETAILS
ELECTRICAL	E-1 ELECTRICAL PLANS AND DETAILS
	E-2 ELECTRICAL SCHEDULES AND SPECIFICATIONS

30 REDMOND, JACKSON, WY 83001
LOTS 6 & 7 PARKING IMPROVEMENTS
TETON COUNTY HOSPITAL DISTRICT

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PERMIT SET

7.13.2018
DRAWN BY J BENNETT
REVISIONS

COVER SHEET

G1.0

CTA ARCHITECTS - SJMC PARKING LOT GRADING AND EROSION CONTROL PLAN

LOTS 6 & 7 - BLOCK 1 REDMOND ADDITION

PIDN 22-41-16-34-1-11-005

30 REDMOND STREET

PART OF NW $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 34,
T41N, R116W, 6TH P.M.
TOWN OF JACKSON
TETON COUNTY, WYOMING

GENERAL PROJECT NOTES:

1. PROJECT SCOPE: CONSTRUCTION AND GRADING OF A NEW ASPHALT PARKING LOT AND ACCESS.
2. PROJECT ADDRESS: 30 REDMOND STREET (PIDN: 22-41-16-34-1-11-005)
3. PROPERTY ZONE: PUBLIC/SEMI-PUBLIC (P/SP)
ZONING OVERLAY: NONE
4. PROJECT SCHEDULE: CONSTRUCTION TO BEGIN UPON PERMIT APPROVAL IN SUMMER 2018 AND TO BE COMPLETED IN FALL/SUMMER 2018.
5. PROPERTY AREA = 0.62 ACRES (26,951.2 SQFT) ±

TOTAL AREA OF DISTURBANCE = 0.62 ACRES OR 27,630 SQFT
-SIDEWALK, PARKING LOT, AND GRADING DISTURBANCE

IMPERVIOUS SURFACE: (71% OF LOT)
PARKING LOT = 19,247 SQFT
TOTAL = 19,247 SQFT

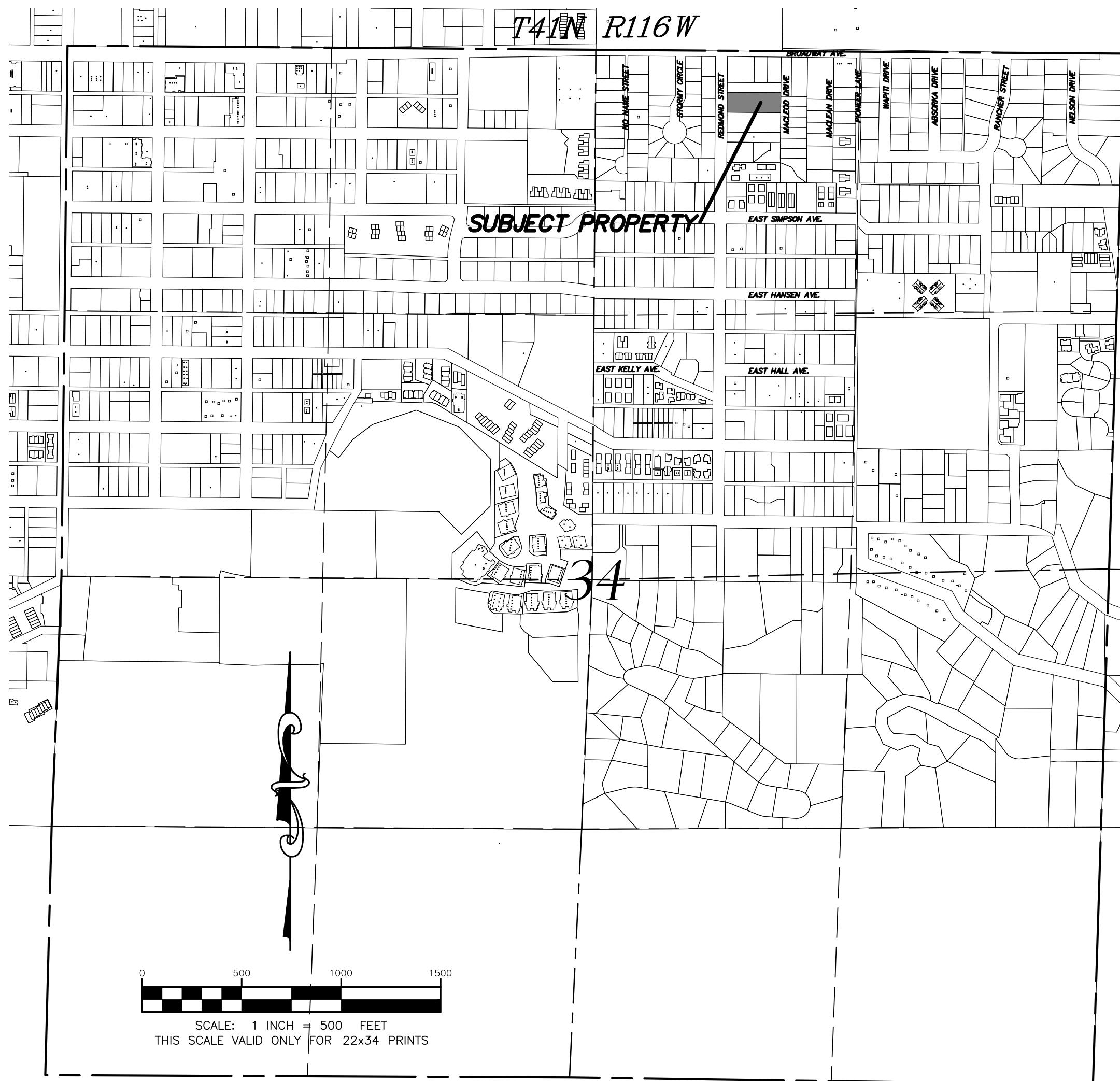
BASED ON THE STORM WATER ANALYSIS FOR A 100 YEAR STORM EVENT, 290 CF OF STORAGE CAPACITY IS REQUIRED. WITH DIVISION OF THE PARKING LOT AT THE CROWN INTO NORTH AND SOUTH SECTIONS, 200 CF IS REQUIRED FOR THE NORTH HALF AND 90 CF IS REQUIRED FOR THE SOUTH HALF. DETENTION AREAS ARE SUCH THAT STORM WATER WILL INFILTRATE NATURALLY THROUGH THE GROUND. CONNECTION TO EXISTING TOWN STORM SEWER IS NOT NECESSARY.

6. SNOW STORAGE REQUIREMENT = 2.5% * 19,247 SF = 481 SQFT
7. THE EXISTING SITE IS PRIMARILY GRAVEL BASE MATERIAL
8. THE PROPERTY IS NOT WITHIN THE WILDLAND URBAN INTERFACE.
9. FEMA, 2015 FIRM FLOOD INSURANCE RATE MAP 56039C2926D, TETON COUNTY AND INCORPORATED AREAS, HAS IDENTIFIED THIS SITE AS LOCATED OUT OF THE CACHE CREEK AND FLAT CREEK FLOODWAY AND OUT OF THE SPECIAL HAZARD AREAS INUNDATED BY 500-YEAR FLOOD.
10. PREDOMINANT SOIL TYPE IS GENERALLY DESCRIBED AS GRAVELLY LOAMS OF ALLUVIAL FANS OR ALLUVIUM ORIGIN. THIS SITE IS AN UNOCCUPIED LOT WITH UNDEVELOPED LAND. NO LANDSLIDE OR BEDROCK SLUMPS ARE EVIDENT ON THE SITE.
11. BASE MAPPING PREPARED FROM GROUND SURVEYS PERFORMED BY JORGENSEN ASSOCIATES IN FEBRUARY, 2018.
12. ALL PROPOSED FENCING SHALL MEET THE WILDLIFE FRIENDLY FENCING STANDARDS AS DEFINED IN SECTION 5.1.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. NO FENCING CURRENTLY PROPOSED FOR THIS PROJECT.

OWNER
Teton County Hospital District
dba St. John's Hospital
Jim Johnston
P.O. Box 428
Jackson, WY 83001

CIVIL ENGINEER
Jorgensen Associates, P.C.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150

DESIGN
CTA Architects
Brett Bennett
1110 Maple Way, Ste. F
Jackson, WY 83001
(307) 733-9955
brettbennett@ctagroup.com



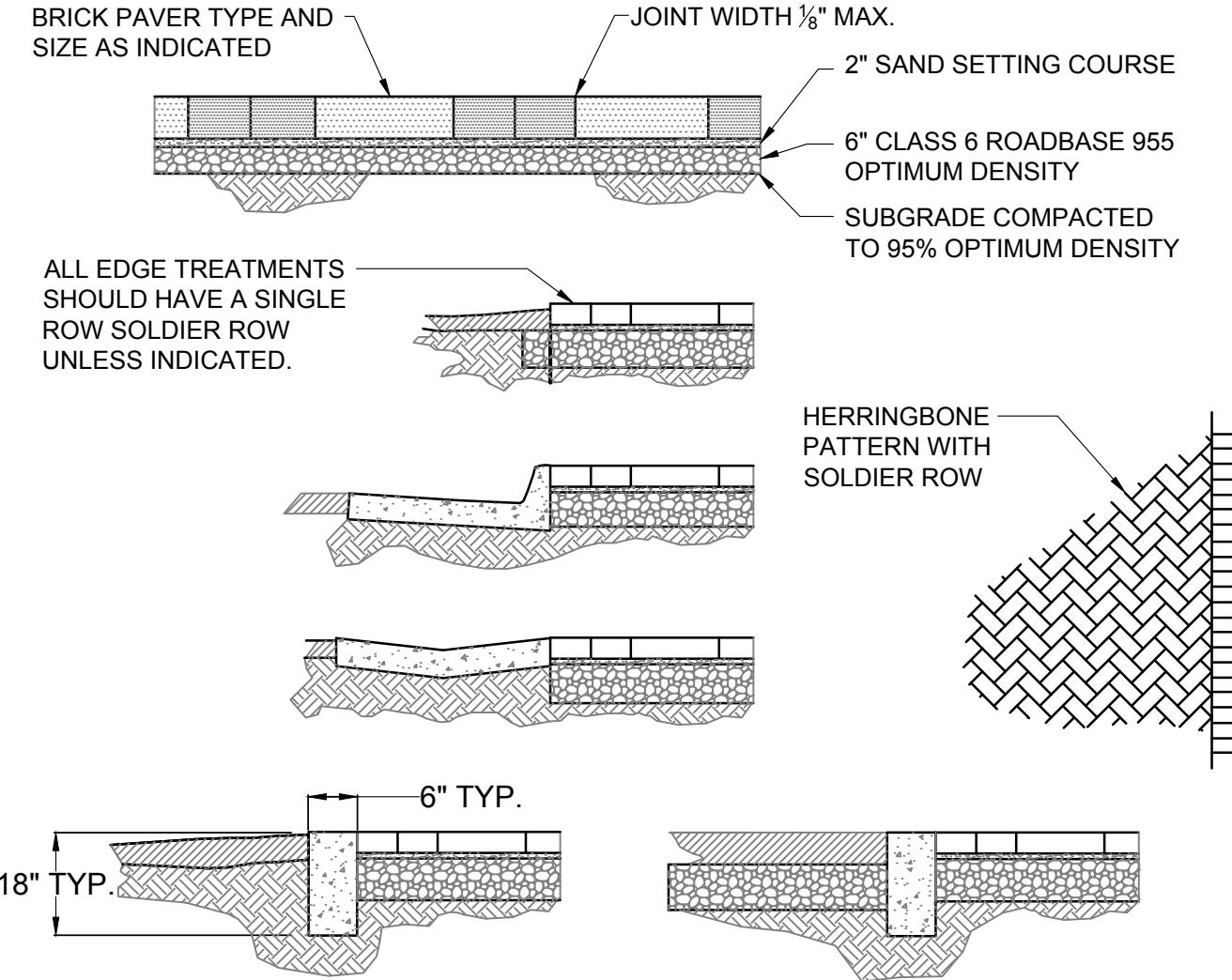
VICINITY MAP
SECTION 34
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

SHEET INDEX

SHEET	CONTENTS
C1.0	TITLE, NOTES AND VICINITY MAP
C2.0	EXISTING CONDITIONS
C2.1	SITE GRADING PLAN
C3.0	GRADING DETAILS
S1.0	STRUCTURAL DETAILS

DRAFTED BY:	PY
REVIEWED BY:	BB
PLAN VERSION	DATE
DD SET	06/18/2018
GEC	7/13/2018
PROJECT NUMBER	18056
SHEET	C1.0

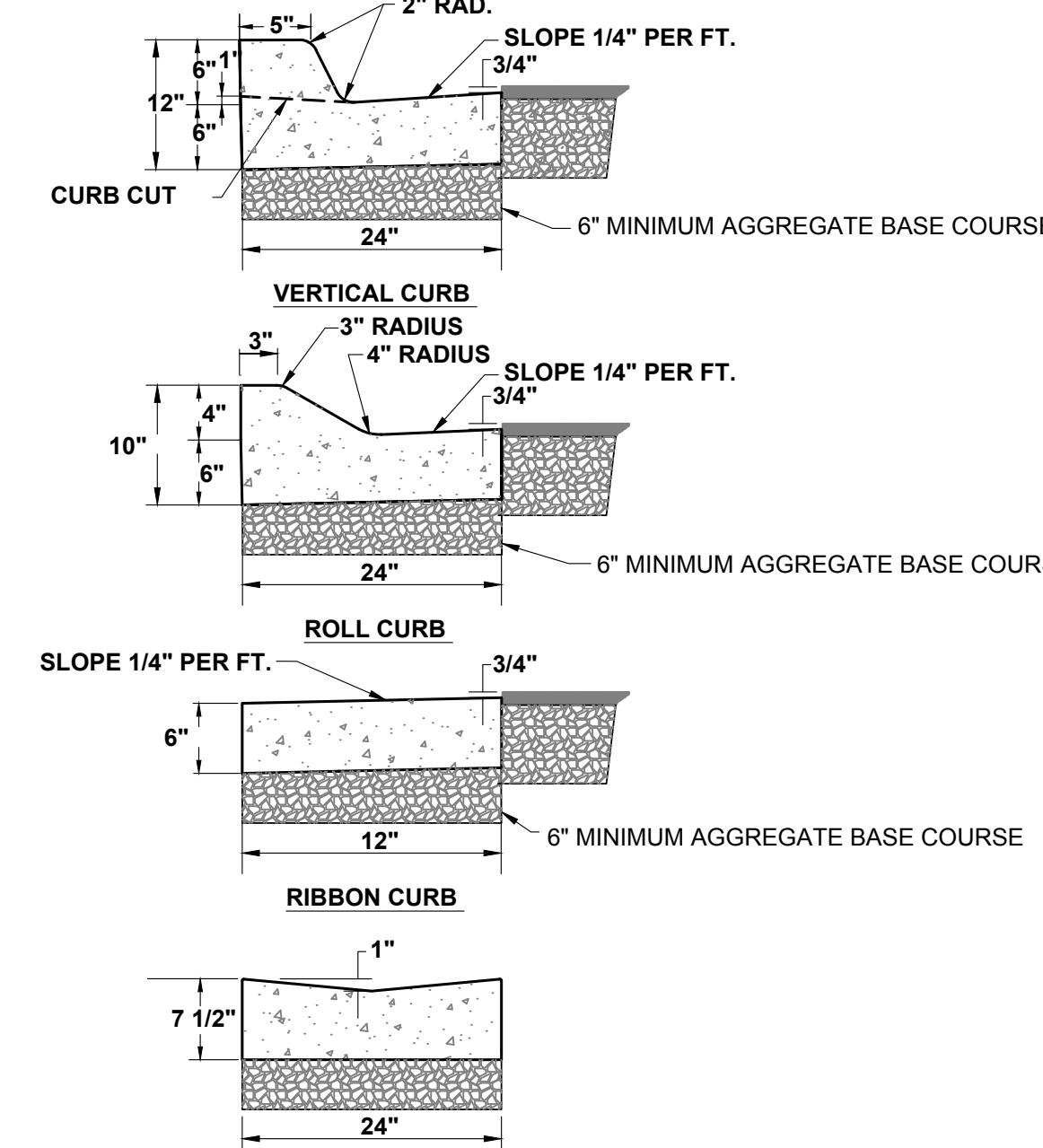
PROJECT TITLE:
CTA ARCHITECTS
SJMC PARKING LOT
LOTS 6 & 7 BLOCK 1 REDMOND ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING



NOTES:

1. MOLDED PLASTIC EDGE RESTRAINT. SPIKE WITH 12" STAINLESS STEEL NAILS AT 2' INTERVALS FOR DRIVES. DECREASE INTERVAL AS NEEDED TO HOLD DESIRED LINE.
2. CONCRETE EDGE TREATMENTS INCLUDE CURB AND GUTTER, GUTTER PAN AND CONCRETE BANDS. CONCRETE SHALL BE REINFORCED WITH FIBROUS CONCRETE REINFORCING AT THE RATE OF 1.5 LB/CY.
3. PAVERS, ASPHALT OR OTHER HARD PAVING SURFACES SHALL BE FLUSH WITH THE TOP OF CONCRETE EDGES. PLATING AND GRASS AREAS SHALL BE 1" BELOW TOP OF CONCRETE EDGES.
4. BASE AND SUBGRADE COMPACTION TO BE 95% OPTIMUM DENSITY.
5. UNIT PAVERS AND EDGE TREATMENTS SHALL BE APPROVED BY THE TOWN'S PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.
6. REMOVE AND SALVAGE PAVERS DURING DEMOLITION FOR REUSE IN ORDER TO MATCH COLOR AND PATTERN OF EXISTING PAVERS.

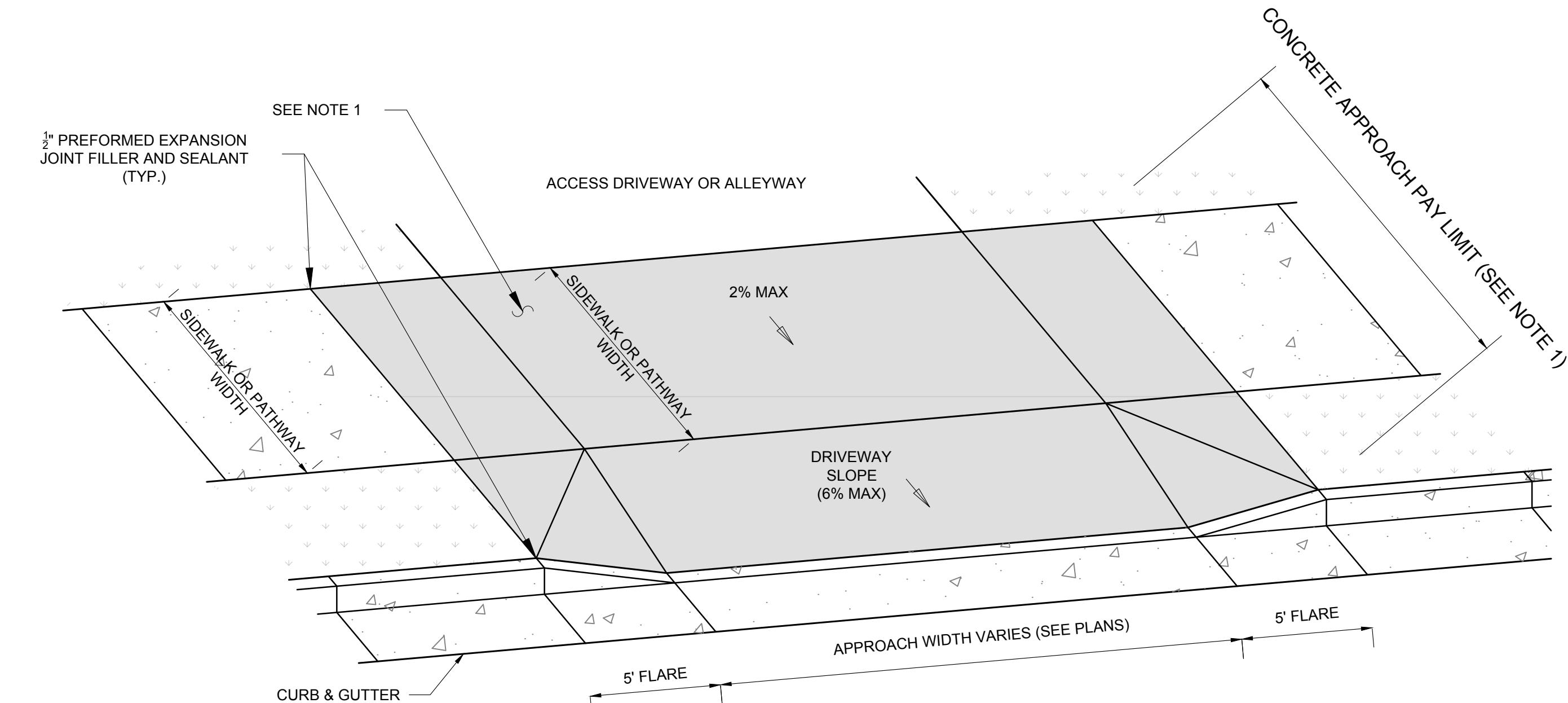
1 SIDEWALK PAVER DETAILS
C3.0 NOT TO SCALE



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.
5. ALL CURB CUTS SHALL HAVE A MINIMUM 5' TAPER FROM CUT CURB TO FULL BACK CURB.

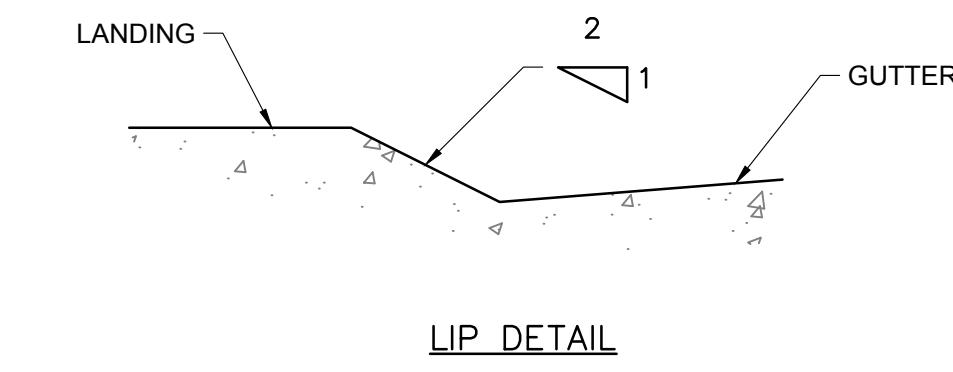
2 CURB DETAILS
C3.0 NOT TO SCALE



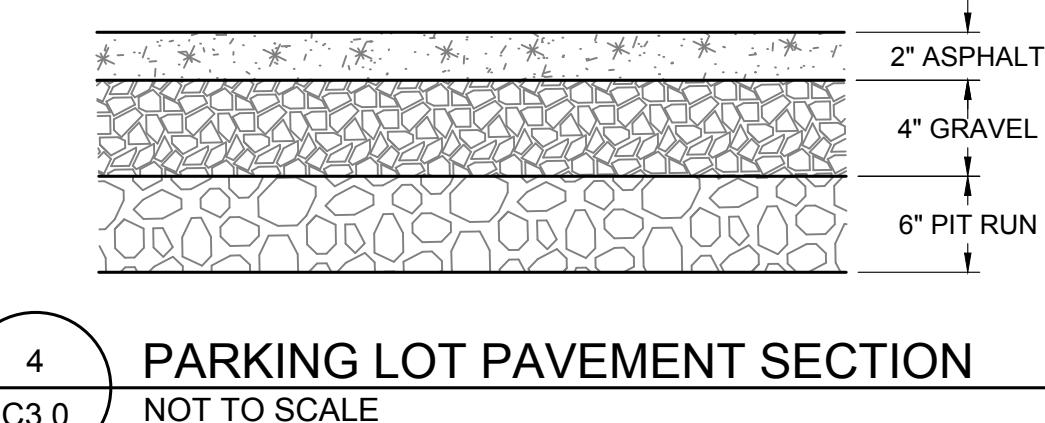
NOTES:

1. RAMP SLOPE SHALL NOT EXCEED 1V:12H.
2. CROSS SLOPE ON ALL SIDEWALKS AND LANDINGS AT 2% TO PAVEMENT.
3. LIP DETAIL: CURB RAMPS WILL REQUIRE THE FOLLOWING LIP DETAIL TO REDUCE THE AMOUNT OF NUISANCE DRAINAGE IN THE LANDING AREA.
4. ALL JOINTS SHALL BE TOOLED, UNLESS OTHERWISE APPROVED BY ENGINEER OR OWNER.
5. DRIVEWAYS AND ALLEYWAY APPROACHES: SHADeD AREAS ARE LIMITS FOR CONCRETE APPROACH. THE FLARES AND OR RAMPS SHALL BE MN. 6" CONCRETE.

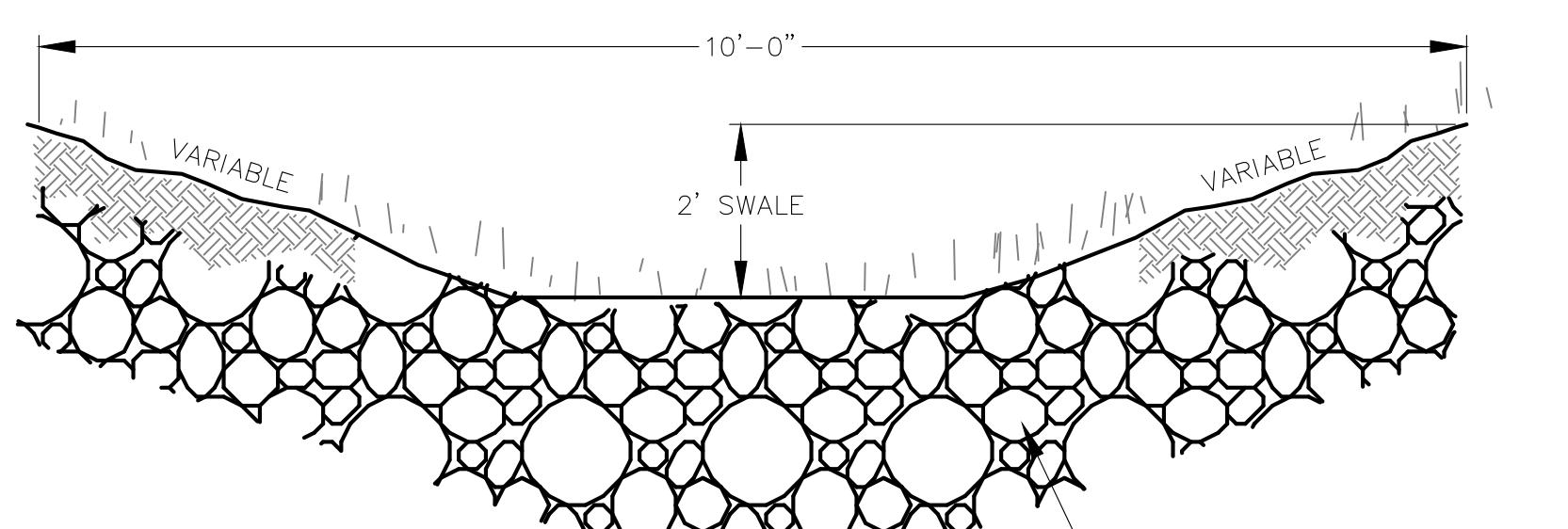
3 PARALLEL CURB RAMP WITH DETACHED SIDEWALK
C3.0 NOT TO SCALE



LIP DETAIL

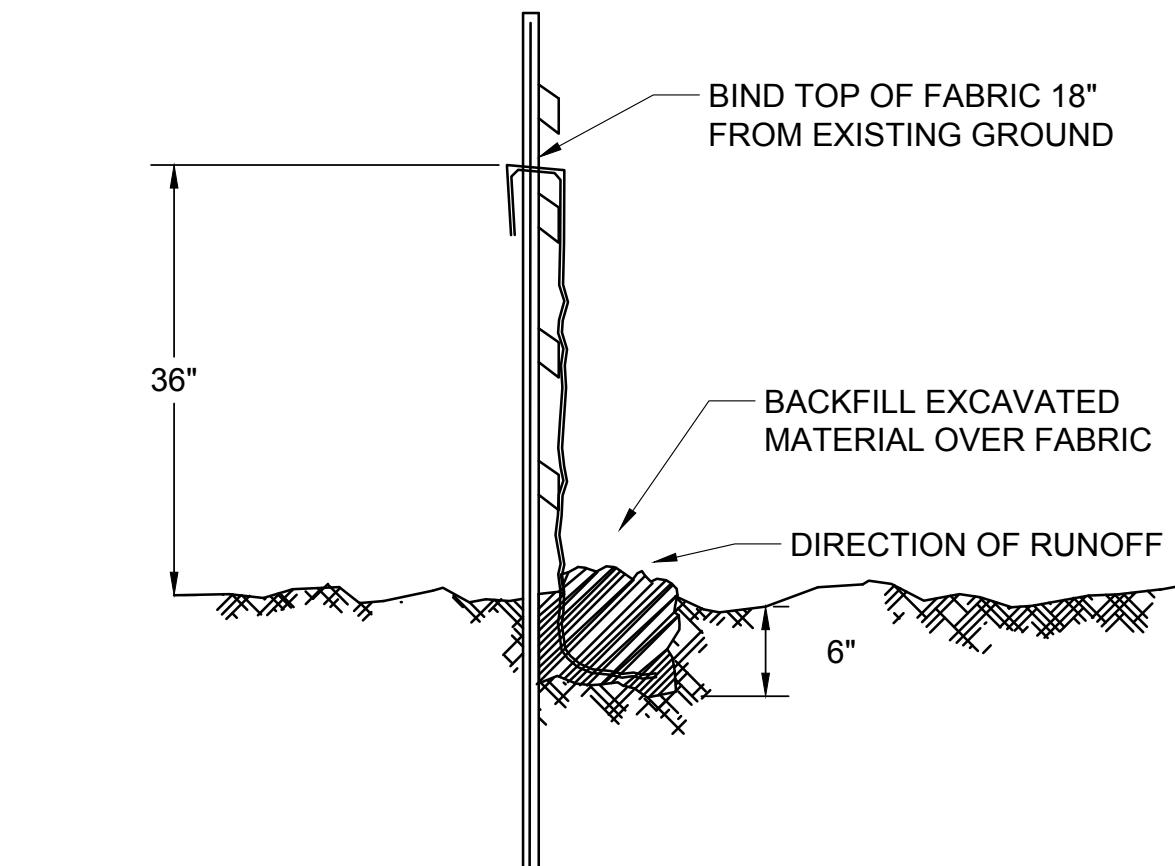


4 PARKING LOT PAVEMENT SECTION
C3.0 NOT TO SCALE



NOTE:
COBBLE STONE EXISTS 3 FEET BELOW EXISTING GRADE. EXCAVATE INTO COBBLE STONE AREA PER SITE PLAN.

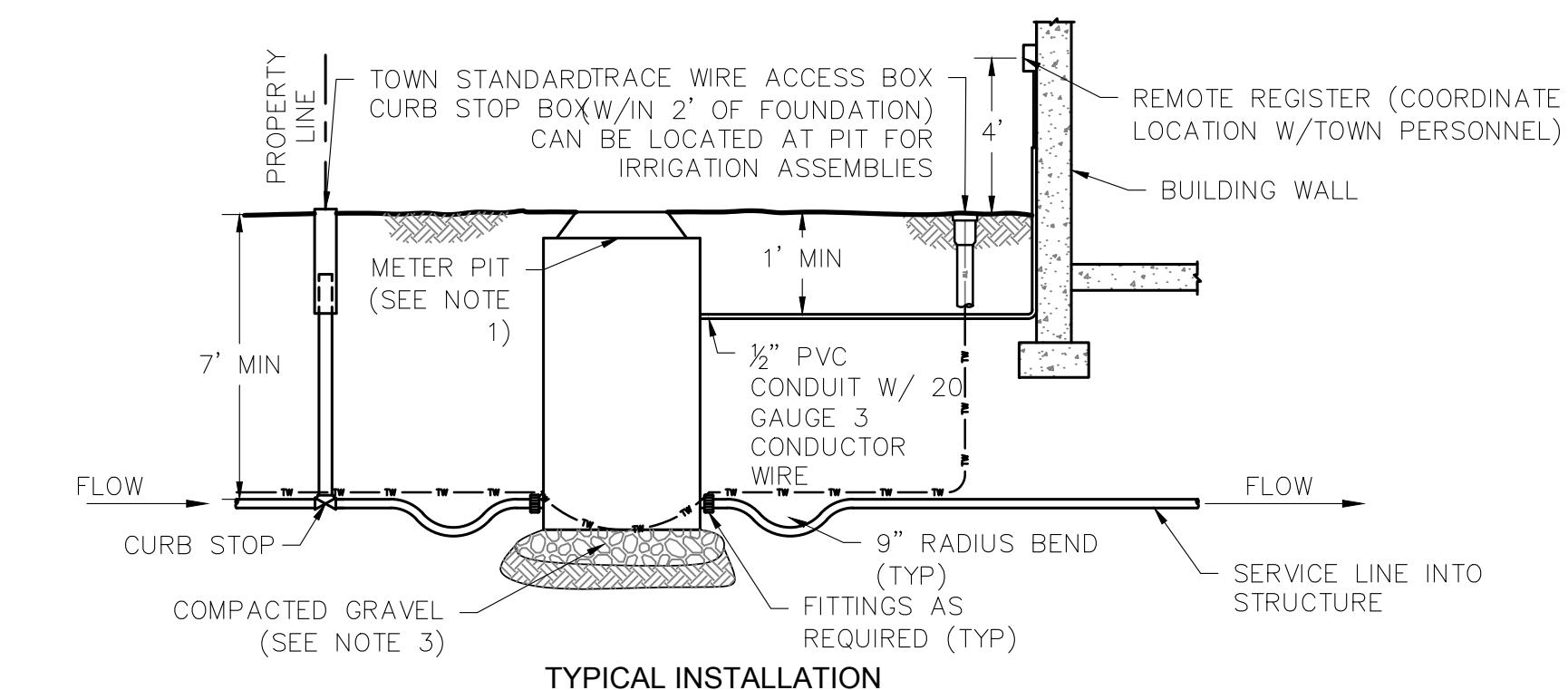
5 DETENTION BASIN
C3.0 NOT TO SCALE



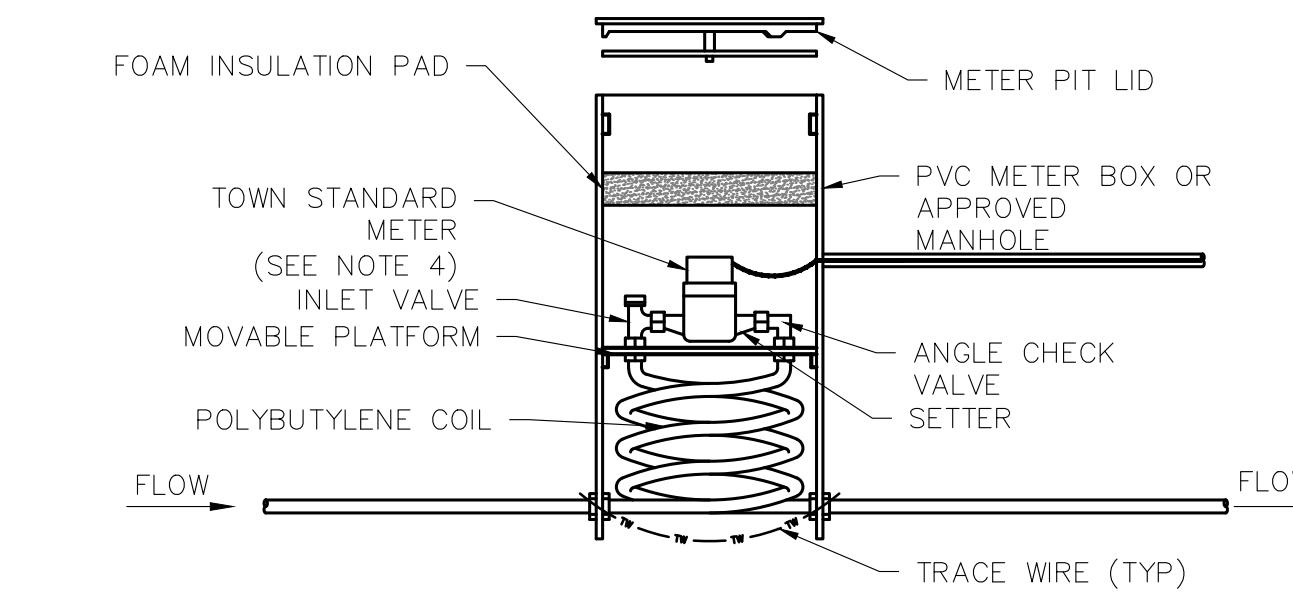
NOTE:

1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10'0" O.C. MAX., OR APPROVED EQUAL.
2. PLACE SILT FENCE BARRIER DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING THE SITE.

6 SILT FENCE BARRIER ILLUSTRATIVE DETAIL
C3.0 NOT TO SCALE



TYPICAL INSTALLATION



NOTES:

1. 15" AND 18" DIAMETER METER PITS SHALL BE MUELLER/McCULLOUGH THERMAL-COIL METER BOX OR APPROVED SUBSTITUTE. 24" AND 27" DIAMETER METER PITS SHALL BE MUELLER/McCULLOUGH EZ-VAULT METER SETTER OR APPROVED MANHOLE DESIGN.
2. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
3. GRAVEL SHALL CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H AND BE INSTALLED IN GENERAL CONFORMANCE WITH WPWSS SECTION 02231, PART 3.03.
4. METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT, WITH METER FACING UP, ONLY.
5. METER PIT SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

7 WATER METER PIT (1" OR LESS)
C3.0 NOT TO SCALE

PROJECT TITLE:
CTA ARCHITECTS
SJMC PARKING LOT
LOTS 6 & 7 BLOCK 1 REDMOND ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING

SHEET TITLE:
GRADING DETAILS

DRAFTED BY: PY
REVIEWED BY: BB
PLAN VERSION DATE
DD SET 06/18/2018
GEC 7/13/2018

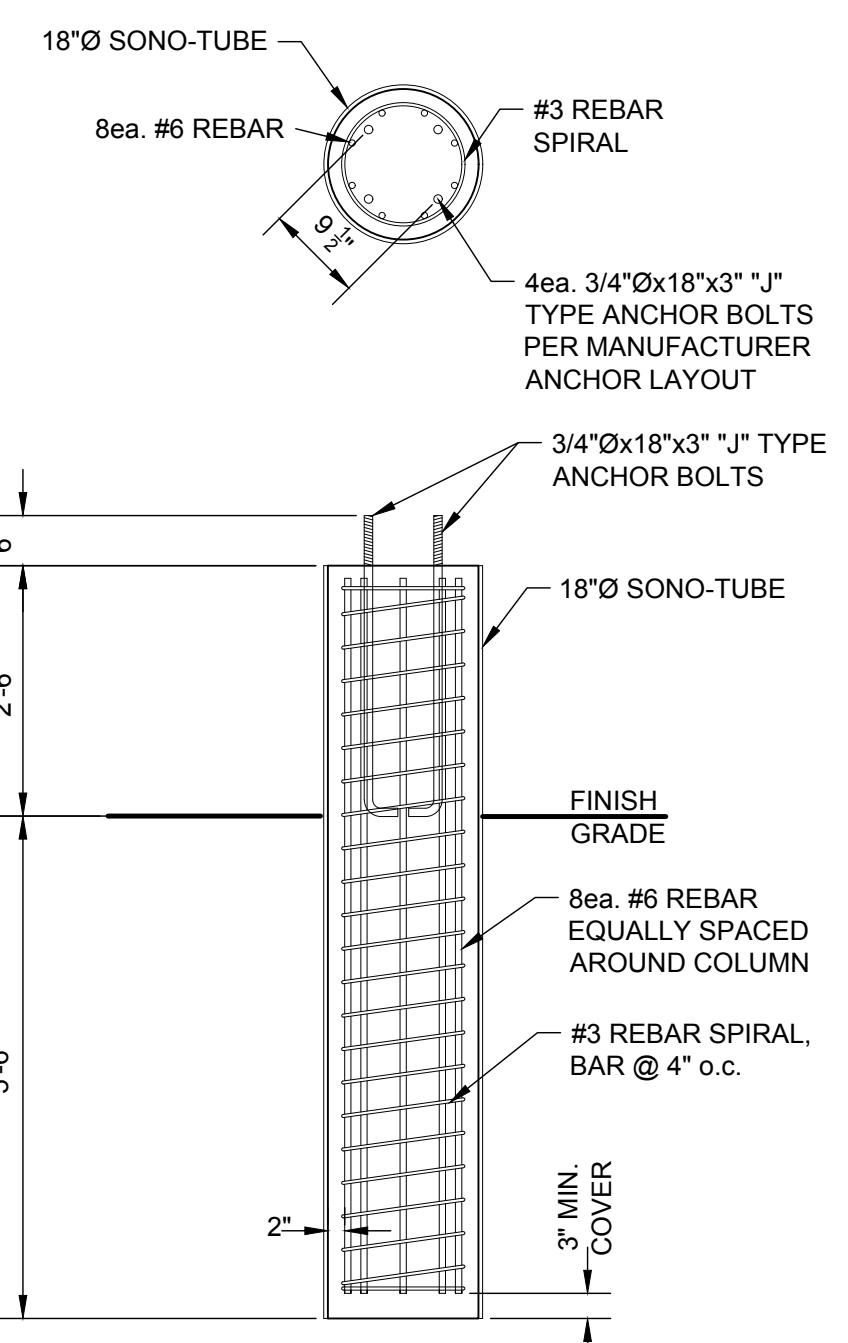
PROJECT NUMBER 18056
SHEET C3.0

STRUCTURAL NOTES:

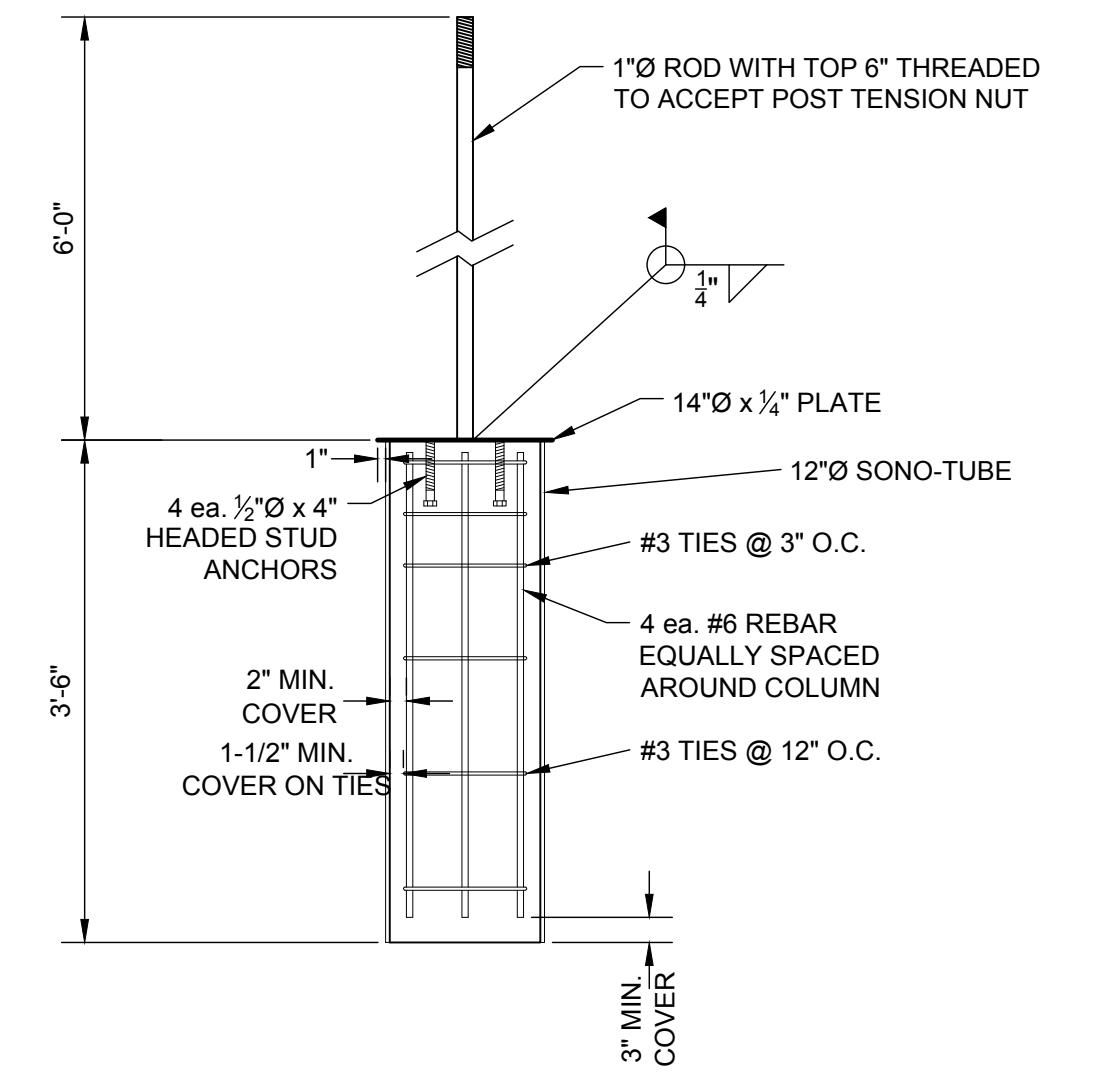
CAST-IN-PLACE CONCRETE:

1. CONCRETE CONSTRUCTION SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318-11.
2. CAST-IN-PLACE CONCRETE SHALL CONFORM TO:

Piers: Minimum 28 day compressive strength = 4000 psi
Entrained Air Content: 6% \pm 1%
Slump Range: 2-4 Inches
3. CONCRETE COVER OVER REINFORCING BARS SHALL BE 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, 2" FOR CONCRETE NOT CAST AGAINST BUT PERMANENTLY EXPOSED TO EARTH, 1 $\frac{1}{2}$ " MIN. FOR ALL OTHER CONCRETE EXPOSED TO EARTH OR WEATHER, UNLESS NOTED OTHERWISE IN PLANS.
4. LAP REINFORCING BARS AT SPLICES, CORNERS AND INTERSECTIONS.
 #7 Reinforcing Bars - 3'-0"
 #6 Reinforcing Bars - 2'-6"
 #5 Reinforcing Bars - 2'-0"
 #4 Reinforcing Bars - 1'-8"
 UNLESS OTHERWISE NOTED ON THE FOUNDATION PLAN AND DETAILS.
5. USE DEFORMED STEEL BAR CONFORMING TO ASTM A615 GRADE 60, EXCEPT #3 BAR STIRRUPS AND FIELD BENT DOWELS WHICH SHALL BE GRADE 40.
6. ALL REINFORCING IS TO BE SUPPORTED BY CHAIRS OR CONCRETE BRICKS AND SECURELY TIED IN PLACE.
7. REINFORCING STEEL SHALL NOT BE WELDED.



1
S1.0
NOT TO SCALE



2
S1.0
NOT TO SCALE



Professional Engineer (Civil)
BRIAN P. BARNEY
8766
Date 7/13/18
WYOMING

PROJECT TITLE:
CTA ARCHITECTS
SJM/C PARKING LOT
LOTS 6 & 7 BLOCK 1 REDMOND ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING

SHEET TITLE:
STRUCTURAL DETAILS

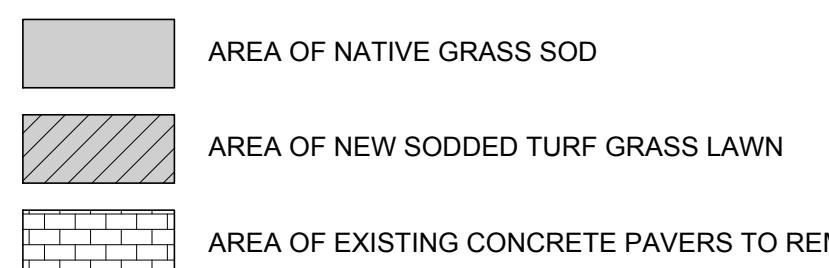
DRAFTED BY:	PY
REVIEWED BY:	BB
PLAN VERSION	DATE
DD SET	06/18/2018
GEC	7/13/2018

PROJECT NUMBER	18056
SHEET	S1.0



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LEGEND



PLANT LIST

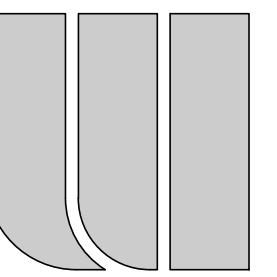
Quant	Key	Botanical Name	Common Name	Size
TREES				
4	AB	Acer ginnala 'Multi Trunk'	Amur Maple Multi Trunk	6'-8' B&B
8	FR	Fraxinus pennsylvanica	Green Ash	3' B&B
1	PA	Picea pungens	Colorado Spruce	6'-8' B&B
SHRUBS				
31	A	Cornus stolonifera	Red Twig Dogwood	6'-8' B&B
4	B	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal. 12-18"
20	C	Syringa vulgaris	Common Lilac	5 gal.

NOTES

6 PLANT UNITS ARE REQUIRED. THIS PLAN PROPOSES USING ALTERNATE "A" PLANT UNITS WITH THESE SUBSTITUTIONS: ONE 6' BIKE BIKE RACK TO TAKE THE PLACE OF ONE 6'-8' MULTI-STEM TREE, AND ONE 6' SPRUCE TREE TO TAKE THE PLACE OF ONE 6'-8' MULTI-STEM TREE.

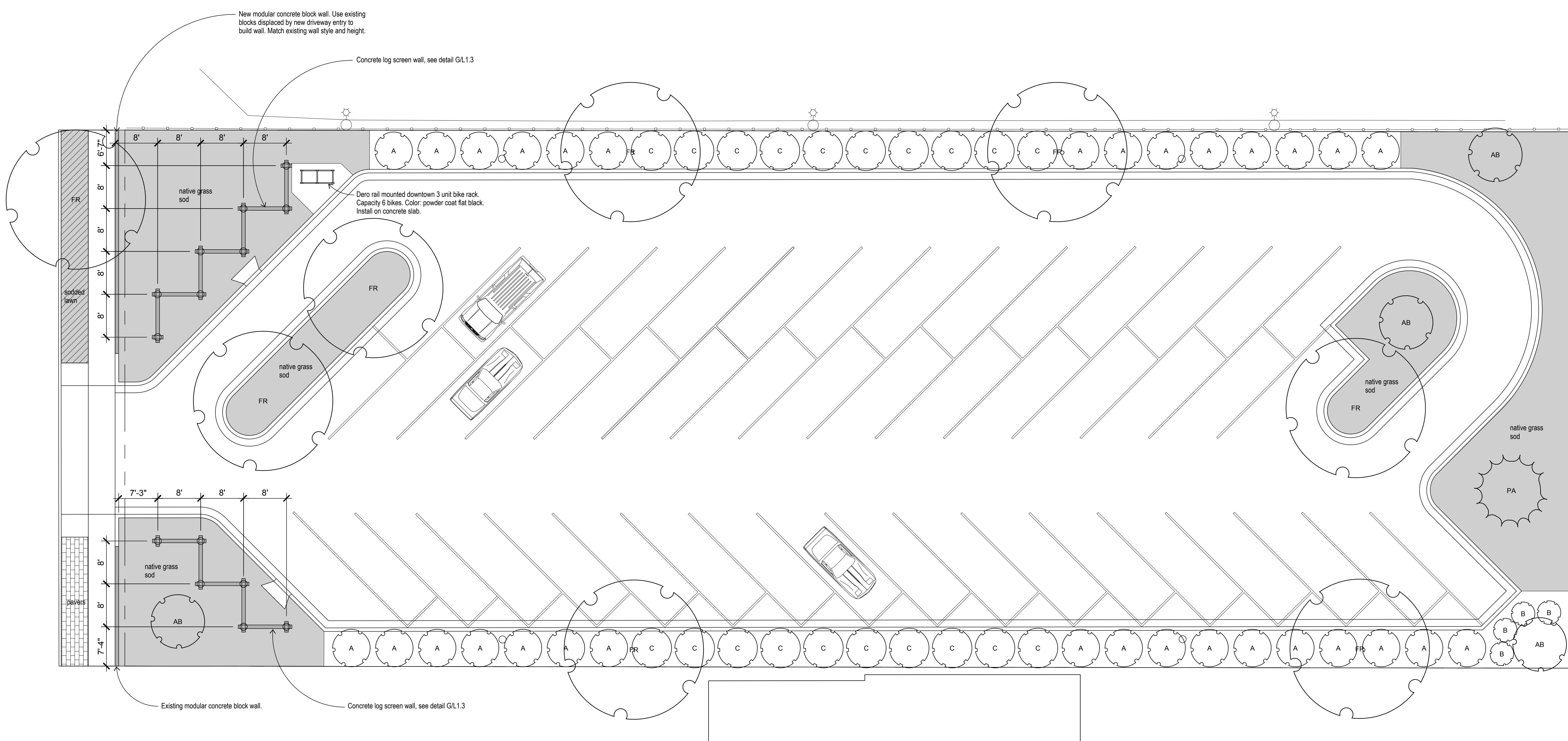
6 - PLANT UNIT ALTERNATE "A":
6 - 3' CAL. CANOPY TREES
36 - 6'-8' LARGE SHRUBS OR MULTI-STEM TREES
24 - #5 CONTAINER SHRUBS

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30 REDMOND, JACKSON, WY 83001
LOTS 6 & 7 PARKING IMPROVEMENTS

TETON COUNTY HOSPITAL DISTRICT

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LANDSCAPE PLANTING PLAN



L1.1



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HEAD SYMBOL LEGEND

KEY	HEAD	GPM REQUIREMENT			
		90°	180°	270°	360°
○	HUNTER PROS-12-PRS40-MP1000	0.21	0.41	0.61	0.84
◊	HUNTER PROS-12-PRS40-MP2000	0.44	0.83	1.23	1.64
△	HUNTER PROS-12-PRS40-MP3000	0.96	2.04	3.06	4.07
○	HUNTER PROS-12-PRS40-MP-CORNER	0.44	0.83	1.23	1.64
□	HUNTER PROS-12-PRS40-04-MP SIDE OR END	0.25 END; 0.5 SIDE			
□	HUNTER PROS-04-PRS40-04-MP SIDE OR END	0.25 END; 0.5 SIDE			

OUTLET SYMBOL LEGEND

KEY
 ▲ NETAFIM TL09-12 0.9 GPH DRIPLINE LOOPS WITH TLS-6 SOIL STAPLES 4'O/C
 ▲ 1' & 2' DIA LOOPS, 9 EMMITTERS MIN. - .13 GPM
 ● 1', 2' & 3' DIA LOOPS, 16 EMMITTERS MIN. - .27 GPM
 INSTALL NETAFIM TLAVR, AIR / VACUUM RELIEF VALVE IN HIGHEST POINT
 IN LATERAL LINE AND NETAFIM TLVF, LINE FLUSHING VALVE AT ENDS OF
 LINES ACCORDING TO NETAFIM RECOMMENDATIONS.

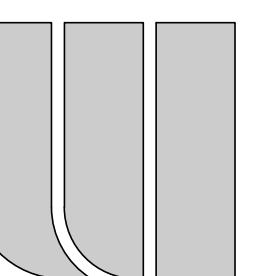
NOTES

COMPLY WITH TOWN OF JACKSON REQUIREMENTS FOR INSTALLATION OF
 WATER METER, STOP AND WASTE VALVE AND DOUBLE CHECK ASSEMBLY.

LEGEND

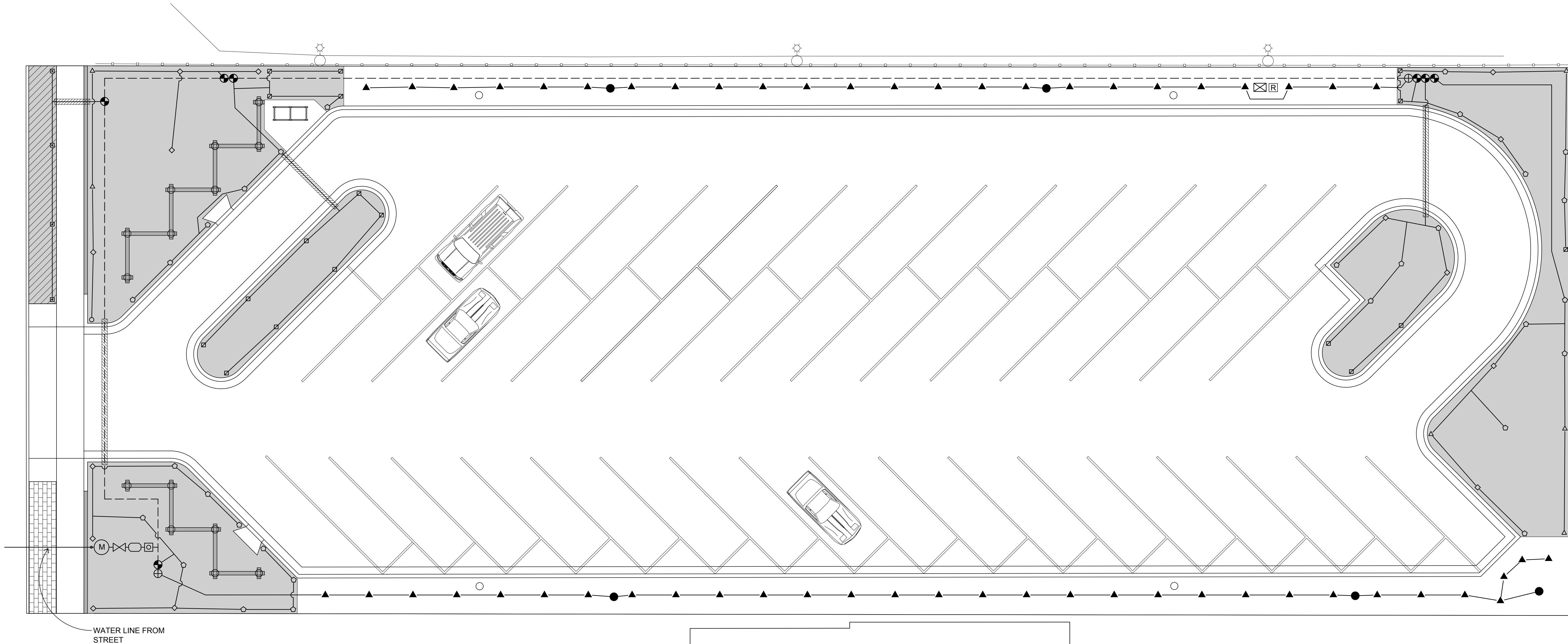
(M) 1" SPRINKLER SYSTEM METER
 □ STOP & WASTE VALVE: MUELLER MARK II ORISEAL, SIZE: 1"
 □ BACKFLOW PREVENTER: WATTS DCA-007-QT, SIZE 1"
 □ CONTROLLER: HUNTER I-CORE IC-600-M. LOCATE ON ELECTRICAL H FRAME, SEE ELECTRICAL DRAWINGS
 □ QUICK COUPLER VALVE: RAINBIRD, OR EQ, 33-DRC
 □ HUNTER WRF-CLIK RAIN SENSOR, LOCATE ON ELECTRICAL H FRAME
 ● CONTROL VALVE: HUNTER PGV-101A 1" ANGLE VALVE
 ⊕ CONTROL VALVE: HUNTER IC2-101-LF DRIP CONTROL ZONE KIT
 - - - MAINLINE: HDPE SDR 11 WITH BUTT WELDED FUSION FITTINGS, SIZE 1".
 - - - LATERAL LINE: PE-3408, ASTM D2239, 100 PSI, HIGH DENSITY POLYETHYLENE
 SIZE: 1" UNLESS OTHERWISE NOTED.
 // SLEEVE OR SLEEVES FOR LINES AND/OR WIRING. SIZES SHOWN ARE PIPE SIZES.
 SLEEVE SIZE SHALL BE A MINIMUM OF TWO SIZES LARGER THAN PIPE SIZE.

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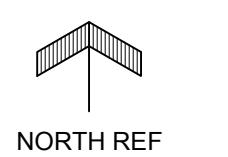
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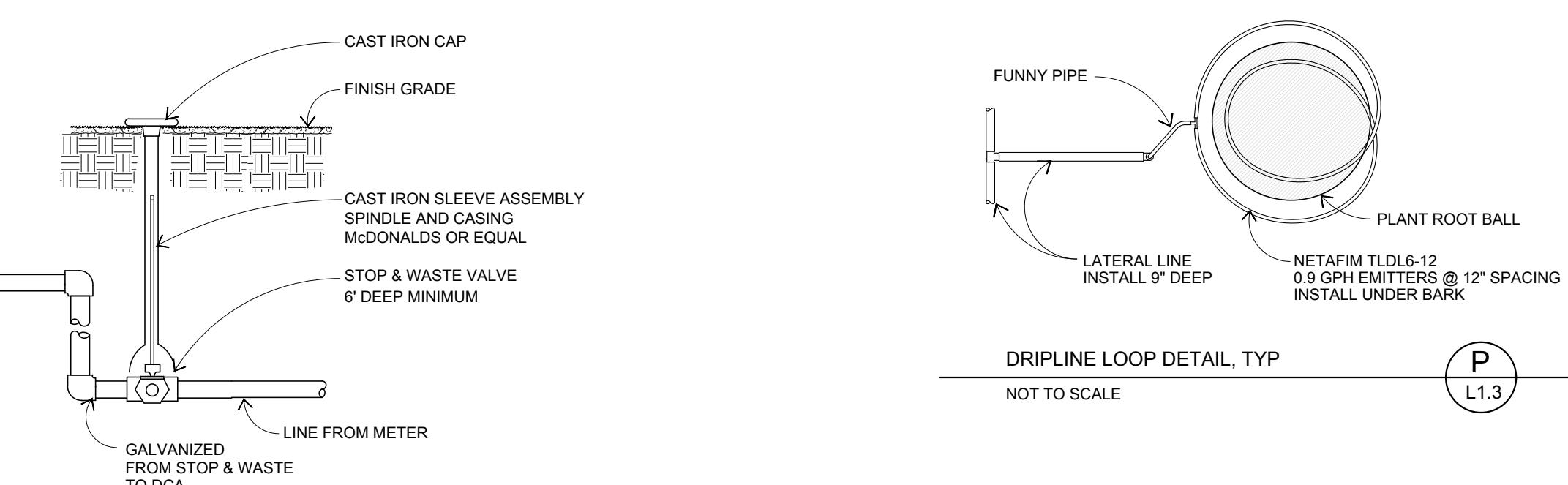
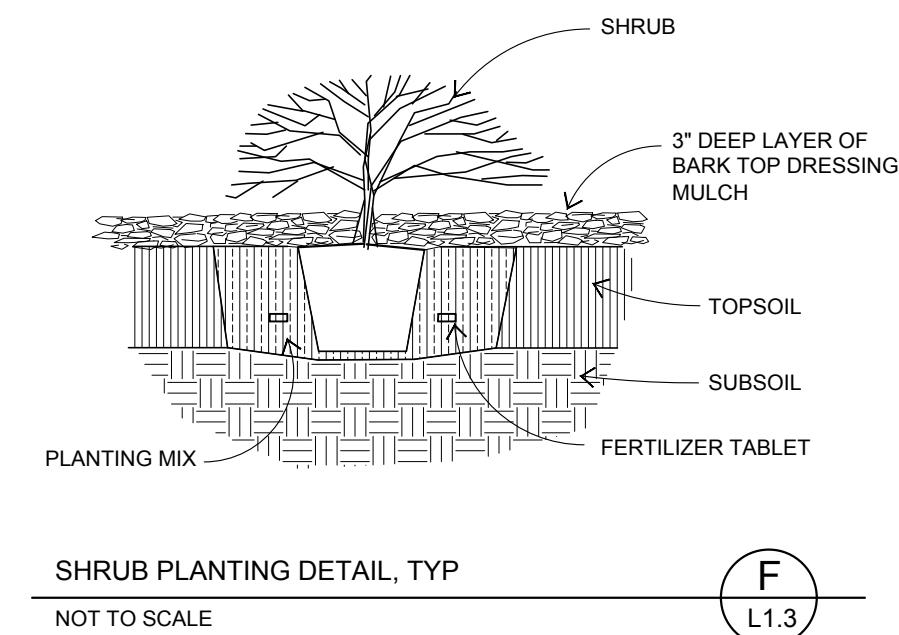
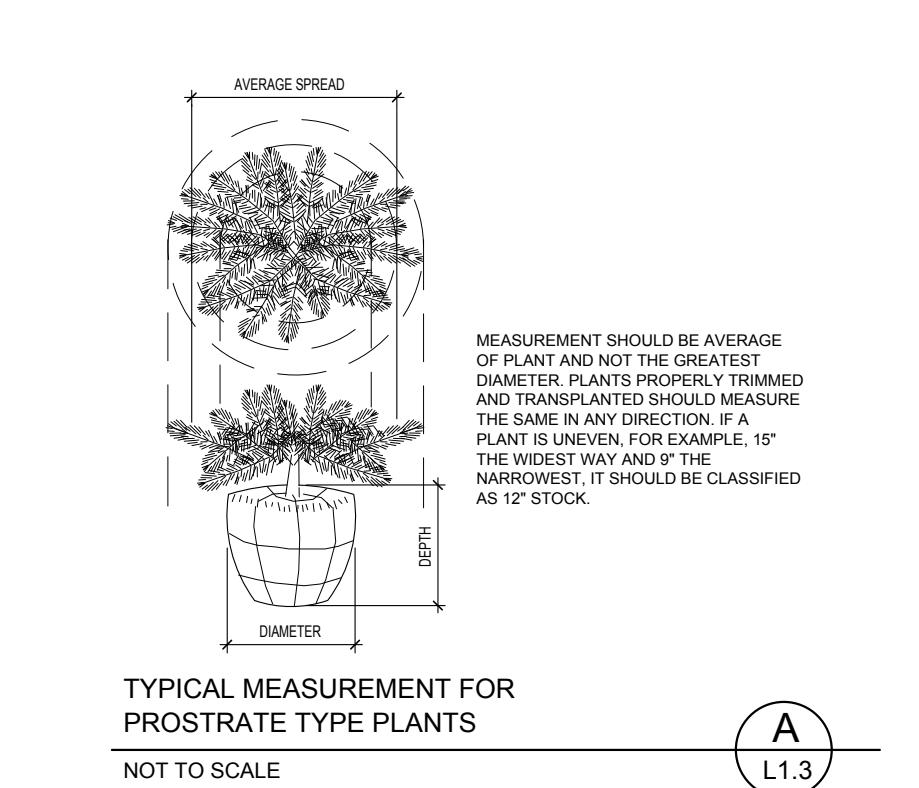
LANDSCAPE PLANTING PLAN



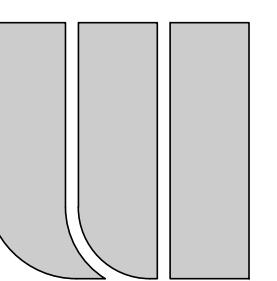
0 5' 10' 20'
 1" = 10'-0"
 SCALE: 1" = 10'-0"

SPRINKLER IRRIGATION PLAN

L1.2



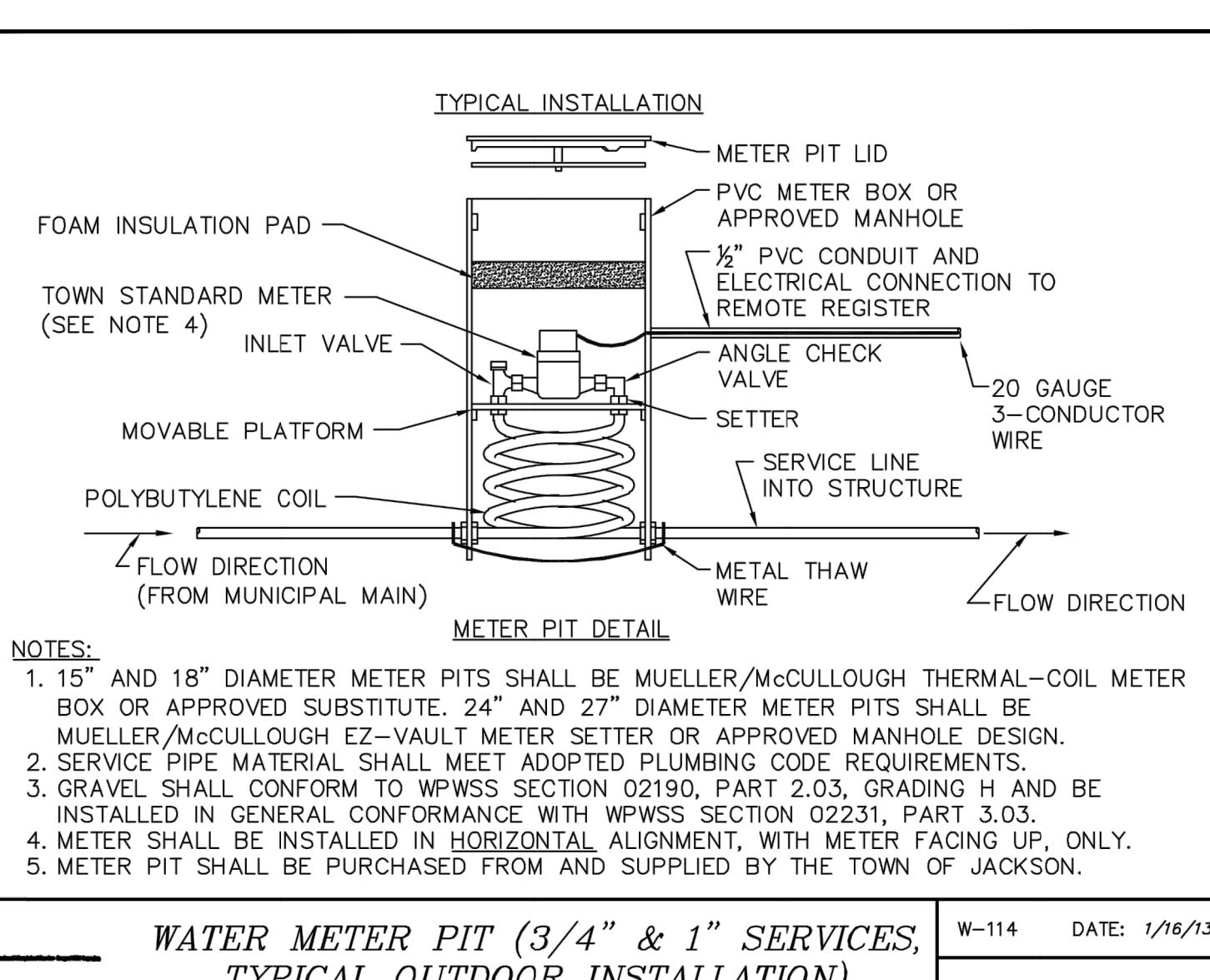
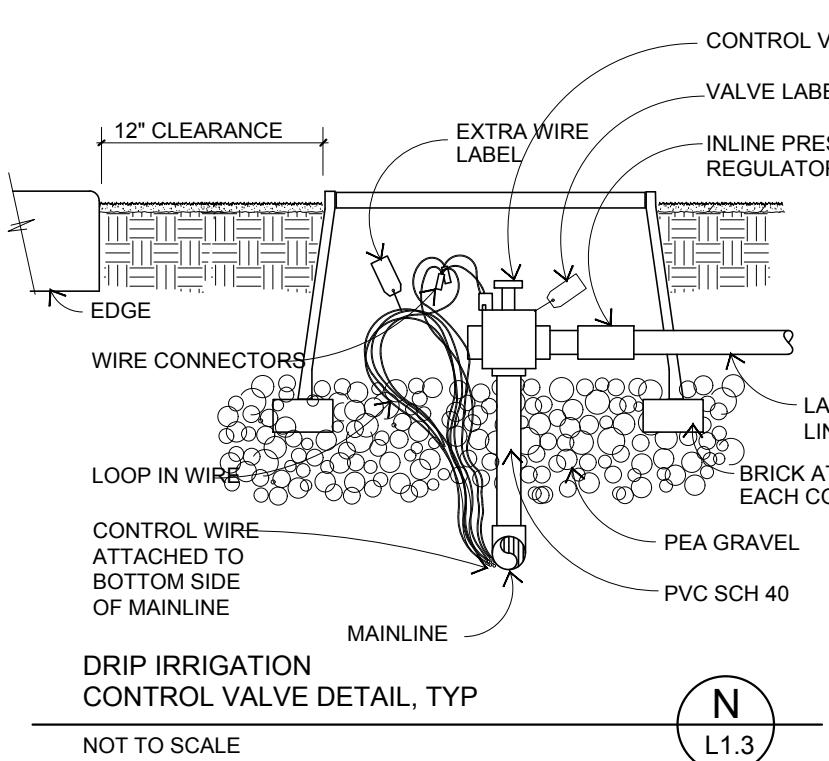
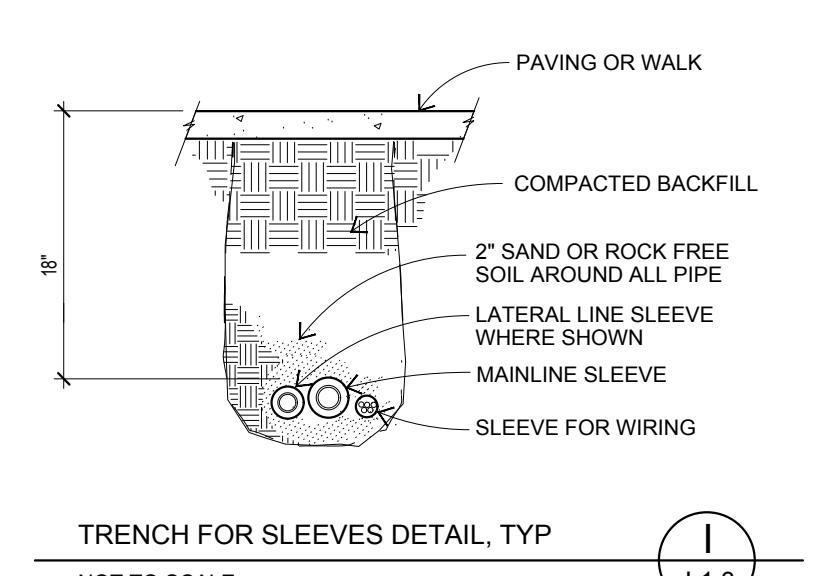
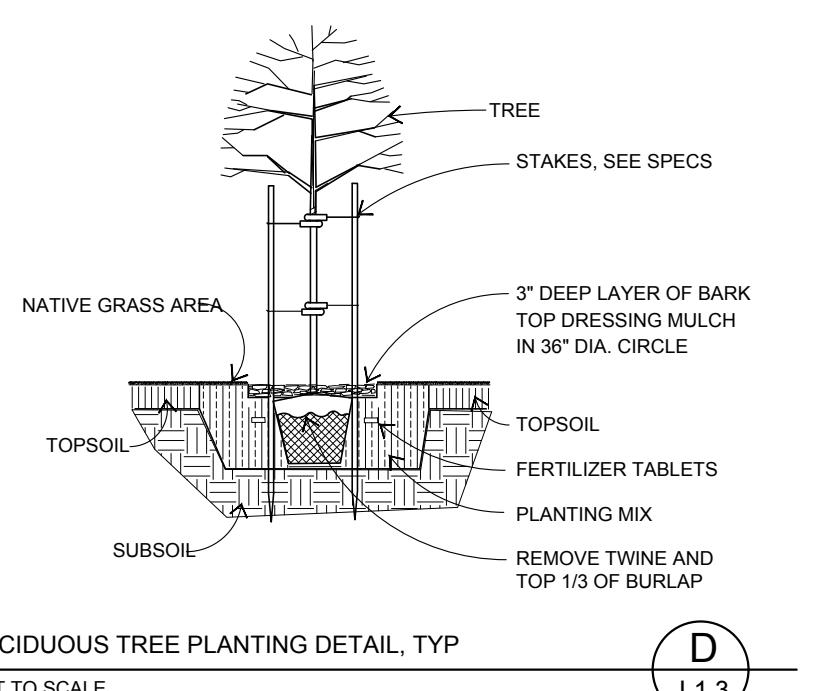
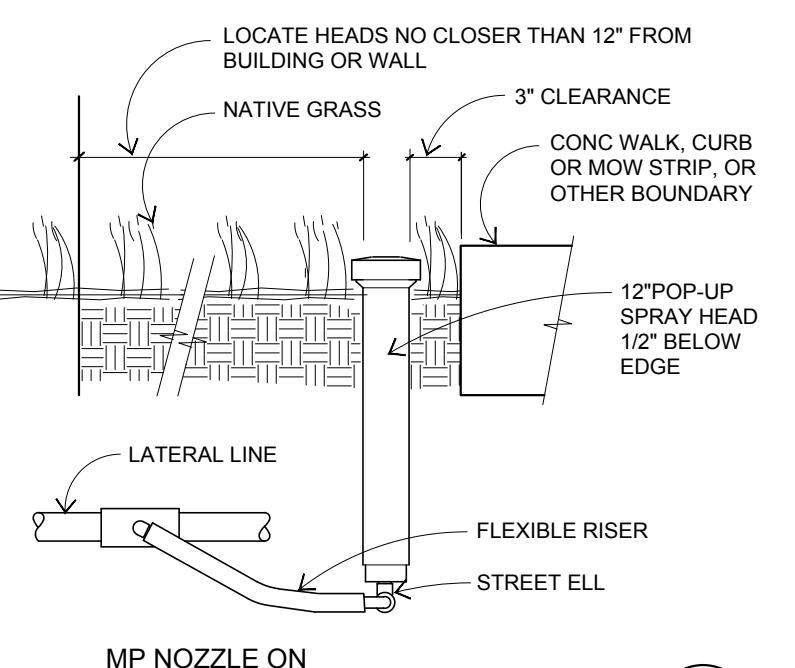
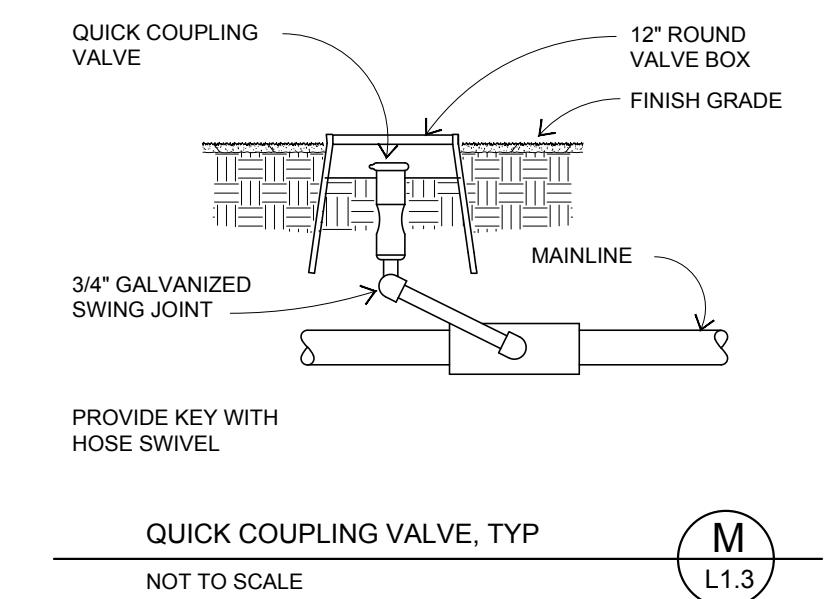
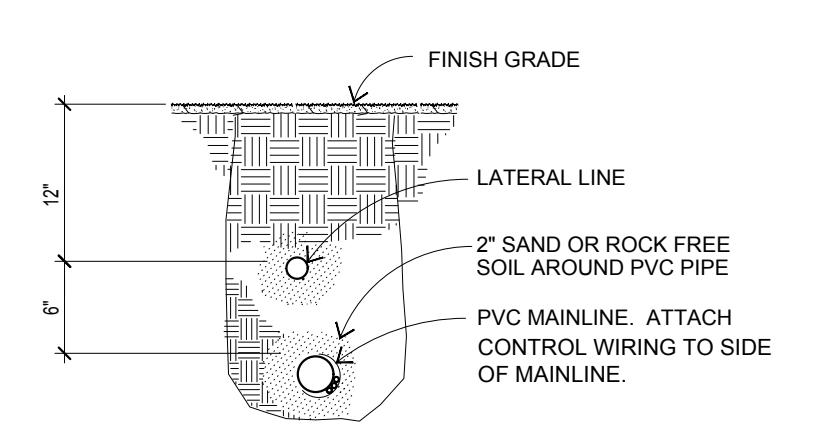
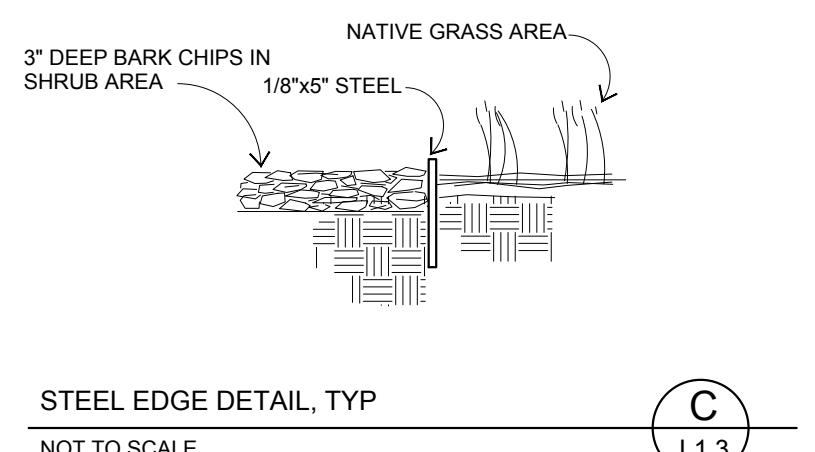
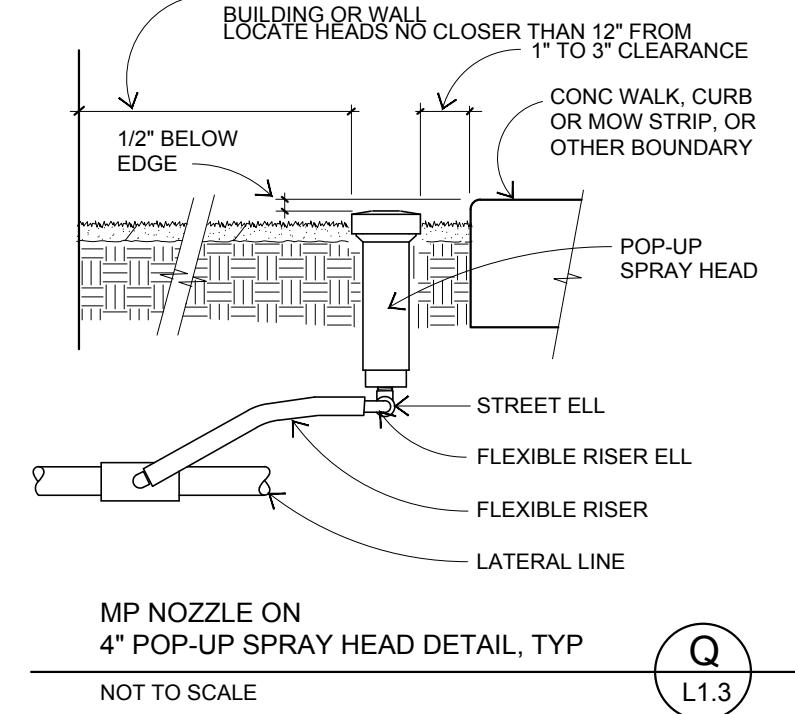
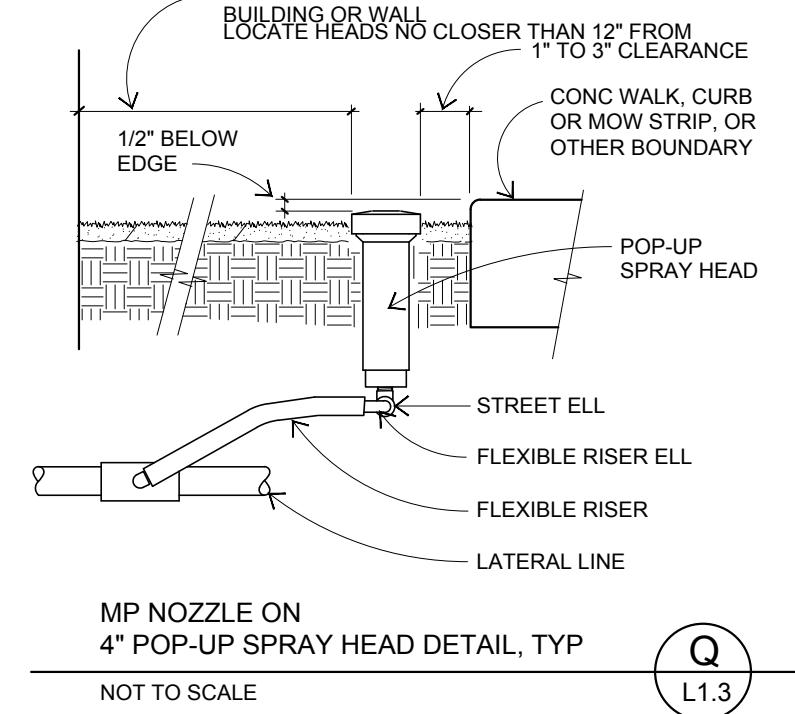
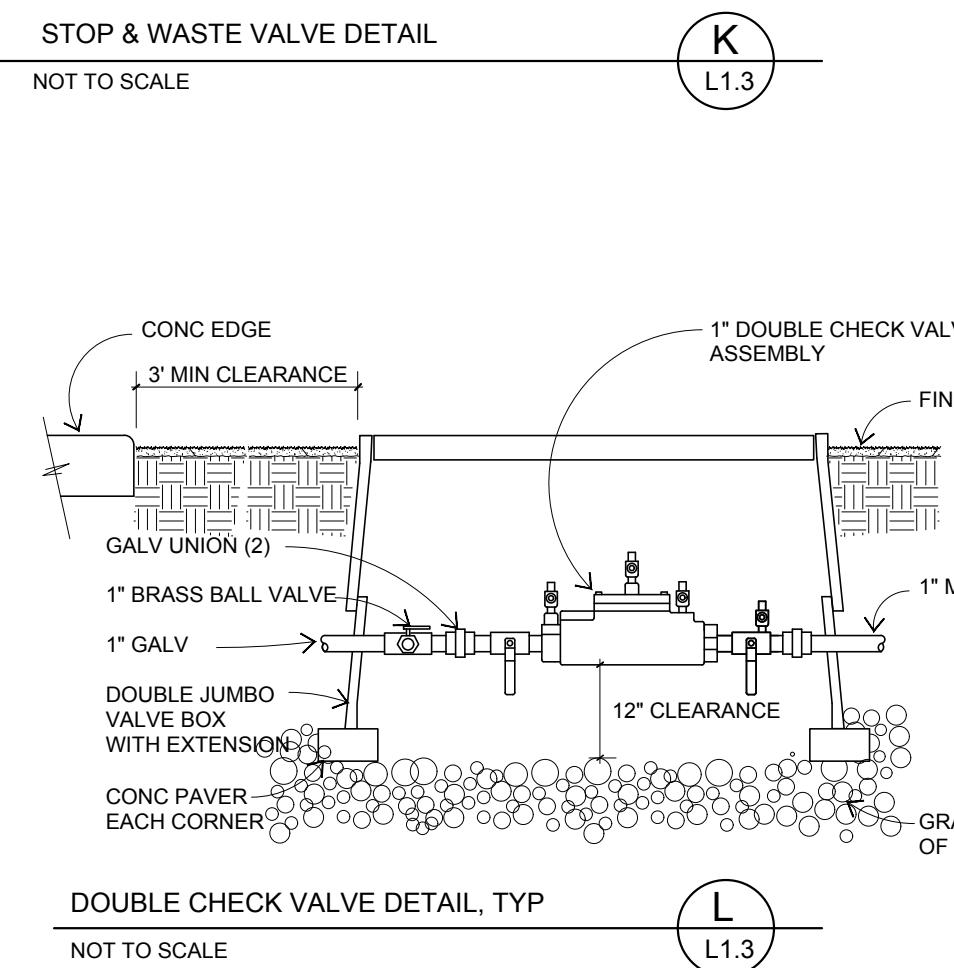
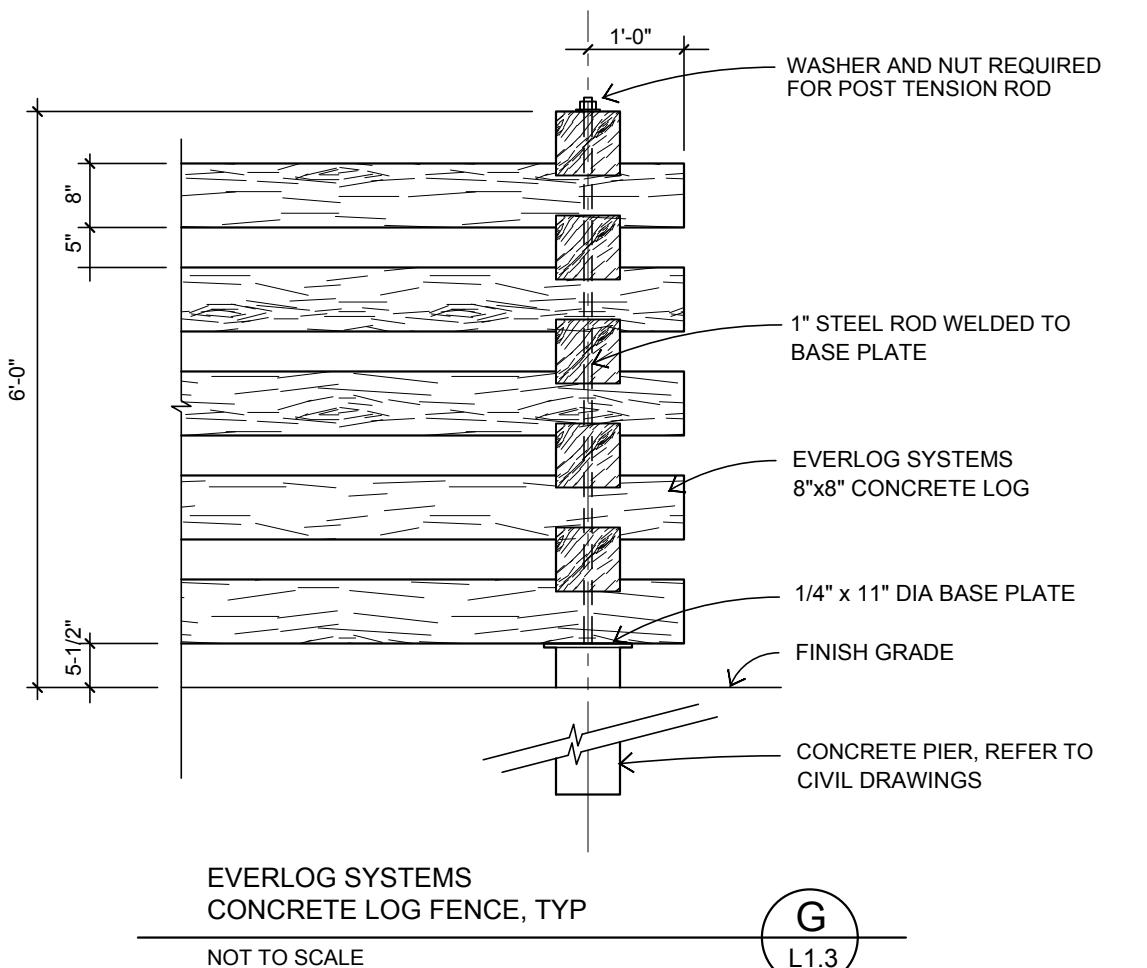
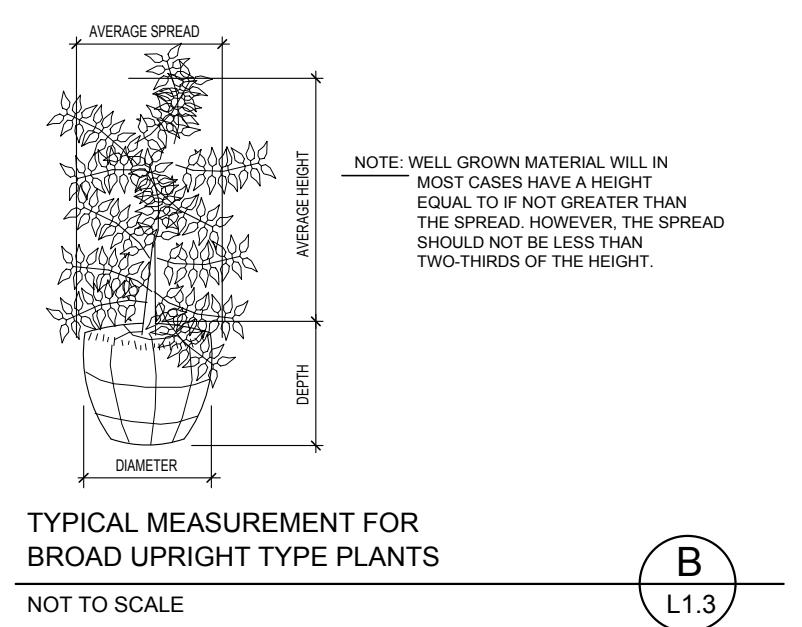
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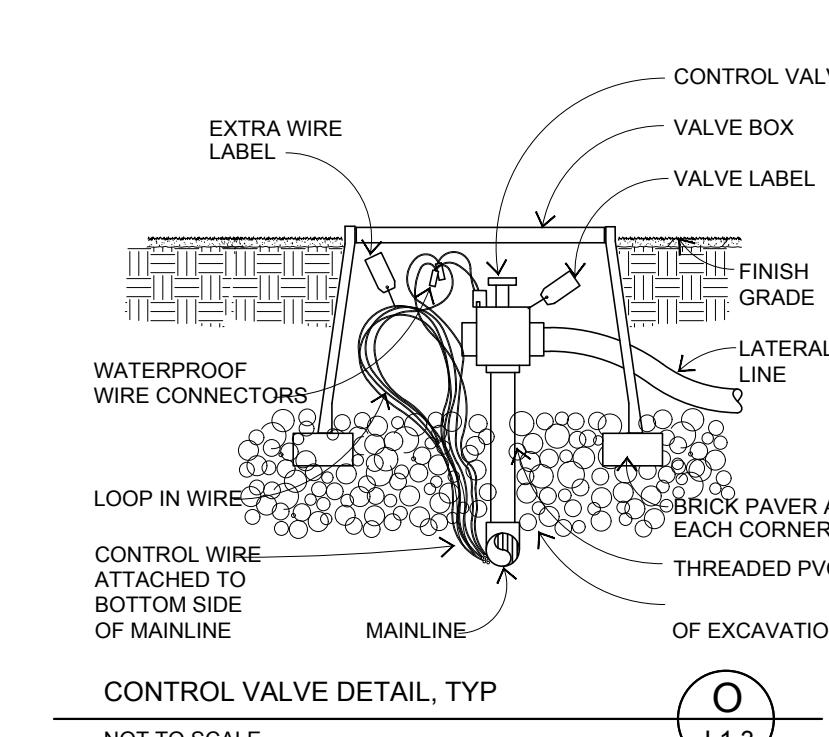
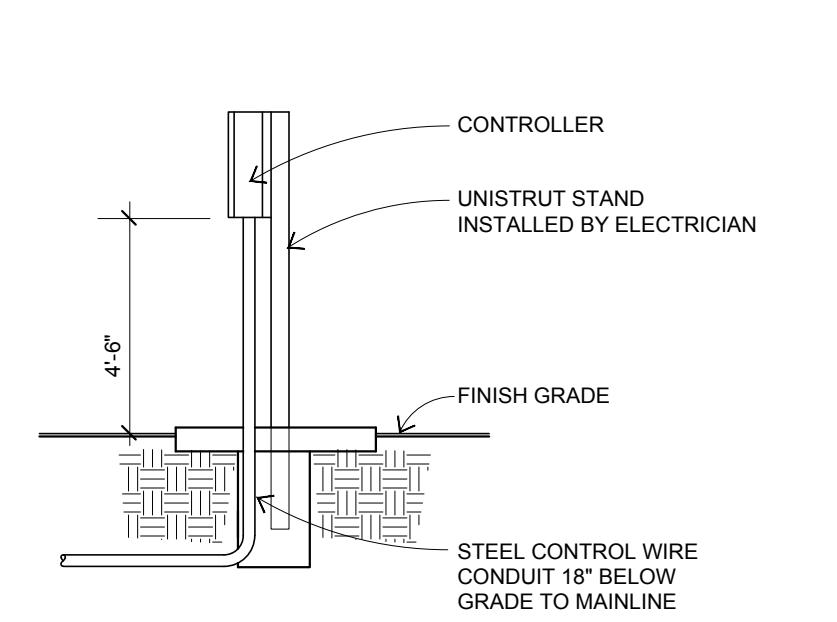
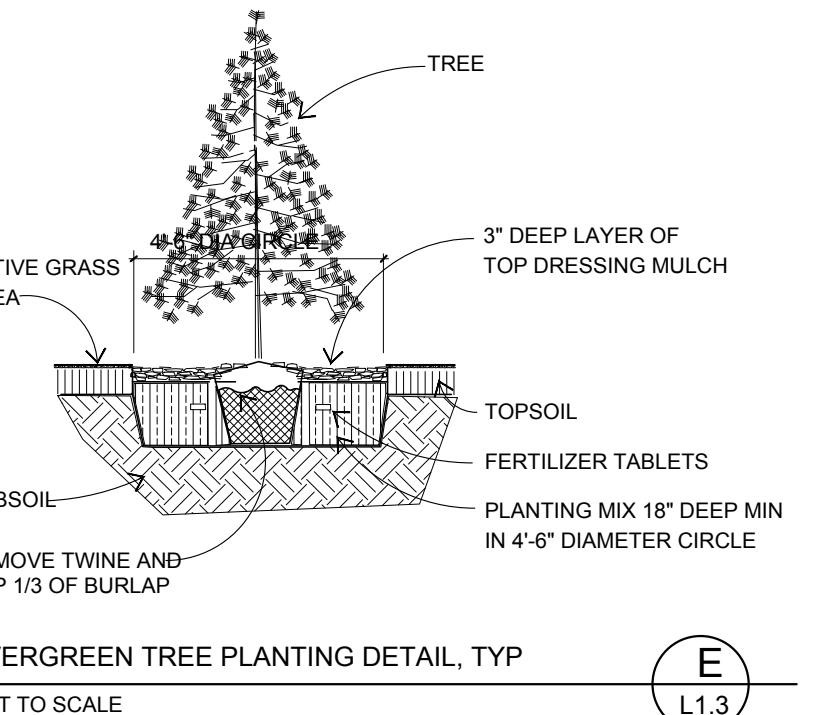
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TETON COUNTY HOSPITAL DISTRICT



WATER METER PIT (3/4" & 1" SERVICES, TYPICAL OUTDOOR INSTALLATION)

W-114 DATE: 1/16/13

SCALE: NTS



WATER METER DETAIL

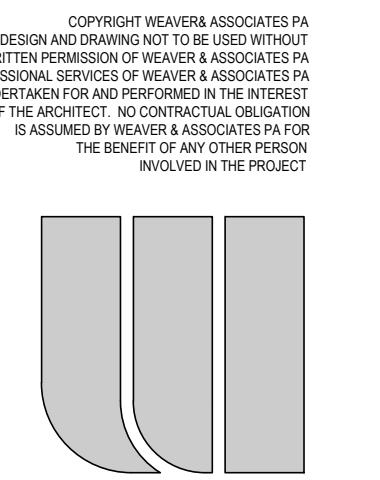
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DETAILS
L1.3



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MAINTENANCE

- Maintain landscaping from completion of landscape installation to 30 days after Substantial Completion Meeting. If Substantial Completion Meeting occurs between September 1st and May 1st, then maintenance period shall extend to the following June.
- Maintain seeded areas until seed has germinated and filled in. Water as required. Re-fertilize using 16-16-0 at the rate of 10 lbs. per 1,000 s.f. three weeks after seeding.
- Maintain sodded native grass areas until lawns complies with specified requirements and throughout maintenance period. Water sodded areas in sufficient quantities and at required frequency to maintain sub-soil immediately under sod continuously moist 3 to 4 inches deep. Mow once at the end of growing season. Mow to a height of 6". A minimum of one mowing is required. Re-fertilize at the rate of 10 lbs. per 1,000 s.f. three weeks after sodding.
- Maintain sodded turf areas until lawns complies with specified requirements and throughout maintenance period. Water sodded areas in sufficient quantities and at required frequency to maintain sub-soil immediately under sod continuously moist 3 to 4 inches deep. Mow turf grass the first time it reaches 3 inches high. Continue to mow at least once each week throughout maintenance period. Remove clippings. A minimum of one mowing is required. Re-fertilize at the rate of 10 lbs. per 1,000 s.f. three weeks after sodding.
- Maintain trees, shrubs and groundcover by pruning, cultivating, and weeding as required for healthy growth. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical positions as required. Spray as required to keep trees and shrubs free of insects and disease. Provide supplemental water by hand as needed in addition to water from sprinkling system.
- Project Manager will inspect landscaping installation approximately 2 weeks before Substantial Completion. Replace landscaping that is dead or appears dead as directed by Project Manager within 10 days of notification and before Substantial Completion.
 - Seeded areas that do not germinate and fill in shall be re-seeded and guaranteed and maintained an additional 30 days from date of re-seeding.
 - Sodded lawn that does not live shall be replaced and guaranteed and maintained an additional 30 days from date of replacement.

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SPECIFICATIONS

L1.4

GRADING

- Perform grading work required to prepare site for installation of landscaping as described in Contract documents.
- Contractor shall provide all topsoil. Topsoil shall be fertile, loose, friable, sandy loam with a pH range between 5.5 and 8.0, soluble salts less than 3.0 mmhos/cm, sodium absorption ratio less than 6.0 and organic content greater than one percent. Topsoil shall be free from toxic minerals and chemicals, noxious weeds, rocks larger than one inch in any dimension and other objectionable materials.
- Before rough grading, dig out weeds from planting areas by their roots and remove from site. Remove rocks larger than 6 inches in size and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.
- After placing topsoil in lawn areas, remove construction debris and rocks over 4" diameter.
- Topsoil depth - 12" in shrub and groundcover planting areas; 5" deep in lawn and native grass planting areas.
- Elevation of finish grade of amended topsoil after placement and compaction - Lawn areas: one inch below measured to top of sod soil; Groundcover areas: two inches below measured before placing soil; shrub areas: 4 inches below measured before placing top dressing mulch.
- Do not expose or damage existing shrub or tree roots. Slope grade to drain away from building for 12 feet minimum from walls at a slope of 1/2 inch per foot minimum, unless otherwise noted. High point of finish grade at building shall be 6 inches minimum below finish floor level. Direct surface drainage by molding surface to facilitate natural run-off of water. Fill low spots and pockets with top soil and grade to drain properly.

SPRINKLER SYSTEM

- Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc. During layout, consult with Project Manager to verify proper placement and make recommendations where revisions are advisable. Minor adjustments in system layout will be permitted to avoid existing fixed obstructions.
- Arrange valve stations to operate in an easy-to-view progressive sequence around building. Record sequence on controller's lid.
- Installation occurs, prepare accurate record drawing to be submitted before final inspection, including: detail and dimension changes made during construction, significant details and dimensions not shown in original Contract Documents, field dimensioned locations of valve boxes, quick-coupler valves, control wire runs not in mainline ditch, and both ends of sleeves. Take dimensions from permanent constructed surfaces or edges located at or above finish grade. Take and record dimensions at time of installation. Reduce copy of record drawing to half-size, color key circuits, and laminate both sides with 5 mil thick or heavier plastic. Place laminated drawing with controller.
- Provide Operations & Maintenance Manual that lists complete instructions for system operation and maintenance, including winterizing.
- Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- Contractor shall include in bid a one year guarantee that shall include: filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one year following acceptance of Project, a guarantee that the system has been adjusted to supply proper coverage of areas to receive water, a guarantee of replacement for all materials and workmanship that do not function according to manufacturer's specifications and as designed, and that the system can be adequately drained to protect from freeze damage.
- After system is installed and approved, instruct Owner in complete operation and maintenance.
- Drain entire system at end of first watering season following installation. Train Owner by having him assist in winterizing procedure.
- Materials:
 - Pea Gravel shall be 1/2 inch maximum round, water worn, washed rock.
 - Native Material shall be soil native to project site free of wood and other deleterious materials and rocks over 1-1/2 inches.
 - Topsoil - Remove rocks, roots, sticks, clods, debris, and other foreign matter over 1-1/2 inches longest dimension encountered during trenching.
 - Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure. Pipe sizes shown on Drawings are minimum. Larger sizes may be substituted without additional cost to Owner. Pipe materials shall be as shown on drawings.
 - Fittings shall be the same material as pipe for PVC pipe, and insert fittings for polyethylene pipe.
 - Sleeves under parking area and driveway paving shall be Schedule 40 PVC Pipe. All other sleeves shall be Class 200 PVC Pipe. Sleeve diameter shall be two times larger than installed in sleeve. Extend sleeves 6 inches minimum beyond walk or pavement edge.
 - Sprinkler heads shall conform to requirements shown on Drawings as to type, size, radius of throw, pressure, and discharge. Equals must be approved by Project Manager before bidding. Each type of head shall be product of single manufacturer.
 - Sprinkler risers Toro "Funny-pipe" or equal, unless shown otherwise on drawings. Length shall be 14 inches minimum and 24 inches maximum.
 - Automatic sprinkler control wiring shall be UF-UL listed, color-coded copper conductor direct buried cable sizes according to controller manufacturer's recommendations. Do not use green color-coded wire.
 - Waterproof wire connectors shall be Blazing BVS series, or equal.
 - Automatic controller shall be make and model shown on Drawings.
 - Electric valves shall be bronze construction, 150 pound class, threaded connections as shown on drawings.
 - Backflow prevention device shall be make and model shown on Drawings or as required by local code.
 - Valve boxes shall be rectangular, heavy duty, with lock top or snap top lids. Boxes shall be large enough for easy removal and maintenance of valves. Use extensions as required.

Approved Manufacturers: Ametek or Brooks.

Other components shall be as recommended by Manufacturer and subject to Owner's review and acceptance. Provide components necessary to complete and make system operational.

- During construction and storage, protect materials from damage and prolonged exposure to sunlight. Work damaged during course of work of this Section shall be replaced or repaired at no additional cost to Owner. If damaged work is new, repair or replacement shall be performed by installer of original work. Do not cut existing tree roots measuring over 2 inches in diameter in order to install sprinkler lines.
- Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain written approval of Owner before proceeding with installation.
- Pulling of polyethylene pipe is permitted, pulling PVC pipe is not permitted.
- For PVC pipe, over-excavate trenches 2 inches and bring back to indicated depth by filling with rock-free soil or sand. Separate out rocks larger than 1/2 inch in any direction uncovered in trenching operation from excavated material and remove from areas to receive landscaping. Cover PVC pipe both top and sides with 2 inches of rock-free soil. Remainder of backfill to within 5 inches of finish grade shall be site soil. Top 5 inches of backfill shall be topsoil. Do not cover pressure main fittings until Project Manager has inspected and approved system.
- Sleeve water lines and control wires under walks and paving. Use one water pipe maximum per sleeve. Sleeve control wiring in separate sleeve. Position sleeves with respect to buildings and other obstructions so pipe can be easily removed.
- Install piping so system can be completely drained using compressed air. Slope pipes under parking areas or driveways to drain outside these areas.

- Install pipe in manner to provide for expansion and contraction as recommended by Manufacturer. Unless otherwise indicated on Drawings, install main lines with minimum cover of 18 inches based on finished grade. Install lateral lines with minimum of 12 inches of cover based on finish grade. Install pipe and wires under driveways or parking areas in specified sleeves 18 inches minimum below finish grade or as shown on Drawings.
- Locate no sprinkler head closer than 12 inches from building foundation. Heads immediately adjacent to lawn edges, walks, or curbs shall be one inch below top of lawn edge, walk, or curb and spaced with a consistent 3 inch clearance between head and lawn edge, walk, or curb.
- Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result. Make solvent weld joints as follows:
 - Do not make solvent weld joints if ambient temperature is below 40 deg F.
 - Clean mating pipe and fitting with clean, dry cloth and apply one coat of P-70 primer to each.
 - Apply uniform coat of 711 solvent to outside of pipe. Apply solvent to fitting in a similar manner. Re-apply light coat of solvent to pipe and quickly insert into fitting.
 - Twist pipe firmly in a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket. Hold in position for 15 seconds minimum or long enough to secure joint.
 - Wipe off solvent appearing at outer shoulder of fitting. Do not use excessive amount of solvent that may cause obstruction to form on inside of pipe.
 - Allow joints to set at least 24 hours before applying pressure to PVC pipe.
- Tape threaded connections for mainline and valves with teflon tape.
- Do not install polyethylene pipe which has been kinked or damaged.
- Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to electrical code.
- Install valves in rectangular plastic boxes with reinforced heavy duty plastic covers.
- Do not install more than two valves in single box. Place concrete paver below valve box at each corner. Install gravel below paver to depth of excavation. Install valve box over valve so all parts of valve can be reached for service. Set cover of valve box one inch above finish grade. Valve box shall be reasonably free from dirt and debris.
- Install control wiring adjacent to mainline. Install a 24" loop of all control wiring in each valve box. Use waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other color for all other wire. Each common wire may serve only one controller. Install one extra control wire from controller continuously from valve to valve throughout system similar to common wire for use if a wire fails. Extra wire shall be different color than all other wires and shall be marked in each control box as an extra wire.
- Backflow prevention device shall be installed in accordance with codes.
- Before installation of sprinkler heads or emitters, open control valves and use full head of water to flush out system. Set sprinkler heads and quick-coupler valves perpendicular to finish grade.
- Test pressure mainline at 100 psi minimum for 1 hour minimum and make certain there are no leaks before backfilling. Notify Project Manager 2 working days minimum before testing. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of original contract with no additional cost to Owner. Adjust sprinkler heads for proper distribution and trim so spray does not fall on building. Adjust watering time of valves to provide proper amounts of water to all plants.

SOIL PREPARATION

- Take care to avoid conditions which will create hazards. Post signs or barriers as required.
- After topsoil has been installed and accepted by Project Manager, install fertilizer and compost.
- Install 16-16-8 fertilizer in lawn and seeded areas at the rate of 10 lbs. per 1,000 sq. ft.
- Install commercial, weed free compost in lawn and seeded areas with a mixture of one part compost to three parts topsoil.
- Rototill fertilizer and compost into top 4 inches of top soil until homogeneous mixture results. Fertilizer may be applied during the Hydroseeding process in seeded areas.
- Notify Project Manager two working days minimum prior to rototilling in any soil additive.
- Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Install wattles as required to direct runoff to established drainage structures. Install U. S. Erosion, or equal, 12" wattles made with 100% weed free wheat straw. Repair or replace damaged areas.

PLANTINGS

- Plants shall conform to requirements of Plant List and Key on Drawings and to "Horticultural Standard" of AAN as to kind, size, age, etc.
- Guarantee shrubs, trees, ground covers, and vines meeting approval at Substantial Completion to live and remain in healthy condition for one year minimum from date landscape installation is accepted as completed.
- Plant names used in Plant List shall conform to "Standardized Plant Names" by American Joint Committee on Horticultural Nomenclature except in cases not covered. In these instances, follow custom of nursery trade. Plants shall bear a tag showing the genus, species, and variety of at least 10 percent of each species delivered to site.
- Plants shall be sound, healthy, vigorous, free from plant disease, insect pests or their eggs, noxious weeds, and have healthy, normal root systems. Container stock shall be well established and free of excessive root-bound conditions. Do not prune plants or top trees prior to delivery.
- Plant materials shall be subject to approval by Project Manager as to size, health, quality, and character. Bare root trees or shrubs are not acceptable. Provide plant materials from a licensed nursery.
- All plantings are subject to approval by Project Manager before delivery to site.
- Measure height and spread of all plant materials with branches in their natural position as indicated on Drawings or Plant List. Measurement should be average of plant, not greatest diameter. For example, plant measuring 15 inches in widest direction and 9 inches in narrowest would be classified as 12 inch stock. Plants properly trimmed and transplanted should measure same in every direction. Measure caliper of trees 6 inches above surface of ground. Where caliper or other dimensions of plant materials are omitted from Plant List, plant materials shall be normal stock for type listed. Plant materials larger than those specified may be supplied, with prior written approval of Project Manager, if complying with Contract Document requirements in all other respects, and if at no additional cost to Owner, and if sizes of roots or balls are increased proportionately.
- Plant materials shall be symmetrical or typical for variety and species and conform to measurements specified in Plant List. Well grown material will generally have height equal to or greater than spread. However, spread shall not be less than 2/3 height.
- Planting Mix shall be a mixture of three parts topsoil and one part commercial, weed free compost.
- Planting Tablets shall be 21 gram Agrifirm 20-10-5.
- Tree stakes shall be 2" diameter, 8' long Lodgepole pine. Use flex strap tree ties. Tree Guys shall be 1/2" steel stakes and 1/2" poly rope with new rubber hose to protect tree.
- Bark Chips or Wood Top Dressing Mulch shall be "Fiber-Mulch" douglas fir bark in shrub areas; "Soil pep" in groundcover areas, unless shown otherwise on drawings.
- Stone Top Dressing Mulch shall be as shown on drawings.
- Weed barrier fabric shall be DeWitt 4.1 oz. 20 year woven polypropylene, or equal.
- Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to Project Manager before proceeding with work.
- Plant totals are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings shown on Drawings are required unless indicated otherwise.
- Take care and preparation in work to avoid conditions which will create hazards. Post signs or barriers as required. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Repair or replace damaged areas.
- Layout individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas. Secure Project Manager's acceptance before planting. Make minor adjustments as may be requested.

SODDING

- Cut and lift sod by approved methods. Cut sod in pieces approximately 3/4 to one inch thick. Roll or fold sod so it may be lifted and handled without breaking or tearing and without loss of soil.
- Schedule deliveries to coincide with topsoil operations and laying. Keep storage at job site to minimum without causing delays. Deliver, unload and store sod on pallets within 24 hours of being lifted. Do not deliver small, irregular or broken pieces of sod.
- During wet weather, allow sod to dry sufficiently to prevent tearing during lifting and handling. During dry weather, protect sod from drying. Water as necessary to insure vitality and to prevent excess loss of soil in handling. Sod which dries out will be rejected.
- Do not commence installation of sod until planting and sprinkler system work has been completed and approved. Do not install sod after October 31 or before March 15.
- Sod shall be superior sod grown from certified, high quality, seed of known origin or from plantings of certified grass seed. Assure satisfactory genetic identity and purity. Assure over-all high quality and freedom from noxious weeds or an excessive amount of other crop and weedy plants at time of harvest. Sod shall be a blend of three or more types Kentucky Bluegrass for turf. Native grass seed shall be equal to Teton Turf native grass sod, or as shown on drawings.

- Set care and preparation in work to avoid conditions which will create hazards. Post signs or barriers as required. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Repair or replace damaged areas. Keep site well drained and landscape excavations dry.
- Seven days maximum prior to sodding:
 - Loosen area 4 inches deep, dampen thoroughly, and cultivate to properly break up clods and lumps. Remove clods, rocks, weeds, roots and debris.
 - Install topsoil to specified depth and thoroughly mix amendment into top 4" of topsoil.
 - Grade and shape area to receive sod to bring surface to true uniform planes free from irregularities and provide drainage and proper slope to catch basins.
 - After lawn areas have been prepared, take no heavy objects over them except lawn rollers.
 - After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with approved grading equipment.
 - Rake or scarify and cut or fill irregularities that develop as required until lawn area is true and uniform, free from lumps, depressions, and irregularities.
 - Final grade of soil after sodding of lawn areas and wildflower sod areas is complete shall be one inch below top of adjacent pavement of any kind.
 - Lay sod during growing season. Sodding during dry summer period, at freezing temperatures, or over frozen soil is not acceptable. Lay sod within 36 hours of being lifted. Lay sod in rows with joints staggered. Butt sections closely without overlapping or leaving gaps between sections. Cut out irregular or thin sections with a sharp knife. Lay sod flush with adjoining existing sodded surfaces. Do not sod slopes steeper than 3:1. Consult with Project Manager for alternate treatment.
 - After sodding of lawn is complete roll horizontal surface areas in two directions perpendicular to each other. Repair and re-roll areas with depressions, lumps, or other irregularities. Heavy rolling to correct irregularities in grade will not be permitted.
 - Water sodded areas immediately after sod laying to obtain moisture penetration through sod into top 4 inches of topsoil.
 - Sodded areas will be accepted at final inspection if sodded areas are properly established, if sod is free of bare and dead spots and without weeds, if no surface soil is visible when grass has been cut to height of 2 inches, and when sodded lawn areas have been mowed a minimum of once.
 - Areas sodded after October 1st will be accepted following spring (July 1st) approximately one month after start of growing season if specified conditions have been met.
 - Replace damaged areas at no additional cost to Owner.
 - Immediately clean up any soil or debris spilled onto pavement and dispose of all deleterious materials.
 - Provide adequate protection of sodded areas against trespassing, erosion, and damage of any kind. Remove this protection after sodded areas have been accepted by Project Manager.

SEEDING

- Do not install seeding until planting and sprinkler system work has been completed and approved.
- Do not install seed if ground is frozen. Install seed mixture as shown below.
- Provide certificate of weight, purity, and germination rate.
- Take care and preparation in work to avoid conditions which will create hazards. Post signs or barriers as required. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Repair or replace damaged areas. Keep site well drained and landscape excavations dry.
- Set care and preparation in work to avoid conditions which will create hazards. Post signs or barriers as required. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Repair or replace damaged areas. Keep site well drained and landscape excavations dry.
- Seven days maximum prior to seeding:
 - Loosen area 3 inches deep, dampen thoroughly, and cultivate to properly break up clods and lumps. Remove from site clods, rocks, weeds, roots, and debris.
 - Install topsoil to specified depth and thoroughly mix amendment into top 4" of topsoil.
 - Grade and shape area to receive seed to bring surface to true uniform planes free from irregularities and to provide drainage and proper slope to catch basins.
 - Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.
 - Final grade of soil after seeding is complete shall be one inch below top of adjacent pavement or edge of any kind.
 - Apply seed stirrly with a hydraulic seeder evenly in two intersecting directions. Install seed at the rate of one lb per 1,000 sq. ft., 16-16-16 fertilizer at the rate of 10 lbs per 1,000 sq. ft. and mulch at the rate of one 50 lb bale per 1,000 sq. ft. or as shown. Seed shall be as shown on drawings.
 - Seeded areas will be accepted at final inspection if seeded areas are properly established and seed is free of bare and dead spots and without weeds.
 - Areas seeded after October 31st will be accepted following spring (June 1st) approximately one month after start of growing season if specified conditions have been met.
 - Replace damaged areas at no additional cost to Owner.
 - Immediately clean up any soil or debris spilled onto pavement and dispose of all deleterious materials.
 - Provide adequate protection of seeded areas against trespassing, erosion, and damage of any kind. Remove this protection after seeded areas have been accepted by Owner.

Maintenance

- Maintain landscaping from completion of landscape installation to 30 days after Substantial Completion Meeting. If Substantial Completion Meeting occurs between September 1st and May 1st, then maintenance period shall extend to the following June.
- Maintain seeded areas until seed has germinated and filled in. Water as required. Re-fertilize using 16-16-0 at the rate of 10 lbs. per 1,000 s.f. three weeks after seeding.
- Maintain sodded native grass areas until lawns complies with specified requirements and throughout maintenance period. Water sodded areas in sufficient quantities and at required frequency to maintain sub-soil immediately under sod continuously moist 3 to 4 inches deep. Mow once at the end of growing season. Mow to a height of 6". A minimum of one mowing is required. Re-fertilize at the rate of 10 lbs. per 1,000 s.f. three weeks after sodding.
- Maintain sodded turf areas until lawns complies with specified requirements and throughout maintenance period. Water sodded areas in sufficient quantities and at required frequency to maintain sub-soil immediately under sod continuously moist 3 to 4 inches deep. Mow turf grass the first time it reaches 3 inches high. Continue to mow at least once each week throughout maintenance period. Remove clippings. A minimum of one mowing is required. Re-fertilize at the rate of 10 lbs. per 1,000 s.f. three weeks after sodding.
- Maintain trees, shrubs and groundcover by pruning, cultivating, and weeding as required for healthy growth. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical positions as required. Spray as required to keep trees and shrubs free of insects and disease. Provide supplemental water by hand as needed in addition to water from sprinkling system.
- Project Manager will inspect landscaping installation approximately 2 weeks before Substantial Completion. Replace landscaping that is dead or appears dead as directed by Project Manager within 10 days of notification and before Substantial Completion.
 - Seeded areas that do not germinate and fill in shall be re-seeded and guaranteed and maintained an additional 30 days from date of re-seeding.
 - Sodded lawn that does not live shall be replaced and guaranteed and maintained an additional 30 days from date of replacement.

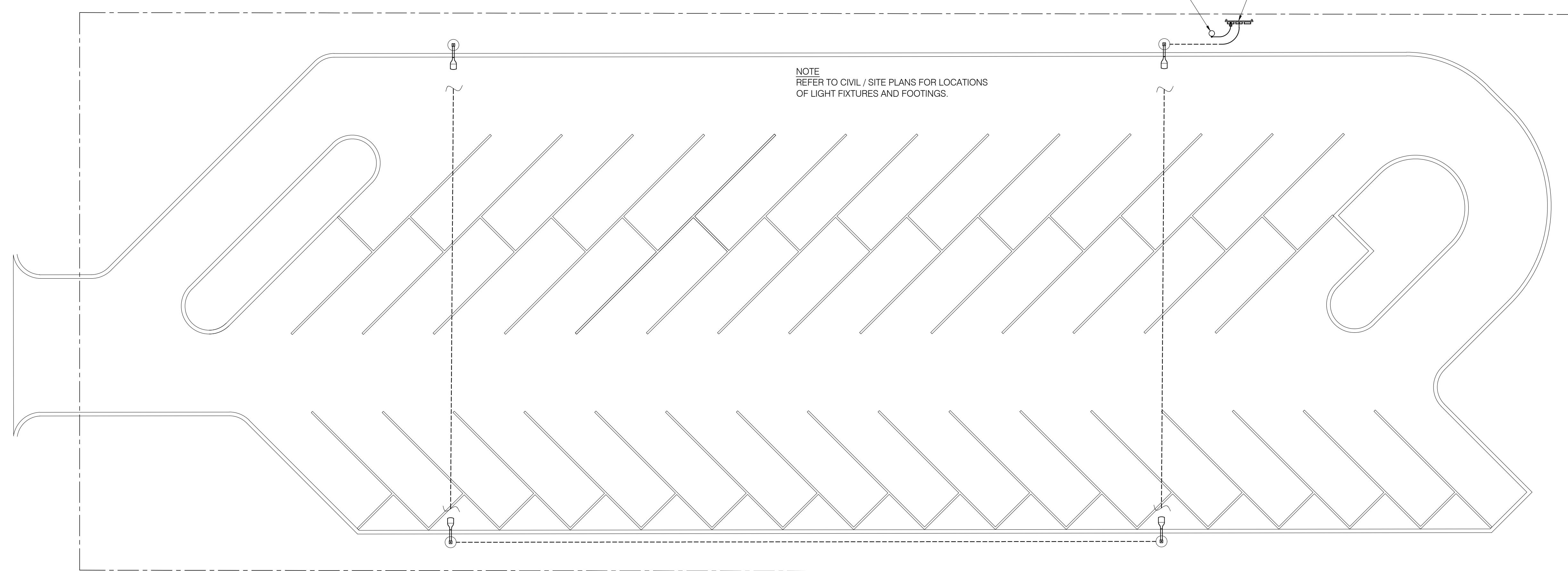
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SPECIFICATIONS

30 REDMOND, JACKSON, WY 83001
 LOTS 6 & 7 PARKING IMPROVEMENTS

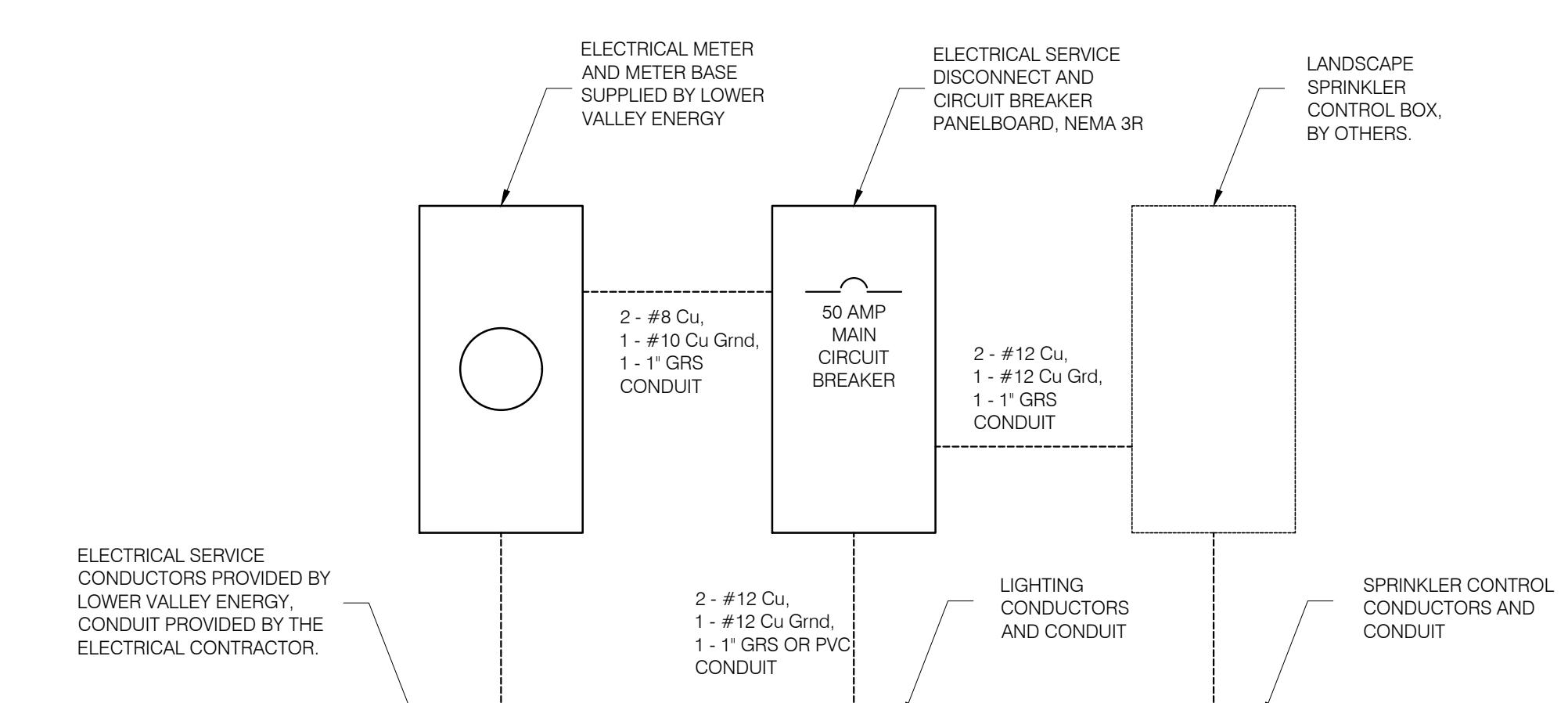
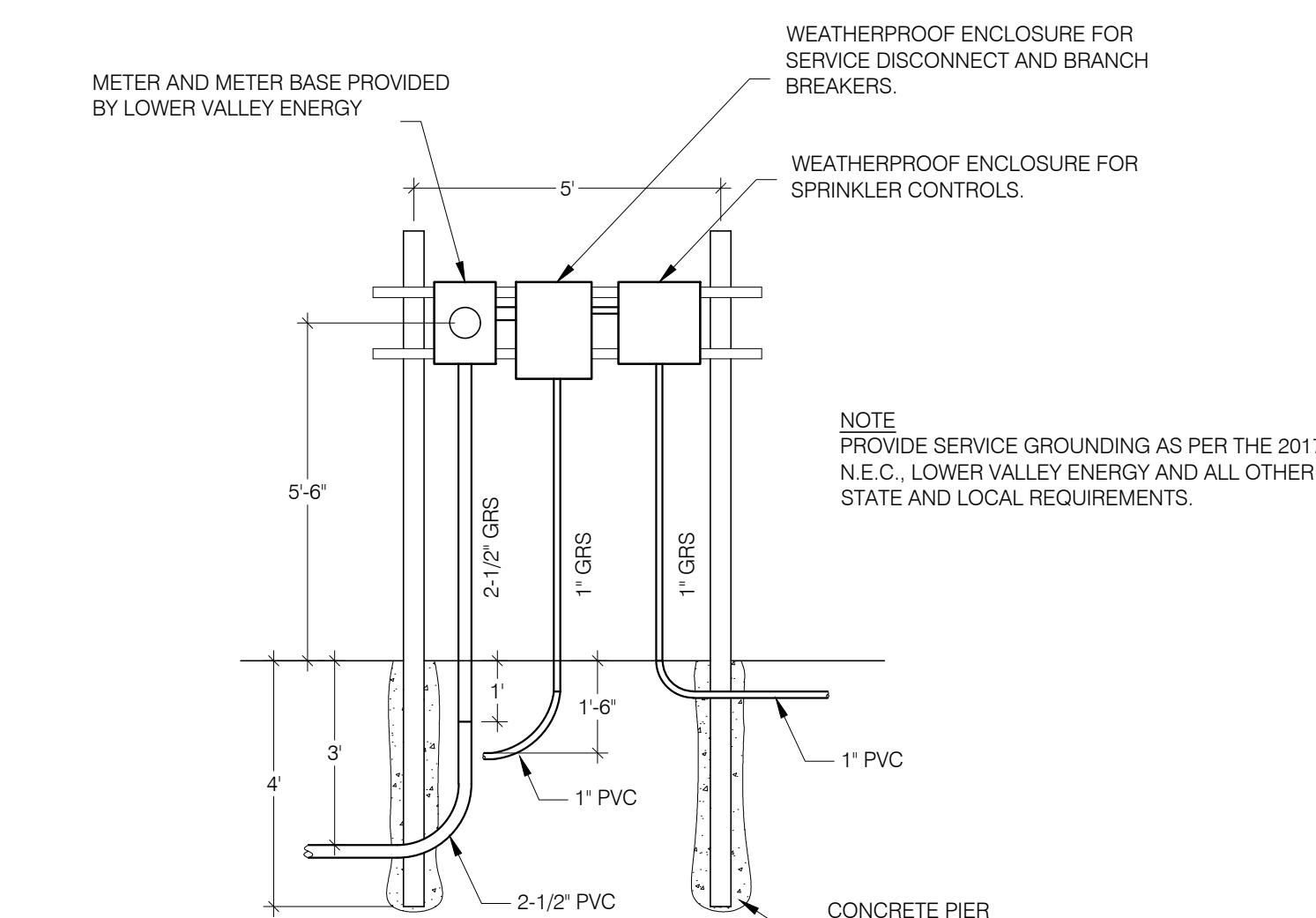
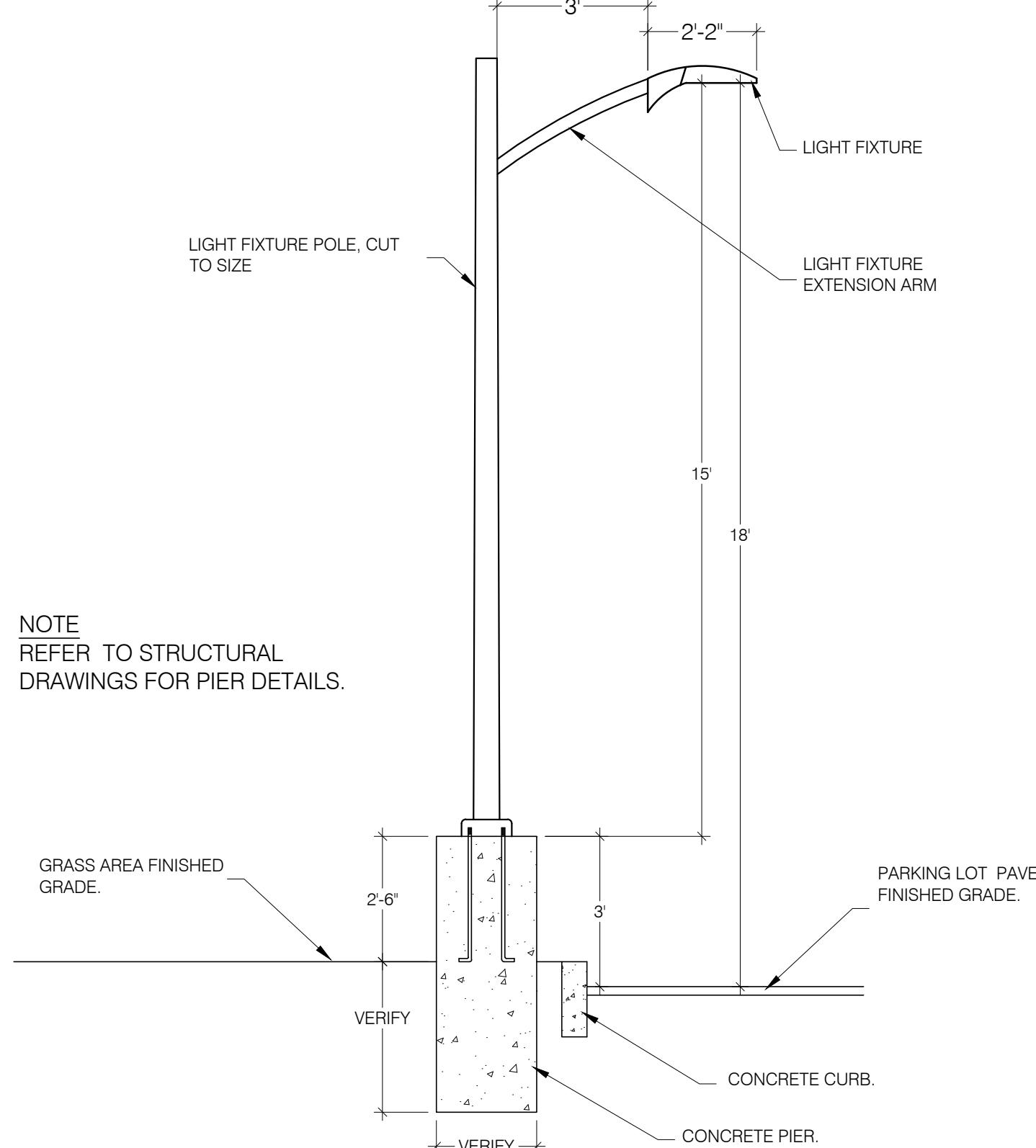
 ELECTRICAL PLANS
 AND DETAILS

E-1



LIGHTING ELECTRICAL PLAN

SCALE 1" = 10'



ELECTRICAL ONE-LINE DIAGRAM

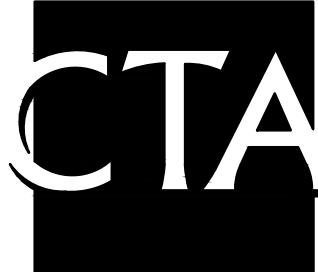
NO SCALE

 LIGHT FIXTURE INSTALLATION SCHEMATIC
 NO SCALE

 ELECTRICAL SERVICE H-FRAME
 NO SCALE

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 DIVISION 16 ELECTRICAL
 SECTION 16010
 GENERAL PROVISIONS

 SECTION 16100
 BASIC MATERIALS

1.01 SCOPE OF WORK

- A. WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, SUPPLIES AND MATERIALS NECESSARY FOR THE INSTALLATION OF A COMPLETE AND OPERATING ELECTRICAL SYSTEM AS REQUIRED BY THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
- B. THE OMISSION OF EXPRESS REFERENCE TO ANY WORK NECESSARY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION DOES NOT RELEASE THE CONTRACTOR FROM PROVIDING SUCH WORK.
- C. ALL MATERIALS SHALL CONFORM TO CURRENT APPLICABLE INDUSTRY STANDARDS. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE ELECTRICAL OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
- D. ALL ELECTRICAL MATERIALS SHALL BE LABELED OR LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- E. THE LATEST ADDITION OF THE NATIONAL ELECTRIC CODE IS THE MINIMUM GUIDELINE.

1.02 SPECIAL REQUIREMENTS

- A. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS TO LIGHTING SYSTEM, SPRINKLER SYSTEM AND MISCELLANEOUS APPARATUS IN ORDER TO COMPLETE THE ELECTRICAL SYSTEM.
- B. THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF OUTLETS, SWITCHES, PANELBOARDS AND OTHER WORK. DATA PRESENTED ON THESE DRAWINGS IS AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC. TO SUIT FIELD CONDITIONS IS REQUIRED TO BE PERFORMED BY THE ELECTRICAL CONTRACTOR. REVIEW ALL ARCHITECTURAL AND CIVIL / SITE DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING PROJECT.
- C. THE COMPLETE INSTALLATION SHALL COMPLY WITH REQUIREMENTS OF THE UTILITY COMPANY FURNISHING SERVICE TO THIS INSTALLATION. APPROPRIATE CODES AND ORDINANCES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT.
- D. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE LEFT IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST, ANY WORK, MATERIAL OR EQUIPMENT WHICH DEVELOPS DEFECTS IN DESIGN OR WORKMANSHIP WITHIN ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- E. ALL EQUIPMENT SHALL BE NEW AND UL LABELED.

1.03 CONSTRUCTION LIGHTING AND POWER

- A. PROVIDE ALL TEMPORARY FACILITIES REQUIRED TO SUPPLY CONSTRUCTION POWER AND LIGHT. INSTALL AND MAINTAIN FACILITIES IN A MANNER THAT WILL PROTECT THE PUBLIC AND WORKMEN. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS.
- B. SIZE AND ARRANGEMENT OF THE TEMPORARY SERVICE SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.
- C. UPON COMPLETION OF THE WORK, REMOVE ALL TEMPORARY FACILITIES FROM THE SITE.
- D. THE GENERAL CONTRACTOR SHALL PAY FOR ALL POWER AND LIGHT USED BY HIM AND HIS SUBCONTRACTORS WHERE CONSTRUCTION POWER IS SEPARATELY METERED, OR IS TAKEN FROM PERMANENT PROJECT METERED SERVICE SOLELY FOR CONSTRUCTION USE.

1.04 COORDINATION

- A. ALL UTILITY COMPANY SERVICE REQUIREMENTS SHALL BE SCHEDULED IN ADVANCE SO THAT THE PROJECT IS NOT DELAYED.
- B. ANY CHANGES OR DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT AND THE OWNER. ALL ERRORS IN INSTALLATION SHALL BE CORRECTED AT NO EXPENSE TO THE OWNER.
- C. UPON COMPLETION OF WORK, ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED COMPLETE, THOROUGHLY CHECKED AND ADJUSTED.

1.05 PERMITS

- A. OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS REQUIRED FOR THIS DIVISION.

1.06 TRENCHING AND BACKFILLING

- A. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION WITH THE GENERAL CONTRACTOR FOR ELECTRICAL TRENCHING.
- B. VERIFY LOCATION OF EXISTING UTILITIES AND, IF DAMAGED BY THIS CONTRACTOR, REPLACE OR REPAIR.

1.07 ELECTRICAL COMPLETION

- A. PROVIDE AS-BUILT DRAWINGS OF POWER AND LIGHTING PLANS SHOWING CIRCUITING.
- B. PROVIDE TYPEWRITTEN DIRECTORY CARDS ON ALL PANELS. LABEL SERVICE DISCONNECTS AND PANELS INDICATING VOLTAGE AND PHASE.
- C. REMOVE ALL MATERIALS, SCRAP, ETC. RELATIVE TO THE ELECTRICAL INSTALLATION AND LEAVE THE PREMISES AND ALL EQUIPMENT, LAMPS, FIXTURES, ETC. IN A CLEAN, ORDERLY AND OPERATING CONDITION.

1.08 OPERATING AND MAINTENANCE MANUAL AND INSTRUCTIONS

- A. DELIVER ONE OPERATING AND MAINTENANCE MANUAL TO THE ARCHITECT ON COMPLETION OF THE WORK.
- B. THE O & M MANUAL SHALL INCLUDE MANUFACTURER'S LITERATURE AND WARRANTIES FOR THE FOLLOWING EQUIPMENT: 1) ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT; 2) LIGHT FIXTURES;
- C. INSTALL OWNER'S O & M MANUAL IN A THREE RING BINDER INCLUDING A TYPED TABLE OF CONTENTS AND TABBED DIVIDER SHEETS FOR EACH SECTION.
- D. INSTRUCT OWNER REGARDING OPERATION AND MAINTENANCE OF ALL ELECTRICAL SYSTEMS TO THE SATISFACTION OF THE OWNER.

1.09 PROJECT RECORD DRAWINGS

- A. PROVIDE THE ARCHITECT WITH ONE CLEAN SET OF PLANS AND SPECIFICATIONS. SHOW ALL POWER AND LIGHTING CIRCUITING AND ANY CHANGES IN DEVICE LOCATIONS.

1.10 WARRANTY:

- A. ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED. GUARANTEE ALL WORKMANSHIP, MATERIAL AND EQUIPMENT AND REPLACE ANY MATERIALS AND/OR EQUIPMENT FOUND DEFECTIVE WITHOUT COST TO OWNER FOR ONE YEAR AFTER FINAL ACCEPTANCE.

END OF SECTION 16010

1.01 OUTLET BOXES

- A. NOT APPLICABLE.

1.02 WIRE AND CABLE

- A. CONDUCTORS SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF UL AND IECAC STANDARDS. MINIMUM CONDUCTOR SIZE SHALL BE NO. 12 AWG FOR LIGHT AND POWER.
- B. ALL GENERAL BUILDING WIRING SHALL BE COPPER. FEEDERS FROM MAIN DISTRIBUTION PANEL TO BRANCH PANELS SHALL BE COPPER. FEEDERS SHALL BE INSTALLED IN CONDUIT.
- C. CONDUCTOR INSULATION TYPES SHALL BE RATED FOR THE TYPE OF AREA USED AND SHALL BE ACCEPTED BY THE NEC.

1.03 WIRING DEVICES

- A. NOT APPLICABLE.

1.04 LIGHTING

- A. NOT APPLICABLE.
- B. PROVIDE LIGHTING EQUIPMENT AS SHOWN ON THE FIXTURE SCHEDULE. PROVIDE COMPLETE LIGHTING EQUIPMENT INCLUDING SUPPORTING BRACKETS, HOLDERS, LENS, ETC.
- C. SECURE ALL FIXTURES FROM BUILDING MEMBERS CAPABLE OF SAFELY CARRYING THE WEIGHT INTENDED.
- D. FIXTURE WIRE SHALL CONFORM TO UL LISTINGS AND BE CONCEALED WITHIN FIXTURE CONSTRUCTION.
- E. ALL LUMINAIRE LENSES AND LAMPS SHALL BE CLEANED AND OPERABLE PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

1.07 EQUIPMENT

- A. NOT APPLICABLE.

END OF SECTION 16100

 SECTION 16350
 SERVICE AND DISTRIBUTION

1.01 METERING FACILITIES

- A. METERS, METER BOXES AND CURRENT TRANSFORMERS ARE TO BE PROVIDED BY THE UTILITY COMPANY. THIS CONTRACTOR SHALL MAKE ALL CONTACTS WITH THE UTILITY COMPANY TO PROVIDE THE NEW SERVICE, AS REQUIRED.

1.02 GROUNDING

- A. SERVICE EQUIPMENT, PANELS, FIXTURES, ETC. SHALL BE PROPERLY GROUNDED IN ACCORDANCE WITH THE LATEST ISSUE OF THE NATIONAL ELECTRIC CODE AND ALL OTHER STATE AND LOCAL REQUIREMENTS. PROVIDE ALL WIRE, CLAMPS, GROUNDING RODS, ETC. AS REQUIRED FOR COMPLETE GROUNDING.

1.03 PANELBOARDS

- A. PROVIDE DEAD-FRONT CIRCUIT BREAKER TYPE PANELS WITH THE SIZE AND NUMBER OF BRANCHES INDICATED. PROVIDE HINGED DOOR AND FLUSH CATCH AND LOCK. BREAKERS SHALL BE THERMAL MAGNETIC TYPE. PANELBOARDS SHALL HAVE A GROUNDING LUG FOR THE EQUIPMENT GROUNDING SYSTEM. PANELS SHALL MEET NEC REQUIREMENTS AND BE UL LISTED.
- B. PANELBOARD CABINETS AND FRONTS SHALL BE CODE GAUGE GALVANIZED STEEL. PANELBOARD FRONTS SHALL INCLUDE A HINGED STEEL DOOR, CATCH AND SPRING LOADED DOORPULL AND LOCK. FRONTS AND DOORS SHALL HAVE A GRAY BAKED ENAMEL FINISH.

1.04 SERVICE DISCONNECTS

- A. PROVIDE ENCLOSED SERVICE DISCONNECT WHERE INDICATED ON DRAWINGS.
- B. SIZE DISCONNECTS TO MEET NEC REQUIREMENTS.

1.05 LABELING

- A. NOT APPLICABLE.

END OF SECTION 16350

LIGHT FIXTURE SCHEDULE:						
COMPONENT	MANUFACTURER CATALOG #	LAMP	VOLTS	WATTS	LUMENS	COMMENTS
LIGHT FIXTURE HEAD	LITHONIA: DSX0-LED-P1-30-BLC-MVOLT NLTAIR2-PIRHN-FAO-BLACK	LED, LED,	120	38	3585	
LIGHT FIXTURE POLE WITH EXTENSION ARM	LITHONIA: RTSU2G-6.1-11-145-BC-BLACK					PROVIDE 3' EXTENSION ARM. 20' POLE CUT TO SIZE.

SERVICE DISC. AND C.B. PANEL						
LOCATION: ON "H" FRAME		MTC:	NEMA: 3R			
BUS AMPS: 100 VOLTS: 120 / 240		PHASE: 1	Wires: 3		A.I.C.: 10,000	
MAIN BREAKER: 30A MCB	FEEDERS: 2-#8, 1-#6 G	CONDUIT: 2-1/2"				
QTY No.	LOAD DESCRIPTION	LOAD (AMPS)	C.B. (AMP/POLE)	A B (AMP/POLE)	C.B. (KVA)	LOAD DESCRIPTION QTY No.
1	LIGHT FIXTURES	152	20/1	•	2	
3	SPRINKLER CONTROLS	1	20/1	•	4	
5					6	
7				•	8	
9				•	10	
11					12	
WATTS PER PHASE: A= 152 W B= 0 W						
CONNECTED: 152 WATTS, 1.27 AMPS DEMAND: 190 WATTS, 1.58 AMPS						
MANUFACTURER AND MODEL: SQUARE D LOAD CENTER						



GRADING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 East Pearl Ave. | ph: (307) 733-0440
 P.O. Box 1687 | fax: (307) 734-3563
 Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____

Date Received: _____

Check # _____

Credit Card _____

Cash _____

Application #s _____

INSTRUCTIONS.

A grading permit shall be submitted to describe the site grading, erosion controls, and stormwater management that will be used to meet the requirements of the Town of Jackson Land Development Regulations (LDRs). A grading permit is required for all land disturbing activities, e.g. excavation and piles for structures, roadways, utilities, cut and fill slopes, stockpiles, building material storage area, paving, etc. unless explicitly exempted LDRs. The grading plan permit shall be consolidated and reviewed concurrently with any other applications for development of subject property, e.g. building permit.

Complete all portions of the application. All items shall be shown or noted on the plans, including not applicable items. Sign the application. Include all attachments. Submit the application to the Planning and Building office at Town Hall.

PROJECT.

Name/Description: SJMC Parking Lot

Physical Address: 30 Redmond St.

Lot, Subdivision: Lots 6 & 7, Block 1 Redmond Addition PIDN: 22-41-16-34-1-11-005

TYPE OF APPLICATION: NEW REVISION (Original Permit No. _____)

OWNER.

Name: Teton County Hospital District dba St. John's Hospital - Jim Johnston Phone: (307) 739-7488

Mailing Address: P.O. Box 428, Jackson, WY ZIP: 83001

E-mail: jjohnston@tetonhospital.org

APPLICANT/AGENT.

Name: CTA Architects - Brett Bennett Phone: (307) 733-9955

Mailing Address: 1110 Maple Way, Ste. F, Jackson, WY ZIP: 83001

E-mail: brettbennett@ctagroup.com

**If applicant is other than owner, a notarized Town of Jackson Letter of Authorization must accompany this application. Only the Owner or their authorized agent may sign the application.*

DESIGNATED PRIMARY CONTACT.

Owner Applicant/Agent (*a Letter of Authorization must accompany the application*)

CONTRACTOR.

Name: T.B.D. Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____ License: _____

ENGINEER or LANDSCAPE ARCHITECT. Required for Plan Level Submittals

Name: Jorgensen Associates, P.C. - Brian Barney Phone: (307) 733-5150

Mailing Address: P.O. Box 9550, Jackson, WY ZIP: 83002-9550

E-mail: bbarney@jorgensenassociates.com License: _____

PROJECT DESCRIPTION AND PURPOSE. (i.e. Existing Use, Residential, Non-Residential, Retaining Wall, Paving, Staging, etc.)

Construction and grading of a new asphalt parking lot and access.

Estimated Cost of Construction:

TYPE OF PERMIT DETERMINATION (5.7.1.D).						
<i>There are two levels of grading permit.</i>						
<ol style="list-style-type: none"> <i>Statement Level Grading Permit. The purpose of the statement level grading permit is to allow the Town Engineer to review land disturbances that, while small in area, may impact other landowners and the environment.</i> <i>Plan Level Grading Permit. All plan level grading permit applications shall be prepared by a professional engineer or landscape architect registered in the State of Wyoming, unless exempted by the Land Development Regulations.</i> 						
%	Existing lot average cross-slope (in any direction).	%	Percent of the site covered by impervious surfaces.			
Below, identify the area of disturbance in each slope category:						
<i>Existing Slope of the Project Area</i>	<i>Area to be Disturbed (sf)</i>	<i>Threshold</i>				
		<i>Exempt</i>	<i>Statement</i>	<i>Plan</i>		
TOTAL DISTURBANCE	27,630 SF	See below	If disturbing at least 600 sf but less than 1,000 sf.	If disturbing 1,000 sf or more.		
5% or less	27,630 SF	If disturbing less than 600 sf.	If disturbing at least 600 sf but less than 1,000 sf.	If disturbing 1,000 sf or more.		
More than 5% up to 15%		If disturbing less than 400 sf.	If disturbing at least 400 sf but less than 800 sf.	If disturbing 800 sf or more.		
More than 15%		No exemption.	If disturbing 400 sf or less.	If disturbing more than 400 sf.		

A plan level Grading Permit is required for any land disturbance proposed in conjunction with impervious coverage on 41% or more of a site.

Type of Permit: PLAN LEVEL STATEMENT LEVEL Required permit shall be the most rigorous requirement that applies.

RETAINING WALLS AND FACINGS:

Are there retaining walls or facings: Yes (Grading consolidated Building Permit is Required per below) No

Height is measured from the bottom of the foundation and administered under the building codes.

Non-Residential: All retaining walls or facings shall be designed by a professional engineer registered in the State of Wyoming in accordance with the IBC and grading shall be submitted with a building permit.

Residential: All retaining walls or facings shall be designed by a professional engineer registered in the State of Wyoming in accordance with the IRC and grading shall be submitted with a building permit when in excess of 48 inches.

Contact the Building Department for further information regarding the building codes.

FLOODPLAINS AND SPECIAL FLOOD HAZARD AREAS.

Is the site or structure located in a floodplain or in close proximity to Cache Creek or Flat Creek?: _____ Yes No

A Floodplain Development Permit is required before construction or development begins within any Special Flood Hazard Area (SFHA). Development is any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Development within the flood way is prohibited. Fill is prohibited within the floodway unless it has been demonstrated and certified that it will not result in any increase in flood levels. If you are unsure if your site is located within the 100- year floodplain, please contact the Floodplain Administrator, 307 733-3079.

Buildings located within the 100 year floodplain are required to provide an elevation certificate (FEMA Form No. 3067-0077) proving the first floor of the structure is elevated one foot above the base flood elevation. For additions or alterations to an existing structure, provide an elevation certificate for the first floor of the existing structure.

NOTICES:

For permits that require a plan-level Grading Permit, a pre-application conference is mandatory prior to submitting the GEC application. Please use the Planning Application for Pre-application Conference Request (PAP) form.

Permit Exemptions may apply for Agriculture activities and Emergency Flood Control work (5.7.1.D.5).

A financial surety may be required; the applicant shall be responsible for providing a cost estimate for the work requiring the surety.

For Grading Permits submitted in advance of a building permit, detailed information regarding the building or structures shall NOT be shown and the proposed project shall be constructable without any proposed building or structure. Grading Permit approval is not approval for any building related construction.

No physical development shall be permitted on natural slopes in excess of 25% (5.4.1.A), with exceptions (5.4.1B).

Additional hillside standards (5.4.1.C) apply to lots of record which have an average cross-slope (in any direction) of 10% or greater, or where any portion of a lot having a slope of 10% or greater is affected.

Regardless of the grading permit requirement or exemption, the Town Engineer may require submittal of a stormwater management plan, if it is necessary to determine compliance with Sec. 5.7.4.

Public Right-of-Way (Encroachment) Permits are required for any work proposed within the Town's Right-of-Way.

An Encroachment Agreement is required prior to the construction of any structure within the Town's Right-of-Way.

APPLICANT'S SIGNATURE, CERTIFICATION, AND AUTHORIZATION

Under penalty of perjury I hereby certify that I have read this application and state that, to the best of my knowledge, all of the information herein is true and correct and I swear that any information which may be hereafter given by me in hearing before the Planning Commission of Town of Jackson or the Town Council of the Town of Jackson shall be truthful and correct. I agree to comply with all Town, State, and Federal laws relating to the subject matter of this application and hereby authorize representatives of the Town of Jackson to enter the property described herein during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering the property.

In signing this application, I acknowledge that the Town's acceptance of this application and a plan review fee does not constitute approval of a permit. I agree not to commence any work for which this application is being made prior to approval of this application by the appropriate Town agencies and payment of any fees due.

Signature of Owner or Authorized Applicant/Agent

Brett Bennett

Name Printed

Date

7/13/2018

Title

STATEMENT LEVEL SUBMITTAL REQUIREMENTS. Please fill out the left side of this checklist. Staff will review this for sufficiency.

APPLICANT	ALL Grading Permit Applications shall include the following:	TOWN
X	A complete set of application documents in PDF format.	
X	A cover letter and/or table of contents documenting all of the application materials submitted and in which format(s) they have been submitted. Only the plan sheets as noted below must be submitted on paper.	
	One set of complete drawings scaled on sheets no larger than 24" x 36".	
X	Two sets of complete drawings scaled on sheets no larger than 11" x 17".	
X	Town of Jackson Letter of Authorization if the applicant is other than the property owner.	
X	A copy of the Warranty Deed or Contract of Sale.	
X	Fee is based on review time and will be paid following the review.	
X	Site Development schedule - month and year of project initiation to completion of re-vegetation.	
X	Proposed grading plan to include: <ul style="list-style-type: none"> - North Arrow, Scale, Legend - existing contours - proposed contours - extent of grading limits - stockpile location 	
X	Re-vegetation details for all disturbed areas to include: <ul style="list-style-type: none"> - types and approximate location of vegetation to be used - seeding or planting and stabilization techniques to be followed - source and method of irrigation, if necessary 	
X	Erosion control plan to include: <ul style="list-style-type: none"> - drawing and specifications illustrating the type and location of required erosion control measures (silt fences, straw bales, detention basins, duff berms, etc.) - direction of runoff throughout the construction area and the re-contoured area 	
X	Weed & Pest language to include: References to Wyoming Seed Law and Wyoming Nursery Stock Law Invasive Species Management Plan.	
N/A	Ponds/Water features. Ponds and water features with a Pump system are required to pay a fee of \$150 per horsepower.	
	Regardless of the grading permit requirement or exemption, the Town Engineer may require submittal of a stormwater management plan, prepared by an engineer or landscape architect licensed in the State of Wyoming, if it is necessary to determine compliance with Sec. 5.7.4. The stormwater management plan shall be approved by the Town Engineer prior to any physical development.	
N/A	Retaining Walls. Height is measured from the bottom of the foundation and administered under the building codes. Non-Residential: All retaining walls or facings shall be designed by a professional engineer registered in the State of Wyoming in accordance with the IBC and grading shall be submitted with a building permit. Residential: When in excess of 48 inches, retaining walls or facings shall be designed by a professional engineer registered in the State of Wyoming in accordance with the IRC and grading shall be submitted with a building permit. For walls less than 48 inches tall, provide information regarding the types of materials, specifications, cross sections (typical or as required to document the installation), elevations, expected soil type, if applicable any calculations (sliding, overturning, factors of safety), etc. Certification that the wall is non-load bearing may be requested. Some retaining walls may be considered structures and should be located as allowed for structures. The use of non-structural retaining walls (aka landscaping walls), should be minimized to the extent possible and limited to the building envelope, especially on steep slopes.	

PLAN LEVEL SUBMITTAL REQUIREMENTS. *In addition to all the information required for a Statement Level application the following items shall also be addressed. All items shall be shown or noted on the plans, including not applicable items.*

APPLICANT	ALL PLAN LEVEL Grading Permit Applications shall include the following:	TOWN
X	Pre-Application Conference	
X	Design prepared and stamped by a professional engineer or landscape architect licensed in the state of Wyoming.	
X	Existing conditions site plan to include: <ul style="list-style-type: none"> - Site boundaries and contiguous lands - Watercourses – lakes, streams, wetlands, ditches, etc. - Floodplains and Floodways - Landslide or bedrock slum (talus and/or avalanche slopes) - Predominant soil types – location and identification - Vegetation cover – location and species - Stormwater drainage and/or natural drainage patterns (locations and dimensions) - Utilities and other structures – buildings and paved areas - Site topographic map - Easements 	
X	Slope analysis of the existing site with proposed development overlaid for sites with average slopes over 5%. Use 5% increments up to 30% slopes.	
X	Plan of final site conditions showing the site changes at the same scale as the existing conditions site plan.	
N/A	A geotechnical report shall be submitted with a plan level grading permit application for construction sites with existing slopes greater than 25% or when considered necessary by the Town Engineer in consideration of soil type and stability and the proposed structure; the report may be waived by the Town Engineer, when applicable. The report shall be prepared by a professional geotechnical engineer registered in the State of Wyoming.	
X	Site Construction Plans <ul style="list-style-type: none"> - Land disturbing activities-locations and dimensions - Temporary topsoil/dirt stockpile-location and dimensions - Plans and sections of grading features - Engineering technique to minimize adverse effect of geologic or flood conditions - Site storm water management and erosion control measures - Starting and completion date of land disturbances/land development activity - Maintenance of site erosion control measures 	
X	Stormwater basins, design information, and calculations required by section 5.7.4.	
N/A	Hillside projects, provided additional information required by section 5.4.1.	
	For projects with work within the Town's Right-of-Way provide information on proposed striping, signage, irrigation, etc. The Town's Urban Forest Council shall review and approve any proposed landscaping.	
	For small construction projects, disturbing at least one acre but less than five acres, shall follow all the provisions of the Small Construction General Permit.	
	For large construction projects, disturbing 5 acres or more, a Wyoming DEQ Large Construction General permit is required including a complete Stormwater Pollution Prevention Plan.	
	Any other information relevant to the application.	

PERMIT FEES

Fees are based on an hourly review rate of \$50 per hour. Estimated fees are listed for reference only, actual permit fees will be based on review time and are due at the time of permit issuance. The Town Engineer shall consider the scope of the project, anticipated public involvement, project complexity, and the likelihood of follow-up administration. Considering the complexity of the project, the Town Engineer may assess additional fees or require external/third party review by a qualified professional of the Town's choosing and at the Applicant's expense. The Applicant should contact the Town Engineering Department (307 739-4547) if they need assistance.

Grading Permit Applications:**Statement Level Project \$300**

(May typically include, but not limited to: single family residential structures and additions; small ponds; on-site septic & repair; minor grading in floodplain fringe; utility crossings; small culverts and irrigation structures; debris removal; or other projects as determined by the Floodplain Administrator)

Plan Level Project \$600

(May typically include, but not limited to: floodplain studies; floodway encroachments; nonresidential floodproofed structures; new or expanded Subdivisions; watercourse alterations; bridges; in-stream and flood control structures; gravel pits; multi-unit dwellings; stream restoration or stabilization; or other projects as determined by the Floodplain Administrator)

Compliance Fees:

(Failure to obtain permit prior to commencing development – not including an Emergency Waiver; which must be pre-authorized by the Floodplain Administrator):

After the fact permit fees are double the initial fee.

OTHER GRADING FEES:

Minimum Fee \$50

Information Request \$50/hour

Site Visit, Inspections, Investigative Fees \$50/hour

Pre-application Conference \$150

Revision to previously reviewed Grading Permit Application \$150.00

Extension to Grading Permit (6 month extension) \$50

Third Party Technical Review At Cost

Variance Application \$400.00

APPLICABILITY. *This checklist should be used when submitting an application for a **Conditional Use Permit**.*

When is a Conditional Use Permit required?

Section 6.1.1 of the LDRs contains the Use Schedule for all zones. Allowed uses that require a Conditional Use Permit are denoted with a “C.” You can also determine whether a Conditional Use Permit is required by referencing Subsection C of the applicable zone.

Do I need a Pre-Application Conference first?

Yes, a Pre-Application Conference is required.

FINDINGS FOR APPROVAL. *The application shall include a narrative statement addressing each of the applicable Findings for Approval, found in **Section 8.4.2, Conditional Use Permit**.*

A conditional use permit shall be approved upon finding the application:

1. Is compatible with the desired future character of the area; and
2. Complies with the use specific standards of Division 6.1: Allowed Uses and the zone; and
3. Minimizes adverse visual impacts, and;
4. Minimizes adverse environmental impacts; and
5. Minimizes adverse impacts from nuisances; and
6. Minimizes adverse impacts on public facilities; and
7. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

GENERAL INFORMATION.

_____ **Response to Pre-Application Conference Summary Checklist.** During the pre-application conference, you will be provided with a summary and checklist of applicable LDR standards and requirements that must be addressed for a sufficient application.

LETTER OF AUTHORIZATION

Teton County Hospital District _____, "Owner" whose address is: _____
 PO Box 428, Jackson, Wyoming, 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Teton County Hospital District dda St. John's Medical Center _____, as the owner of property
 more specifically legally described as: Parcel: 22-41-16-34-1-11-005
 StAddr: 30 REDMOND STREET Deed: 643 WD 673 Location: LOTS 6-7, BL. 1, REDMOND-2
 NW 1/4 NE 1/4 Section 34 T41N R116W 6th P.M.

(If too lengthy, attach description)

HEREBY AUTHORIZES Hoyt CTA Architects and Engineers, PO Box 7364, Jackson, Wyoming 83002 as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)
 COUNTY OF Teton)
)SS.
)

The foregoing instrument was acknowledged before me by James Johnston this 11 day of June, 20018.

WITNESS my hand and official seal.

SM Stet
 (Notary Public)
 My commission expires: 6/6/2020

(Seal)





WARRANTY DEED

Bud Harley, LLC, a Wyoming limited liability company, GRANTOR, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, and pursuant to an IRC § 1031 tax deferred exchange on behalf of Grantor, CONVEYS and WARRANTS to Teton County Hospital District, dba St. John's Medical Center, a Public Wyoming Hospital District, GRANTEE, whose address is P.O. Box 428, Jackson, Wyoming 83001, all of its undivided interest in and to the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

Lots 1, 2, 4, 6 & 7 of the 2nd Redmond Plat, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 15, 1937 as Plat No. 122.

Grantor: BUD HARLEY LLC
Grantee: TETON COUNTY HOSPITAL*
PIN #s 22-41-16-34-1-11-003 (Lots 1 & 2)
22-41-16-34-1-11-011 (Lot 4)
22-41-16-34-1-11-005 (Lots 6 & 7)
Doc 0688884 bk 643 pg 673-673 Filed at 4:19 on 11/03/06
Sherry L Daigle, Teton County Clerk fees: 8.00
By MICHELE E. FAIRHURST Deputy

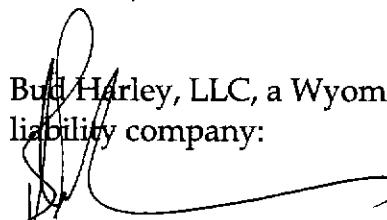
Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

WITNESS our hands this 2nd day of October, 2006.

RELEASED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input checked="" type="checkbox"/>

Bud Harley, LLC, a Wyoming limited liability company:

Roger M. Brecheen, M. D. Managing Member


Kathy Watkins

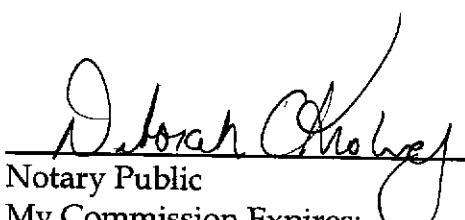
Kathy L. Watkins, Managing Member

STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 2nd day of October, 2006 by Roger M. Brecheen, M.D. and Kathy L. Watkins who each do verify that the foregoing instrument is signed in the name of, on behalf of, and by authority of said limited liability company.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: May 25, 2007

For Office Use Only

Fees Paid _____

Check # _____

Credit Card _____

Cash _____

Application #s _____

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

____ Owner _____ Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.***Use Permit** Basic Use Conditional Use Special Use**Relief from the LDRs** Administrative Adjustment Variance Beneficial Use Determination Appeal of an Admin. Decision**Physical Development** Sketch Plan Development Plan**Development Option/Subdivision** Development Option Plan Subdivision Plat Boundary Adjustment (replat) Boundary Adjustment (no plat)**Interpretations** Formal Interpretation Zoning Compliance Verification**Amendments to the LDRs** LDR Text Amendment Zoning Map Amendment Planned Unit Development Other: _____

PRE-SUBMITTAL STEPS. Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. **If this application is amending a previous approval, indicate the original permit number.**

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.

Have you attached the following?

Application Fee. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

Date: July 13, 2018

Hoyt/CTA Architects
PO Box 7364
Jackson, WY 83002
Contact: Brett Bennett 307.733.9955 (brettbennett@ctagroup.com)

Conditional Use Permit Narrative
30 Redmond (Lot 6 & 7) Parking Improvements

1. Existing Conditions

- a. Vicinity map: Refer to Permit Drawings
- b. Existing conditions: Site is vacant and currently used for St. John's Medical Center parking.

2. Property History

- a. Purchased in Nov 2006
- b. Existing residence demolished in 2014. Site reclaimed to grade.

3. Use

- a. Parking facility to support Institutional assembly - Hospital use.

4. Zoning

- a. P/SP
- b. The purpose of the Public/Semi Public - Town (P/SP-ToJ) zone is to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, the P/SP-ToJ zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. Land in the P/SP-ToJ zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district. It is not the intent of these LDRs that property in the P/SP-ToJ zone retain that designation after the property is divested by the public entity. At the time P/SP-ToJ designated land is transferred, or is proposed to be transferred, into private ownership, the property shall be reclassified to an appropriate zoning district to allow private use pursuant to the Jackson/Teton County Comprehensive Plan.

5. Findings

a. Compatible with character

- i. Located in the District 2 commercial core of the comp plan
- ii. Sub 2.6 mixed use
- iii. St. John's campus
- iv. Vibrant pedestrian mixed use district with variety and strategic location for parking related to the Hospital institutional use within 500 feet of the campus

6. Complies with use standards

- a. P/SP zoning relating to the hospital institutional use as a support facility providing surface parking for the hospital
- b. Direction and standards from the LDRs relating to the adjoining zones and requirements for setbacks, screening, pedestrian frontage, landscaping standards, off-street parking standards, lighting standards

7. Minimizes visual impacts

- a. Use of screening, landscape design and plant materials to screen the surface parking

8. Minimizes environmental impacts

- a. Not in the Natural resource overlay. Storm water design and management to retain and filter runoff

9. Minimizes nuisances impacts

- a. Hardscape and landscape improvements will reduce dust and erosion.

10. Minimizes infrastructure impacts

- a. Utilizes existing streets, curb, gutters, sidewalks, water and sewer and power utilities. All utilities will be underground.

11. Complies with LDRs

- a. Follows LDR standards for development, use, environmental and compatibility with comprehensive Town planning.

12. Conformance with prior permits

- a. No existing prior permits

13. Fee Waiver Request

- a. As part of this Conditional Use Permit application and associated Grading Permit application, Teton County Hospital District is requesting a few waiver for all CUP/Grading Permit application and permit fees related to this project. As a recipient of Tax Levy Revenue from the County Treasurer, this project is a valid candidate for a Fee Waiver Request.



GRADING PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Engineering Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING GENERAL INFORMATION.

PAP#:	P18-121	Date of Conference:	5/8/2018
Engineering Staff:	Brian Lenz	Planning Staff:	Brendan Conboy

PROJECT.

Name/Description:	30 Redmond Parking		
Physical Address:	30 Redmond		
Lot, Subdivision		PIDN:	
Zoning District(s):			
Overlay(s):			

STAKEHOLDERS.

Owner:	Teton County Hospital
Applicant:	CTA Architects & Engineers
Agent:	Brett Bennet

MEETING ATTENDEES:

Name	Company	Phone/Email
Brett Bennett	CTA	
<u>JIM BARLOW</u>	CTA	
<u>COLLIN SMITH</u>	ST JONAS	
<u>BRENT LUNDSTEDT</u>	"	
<u>JIM JOHNSTON</u>	" FACILITY Manager	

Checklist Key.

Required. Applicant must demonstrate compliance with this requirement.

N/A **Not Applicable.** Review requirement is not applicable to this project.

General Information	
Requirement	Notes
<input checked="" type="checkbox"/>	GRADING PERMIT APPLICATION. The application should contain all pertinent information from the grading permit checklist. Submit complete application in PDF and two 11X17 sets of plans.
<u>No</u>	OR BUILDING PERMIT. If any proposed structure is included in the work, the grading permit information shall be consolidated with the building permit. Submit documents as required for a building permit, include PDF
<input checked="" type="checkbox"/>	Notarized Letter of Authorization. See Section 8.2.4.A for requirements. A template is established in the Administrative Manual.
<u>No</u>	Application Fees. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. Fees for grading permits are included with building permit fees for consolidated applications.
<u>No</u>	Review fees. The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Engineering Associates, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.
<input checked="" type="checkbox"/>	Other information needed. All grading applications submitted to the Town Planning & Building Department must be submitted in PDF DIGITAL format.
<input checked="" type="checkbox"/>	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.
<input checked="" type="checkbox"/>	Narrative description of the proposed development. Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.

LDR ARTICLE 5 PHYSICAL DEVELOPMENT STANDARDS. Please see Subsection B in applicable Zone District for specific standards The following are pertinent to grading permits.	
Requirement	Notes
<input checked="" type="checkbox"/>	Site Development (Driveway and Access limits and setbacks) • Varies by zoning.
<input checked="" type="checkbox"/>	Landscaping (see Div. 5.5 for more information) coordinate with revegetation plan.
<u>N/A</u>	Environmental Standards. Creek & Irrigation Ditch Setbacks

<u>N/A</u>	<p>Natural Hazards to Avoid (see Div. 5.4 for more information)</p> <ul style="list-style-type: none">  Steep Slopes <ul style="list-style-type: none"> ○ Exceptions for Lots Platted prior to 1994 ○ Exceptions for Lots Platted in Karn's Hillside (only for essential access and structures) ○ GEOTECH REPORT including a Stability Evaluation or Analysis commensurate with the degree of hazard for Pre and Post Development conditions.  Areas of Unstable Soils  Fault Areas  Floodplains  Wildland Urban Interface 	
<u>X</u>	<p>Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)</p> <ul style="list-style-type: none"> • Grading (Sec. 5.7.2 & 8.3.4) <ul style="list-style-type: none">  Retaining walls over 48" from base of footing shall be engineered and Inspected by engineer (Building Permit) ○ Provide details for landscaping walls  Final grading inspection required by <u>design engineer</u> for <u>plan level applications</u> • Erosion Control (Sec. 5.7.3) • Stormwater Management (Sec. 5.7.4) <ul style="list-style-type: none"> ○ Exceptions Karn's Hillside Exemption for onsite storage 	<ul style="list-style-type: none"> • ENGINEER OR LA STAMP • PRE-TREATMENT REQUIRED • STORM CONNECTION? • STORM WATER Calculations • limit to Pre Development runoff

OTHER APPLICABLE LDR STANDARDS		
Requirement		Notes:
<u>X</u>	<p>Parking and Loading, (see Div. 6.2)</p> <p>6.2.3 Location of Required Parking</p> <p>6.2.5 Off-Street Parking and Loading Design Standards Size, snow storage, alley access, etc.</p>	Dimensions per LDRs QUE Distance 20' x 10' min
<u>NA</u>	<p>Standards Applicable to all Subdivisions (see Div. 7.2.2)</p> <ul style="list-style-type: none"> • Roads, Sewer, Storm, Water, Utilities, etc. • Professional Engineer and Town Acceptance 	
<u>NA</u>	<p>Transportation Facility Standards (see Div. 7.6)</p> <ul style="list-style-type: none"> • Access to Roads; other street and ROW standards 	- PROW Permit For CURBS APPROXIMATE
<u>X</u>	<p>Required Utilities, (see Div. 7.7)</p> <p>7.7.2 Potable Water Supply</p> <p>7.7.3 Sanitary Sewer System</p> <p>7.7.5 Other Utilities; <u>Buried Utilities Required</u> Storm Water Collection, Treatment, Connection</p>	<p>~22-23' N. of South Property 4-5' East of sidewalk</p> <ul style="list-style-type: none"> - Show lighting - Power - Water Service - meterpit above ground Back Flood
<u>X</u>	<p>Utility Fees (see Municipal Code Title 13 Utilities)</p> <p>Water Meters – Show the Size and Location on the plans</p> <p>Backflow Prevention – Size, Type, and Location</p> <ul style="list-style-type: none"> • <u>¾"</u> and <u>1"</u> Provided by Town with Meter <p>Fire Sprinklers – Require RPV Assembly</p> <p>Connection Fees</p> <p>Capacity Fees:</p> <ul style="list-style-type: none"> • Water based on meter size • <u>Sewer based on building use and size</u> 	<ul style="list-style-type: none"> • Irrigation - Double check

X	Construction Management Plan /Narrative <ul style="list-style-type: none"> • Fencing – For Public Safety and Site Security • Tracking Pad – required at access point(s) • Soil Tracking onto the road is prohibited, clean immediately • Staging & Stockpiling • Contractor Parking • Trailers, Dumpsters, Toilets • No staging or storage of materials in public right-of-way or easement 	
X	Public Right of Way (Encroachment) Permits <ul style="list-style-type: none"> • Required for work within the right-of-way, Town easements, or property • Fees and Bonding 	curb cuts & sidewalks
X/A	Demolition Permits and Utility Abandonment <ul style="list-style-type: none"> • Bonding is required • Standards • Locations 	
NA	Floodplain Development Permits <ul style="list-style-type: none"> • Floodplain vs. Floodway • Requirements • Separate Application 	
X	Permitting and Inspection Process <ul style="list-style-type: none"> • PreConstruction Meeting Required • Sign Off Sheet – Engineering has a separate sheet • Final Inspections – Engineering Required Prior to Building 	• Design ENGINEER
NA	Subdivision Plat (see Div. 8.5.3) <ul style="list-style-type: none"> • Plat Content , Subdivision Improvement Agreement 	
NA	OTHER <ul style="list-style-type: none"> • Sidewalks – in public right of way, easements, or land shall be ADA compliant • DEQ Permits 	

MEETING NOTES

- Lighting & Comply w/ LDRS
- PLANNING For ^{use} Permits; Landscaping; Setbacks
- FIRE LANES - Marshall



NOTICE OF PUBLIC HEARING

JACKSON TOWN COUNCIL: OCTOBER 1, 2018 at 6:00PM

Location of Hearing: Council Chambers, Town Hall
150 E Pearl Avenue
Jackson, WY

REQUEST: Approval of Conditional Use Permit.

PROPOSAL: The proposed improvements to 30 Redmond (Lots 6&7, 2nd Redmond Plat) include the following.

- 1)Grading
- 2)Utilities
- 3)Construct parking area hardscape; asphalt, concrete, etc.

Lots 6&7 are vacant and St. John's Medical Center is currently using the property to meet their parking needs. Zoning for this property is PSP.

PROJECT NUMBER: Item P18-221

PLANNING

Project Number	P18-221	Applied	7/17/2018	STOL
Project Name	CUP - TC Hospital Parking	Approved		
Type	CUP	Closed		
Subtype	PARKING	Expired		
Status	STAFF REVIEW	Status		
Applicant	Hoyt/CTA Architects Engineers	Owner	TETON COUNTY HOSPITAL DISTRICT	
Site Address	30 REDMOND STREET	City	State	Zip
		JACKSON	WY	83001
Subdivision	REDMOND-2ND	Parcel No	General Plan	
		22411634111005		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building		7/18/2018	8/8/2018		
Jim Green					

Fire	NO COMMENT	7/18/2018	8/8/2018	7/26/2018	remark
Kathy Clay					
(7/26/2018 3:37 PM GOSS)					
MEMO					
FIRE REVIEW					

TO: Hoyt/CTA Architects PO Box 7364 Jackson, WY 83002

FROM: Butch Gosselin, Fire Inspector

DATE: July 26, 2018

SUBJECT: Hoback Junction Telecommunication Facility
Lot 6 Redmond, parking lot
P18-221

This office has received the request for a fire review for a parking lot at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

PLEASE TAKE SPECIAL NOTE OF ALL ***STARRED*** ITEMS.

Comments include, but are not limited to:

*** APPROVED WITHOUT COMMENT

Please feel free to contact me if you have any further questions at 307-733-4732.

Legal APPROVED 7/18/2018 8/8/2018 8/7/2018
A Cohen-Davis

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Pathways		7/18/2018	8/8/2018		
Brian Schilling					
Planning		7/18/2018	8/8/2018	7/31/2018	See Staff Report P18-221
Brendan Conboy					
Police	APPROVED W/CONDITI	7/18/2018	8/8/2018	7/24/2018	
Todd Smith (7/24/2018 3:34 PM STOL)					
I would recommend more than 2 handicap spaces. Possibly 33 and 34 could be considered directly north of the other two already proposed.					
Best, Todd					
Public Works	APPROVED W/CONDITI	7/18/2018	8/8/2018	8/24/2018	
Brian Lenz (8/24/2018 3:42 PM BTL)					
Conditional Use Permit – APPROVED					
P18-221					
CTA Architects, Brett Bennett; for Teton County Hospital District					
30 Redmond					
August 24, 2018					
Brian Lenz, 307-733-3079					
NOTES FOR APPROVAL					
1. Town Engineering supports the upgrades to the existing gravel parking area to optimize its use and minimize soil tracking onto the streets.					
2. The sidewalk and base at the new entrance shall be removed and replaced with 6-inch thick base and sidewalk for vehicular traffic.					
3. The proposed tree planted in the public right-of-way shall be approved by the Urban Tree Council and a root guard installed along the sidewalk.					
4. An encroachment permit shall be required for any work occurring within the Town's right-of-way.					
5. Public works recommends using a commercial power service pedestal for security and aesthetics, instead of the proposed H-Frame.					
START		7/18/2018	8/8/2018		
Darren Brugmann					