



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police

Joint Town/County

- ☒ Parks and Recreation
- ☐ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: December 26, 2018</p> <p>Item #: P18-365</p> <p>Planner: Brendan Conboy</p> <p>Phone: 733-0440 ext. 1302</p> <p>Fax: 734-3563</p> <p>Email: bconboy@jacksonwy.gov</p> <p>Owner: Teton County Hospital District PO Box 428 Jackson, WY 83001</p> <p>Applicant: CTA Architects & Engineers PO Box 7364 Jackson, WY 83002</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Conditional Use Permit for the 630 E. Broadway legally know as, LOT 4, BLK 1, REDMOND-2 (fka OJ-001604)</p> <p>For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.</p>
<p>Please respond by: January 9, 2019 (Sufficiency) January 16, 2019 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to: tstolte@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E 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 _____
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

Physical Development

_____ Sketch Plan
_____ Development Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Development Option/Subdivision

_____ Development Option Plan
_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)

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

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: 22-41-16-34-1-11-001

StAddr: 630 E BROADWAY AVENUE Deed: 643 WD 673 Location: LOT 4, BLK 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:

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

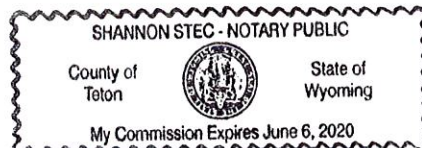
The foregoing instrument was acknowledged before me by James Johnston this 11 day of June, 20016.

WITNESS my hand and official seal.

Sharon Steer
(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.

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)

Grantor: BUD HARLEY LLC
Grantee: TETON COUNTY HOSPITAL*
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 ^{November}~~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:

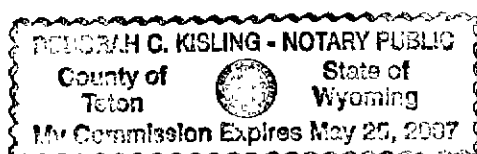
Roger M. Brecheen, M. D. Managing Member

Kathy L. Watkins, Managing Member

STATE OF WYOMING)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this ^{2ND}~~10th~~ day of ^{November}~~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:



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 Planning 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#: P18-218
Date of Conference: 8/1/2018
Planning Staff: Brendan Conboy

PROJECT.

Name/Description: St. John's Hospital Parking Improvements
Physical Address: 630 E. Broadway
Lot, Subdivision Lot 4, Block 1, Redmond 2 PIDN: 22-41-16-34-1-11-001
Zoning District(s): P/SP
Overlay(s): N/A

STAKEHOLDERS.

Applicant: Brett Bennett – CTA
Owner: Teton County Hospital Dist DBA St John's Hospital and Nursing Home
Agent: _____

REQUIRED APPLICATIONS. *This project will require the following applications:*

Application	Reason	Fee
CUP	P/SP Zone – Parking Use	No Fee for Hospital Dist

MEETING ATTENDEES:

Name	Company	Phone/Email
Brett Bennett	CTA	
Jim Barlow	CTA	
Collin Smith & Jim Johnson	St. John's	

TIMELINES. This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
CUP	2 weeks	Council	Up to 90 days for PC, up to 60 days after PC for TC
Grading Permit			

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
<u>X</u> Planning Permit Application. The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	
<u>X</u> Notarized Letter of Authorization. See “Permit and Applications” section on Planning Department website for copy of form.	
<u>N/A</u> Application Fees. 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.	<i>Hospital District Exempt per agreement with Town – Ask Tiffany, Planning Dept. Office Manager</i>
<u>N/A</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 County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	
<u>X</u> Mailed Notice fee. See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	
<u>X</u> Digital Format. All applications submitted to the Town Planning Department must be submitted in digital format.	

<u> X </u>	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.	
<u> X </u>	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	
<u> X </u>	Narrative description of the proposed development. Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	
<u> X </u>	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Div 8.5, as applicable.	
<u> X </u>	Proposed Development Program. Provide a table that summarizes the the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.). An example is found in the Administrative Manual.	
<u> X </u>	Site Plan. Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.	
<u> N/A </u>	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	
<u> X </u>	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	Neighborhood Meeting is Optional for CUP
<u> X </u>	Posted Notice. See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.	Posted Notice on site at least 10 days prior to PC

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone:	<u> P/SP </u>
Applicable LDR Section:	<u> 4.2.1 </u>

PHYSICAL DEVELOPMENT. *Please see Subsection B in applicable Zone District for specific standards.*

Requirement	Notes
<u> X </u> Structure Location and Mass (setbacks, height, FAR, etc.)	
<u> N/A </u> Maximum Scale of Development (individual building size)	
<u> N/A </u> Design Review (Design Guidelines and Design Review Committee)	
<u> X </u> Site Development (Driveway and Access limits)	Parking does not need to be set back 30', however Planning would like to see some buffer landscaped between curb and streetscape. This is flexible but should be somewhat substantial, i.e. more than 5'

<u> X </u>	Landscaping (see Div. 5.5 for more information)	1 plant unit per 8 spaces, <u>landscape islands required</u> per Sec. 6.2.5.A.3
<u> N/A </u>	Fencing (see Sec. 5.1.2 for more information)	
<u> N/A </u>	Environmental Standards (see Div. 5.1 and 5.2 for more information)	
	<ul style="list-style-type: none"> • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards 	
<u> X </u>	Scenic Standards (see Div. 5.3 for more information)	3 lumens per sf of site development max in P/SP
	<ul style="list-style-type: none"> • Exterior Lighting • Scenic Resource Overlay (SRO) Standards 	
<u> N/A </u>	Natural Hazards to Avoid (see Div. 5.4 for more information)	
	<ul style="list-style-type: none"> • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface 	
<u> N/A </u>	Signs (see Div. 5.6 for more information)	
<u> X </u>	Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)	
	<ul style="list-style-type: none"> • Grading • Erosion Control • Stormwater Management 	

USE STANDARDS. Please see Subsection C in applicable Zone District for specific standards.

Requirement	Notes
<u> X </u> Allowed Uses (see Div. 6.1 for more information)	
<u> X </u> Parking (see Div. 6.2 for more information)	<p>all standards in Article 6 are applicable in the P/SP-ToJ zone, unless stated otherwise.</p> <p>24' drive aisle width req'd</p> <p>ADA spaces w/ ground marking and signage.</p> <p>Compact parking spaces not allowed for <u>surface parking</u>. Town has allowed it in the past with underground or structured parking. Potentially could be done with an Admin Adjustment but unlikely.</p>
<u> N/A </u> Employee Housing (see Div. 6.3 for more information)	P/SP exempt from Sec. 6.3
<u> N/A </u> Maximum Scale of Use	

X	Operational Standards (see Div. 6.4 for more information)
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- Outside Storage
- Refuse and Recycling
- Noise
- Vibration
- Electrical Disturbances
- Fire and Explosive Hazards
- Heat and Humidity
- Radioactivity

DEVELOPMENT OPTIONS. *Please see Subsection D in applicable Zone District for specific standards.*

Requirement	Notes
<u>N/A</u> Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)	
<u>N/A</u> Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information)	
	<ul style="list-style-type: none"> • Affordable Housing • School and Parks Exactions
<u>N/A</u> Infrastructure (see Div. 7.6 and 7.7 for more information)	
	<ul style="list-style-type: none"> • Transportation Facilities • Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement	Notes:
<u>N/A</u> Division 1.9, Nonconformities	
1.9.2	Nonconforming Physical Development
1.9.3	Nonconforming Uses
1.9.4	Nonconforming Development Options and Subdivisions
1.9.5	Nonconforming Signs
<u>N/A</u> Division 7.3, Open Space Standards	
7.3.3	Configuration and Location of Required Open Space
7.3.4	Use of Open Space
7.3.5	Physical Development Permitted in Open Space
7.3.6	Record of Restriction
7.3.7	Ownership of Open Space

ADDITIONAL COMMENTS

- Town may be interested in discussing additional crosswalk improvements

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

	Agency	Required for:
<input type="checkbox"/>	Building Official	
<input checked="" type="checkbox"/>	Town Attorney	
<input checked="" type="checkbox"/>	Town Engineer	
<input type="checkbox"/>	Title Company – for subdivision plat	
<input type="checkbox"/>	County Surveyor – for subdivision plat	
<input type="checkbox"/>	Jackson Hole Fire EMS	
<input type="checkbox"/>	Housing Authority	
<input type="checkbox"/>	Integrated Solid Waste & Recycling	
<input type="checkbox"/>	National Park Service	
<input type="checkbox"/>	Parks and Recreation Department	
<input type="checkbox"/>	Pathways Coordinator	
<input type="checkbox"/>	Public and Environmental Health	
<input checked="" type="checkbox"/>	Police Department	
<input type="checkbox"/>	Teton Conservation District	
<input type="checkbox"/>	Teton County School District	
<input type="checkbox"/>	Teton County (required when subdividing land within one mile of the Teton County)	
<input type="checkbox"/>	U.S. Forest Service (if adjacent to or accessing through forest service lands)	
<input type="checkbox"/>	Wyoming Department of Environmental Quality	
<input type="checkbox"/>	Wyoming Department of Game & Fish	
<input type="checkbox"/>	Other	



**Application Submittal Checklist for a
CONDITIONAL USE PERMIT (CUP)
Planning & Building Department
Planning Division**

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

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.



PROPOSED DEVELOPMENT PROGRAM

Planning & Building Department Planning Division

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

PROPOSED DEVELOPMENT PROGRAM. *If a proposed development program is required as part of an application, it should be submitted as a table, in the following format.*

PROPOSED DEVELOPMENT PROGRAM 630 E BROADWAY / LOT 4, REDMOND-2		
Area Calculations. <i>Please complete for each affected lot or parcel.</i>		
	Base Site Area	Adjusted Site Area
Gross Site Area	8,712 SQFT	8,712 SQFT
Land within road easements and rights-of-way	0 SQFT	
Land within existing vehicular access easements	0 SQFT	
Land between levees or banks of rivers and streams	0 SQFT	
Lakes or ponds > 1 acre	0 SQFT	
Land previously committed as open space in accordance with these or prior LDRs	0 SQFT	
50% of lands with slopes greater than 25%	0 SQFT	
Calculated Totals	8,712 SQFT	8,712 SQFT

Development Calculations. <i>Please complete for each structure or use.</i>				
	LDR Standard	Existing	Proposed	Gross
Number of units or density	N/A			
Floor area (by use if applicable)	N/A			
FAR or maximum floor area	N/A			
Site Development	N/A			
Landscape Surface Ratio	N/A			
Setbacks	N/A			
Front or street yard	N/A			
Rear yard	N/A			
Side yard	N/A			
Side yard	N/A			
Height	N/A			



Date: December 21, 2018

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

Conditional Use Permit Narrative

Location: 630 East Broadway Avenue (Lot 4, BLK 1, Redmond-2)

Project Description: Surface 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 2015. Site reclaimed to grade.

3. Use

- a. Parking facility to support Institutional assembly - Hospital use, Living Center, and Professional Office Building.

4. Zoning

- a. P/SP Public Semi/Public
- 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 and Living Center.
- b. Direction and standards from the LDRs relating to the adjoining zones and requirements for screening, pedestrian frontage, landscaping standards, off-street parking standards, and lighting standards.

7. Minimizes visual impacts

- a. Use of 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.

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. Comments

- a. In order to offset a loss of parking spaces related to the future Living Center construction and growing parking demand, additional surface parking is required to meet the functional needs of St. John's Medical Center.

12.21.2018

630 EAST BROADWAY / LOT 4, BLK 1, REDMOND-2
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
CONTACT: JAMES JOHNSTON

ARCHITECT
CTA ARCHITECTS ENGINEERS
PO BOX 7364
JACKSON, WY 83002
307.733.9955
CONTACT: BRETT BENNETT

CIVIL
JORGENSEN ENGINEERS
PO BOX 9550
JACKSON, WY 83002
307.733.5150
CONTACT: PHILLIP YANTZI

LANDSCAPE
WEAVER & ASSOCIATES LA
1605 SOUTH WOODRUFF AVENUE
IDAHO FALLS, ID 83404
208.529.9504
CONTACT: DAVID WEAVER

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



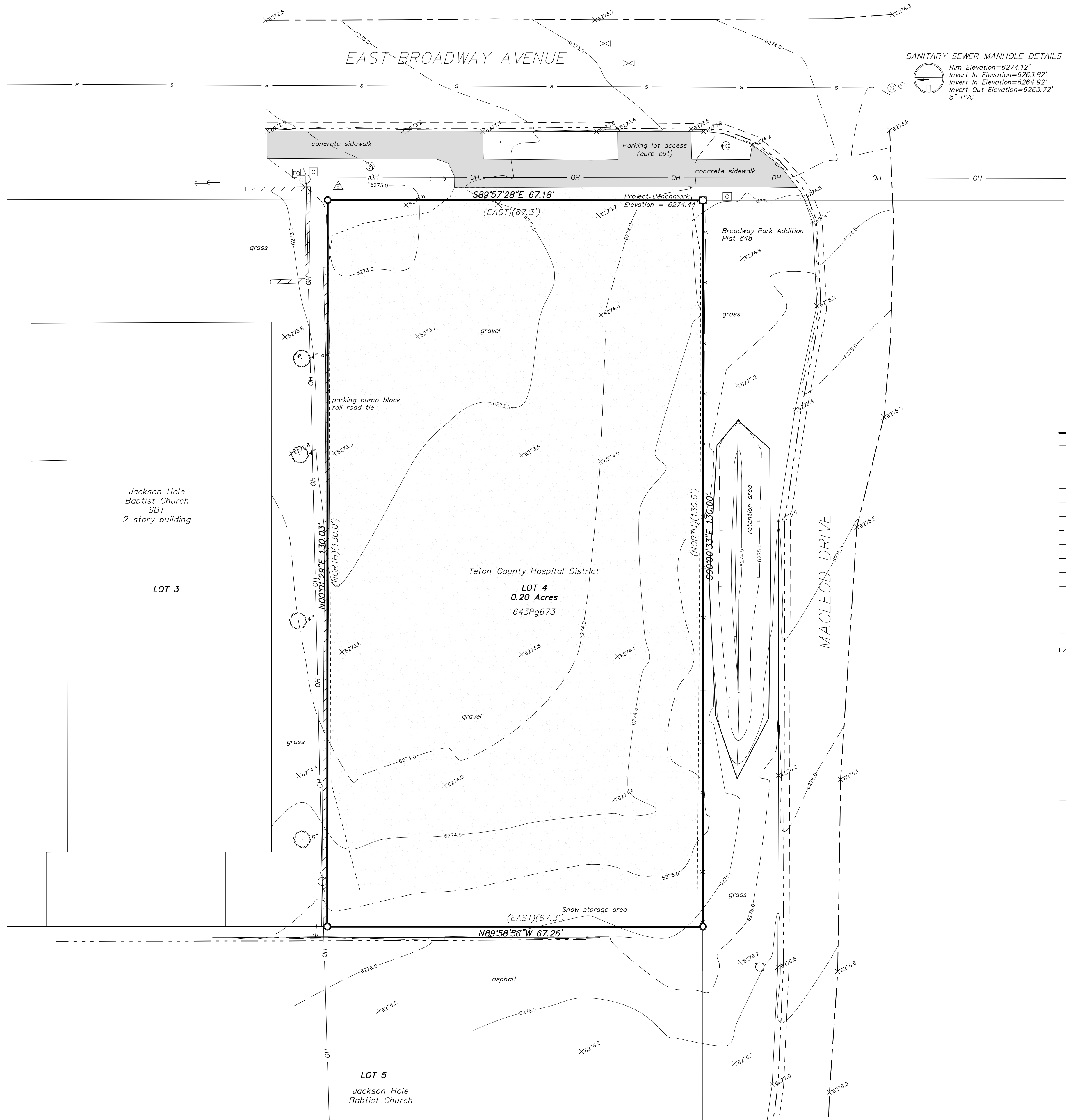
PROJECT LOCATION
630 EAST BROADWAY, JACKSON, WY 83001

VICINITY MAP: *Locator*

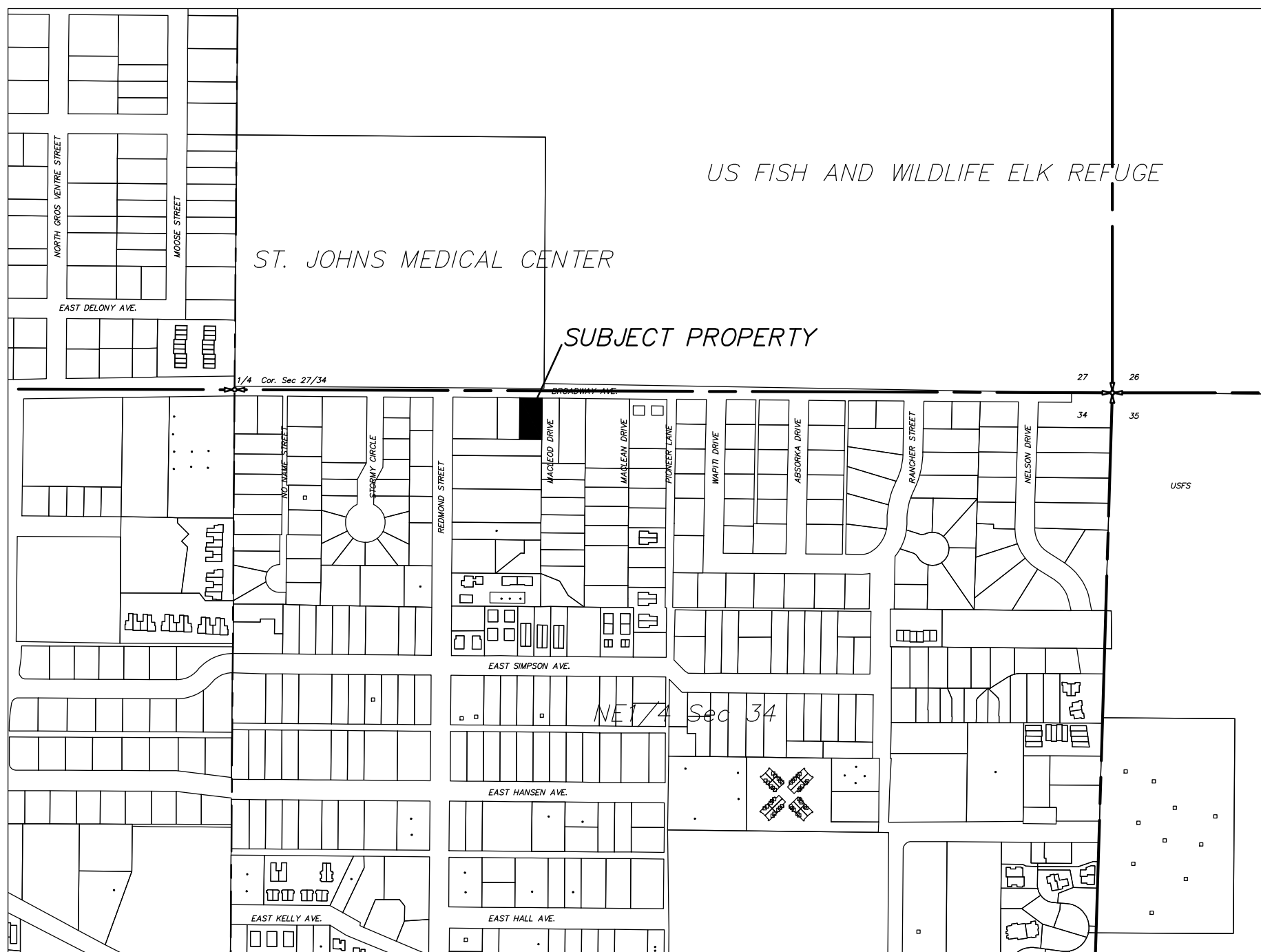
SHEET INDEX

GENERAL	
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CIVIL	
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C2.0	EXISTING CONDITIONS
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630 EAST BROADWAY, JACKSON, WY 83001
PARKING IMPROVEMENTS
TETON COUNTY HOSPITAL DISTRICT



SANITARY SEWER MANHOLE DETAILS
Rim Elevation=6274.12'
Invert In Elevation=6263.82'
Invert In Elevation=6264.92'
Invert Out Elevation=6263.72'
8" PVC

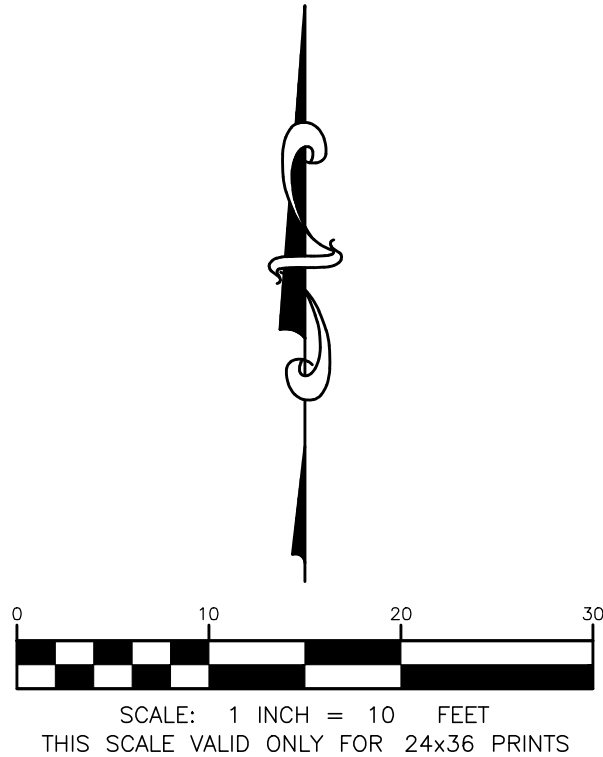


LEGEND

- aluminum pipe with 3" diameter aluminum cap inscribed "PLS 3831" with other appropriate markings
- reinforcing steel bar with 1 1/2" diameter plastic cap inscribed "PLS 3831"
- boundary, subject property
- boundary, adjoining property
- measured bearing & distance or curve geometry
- record bearing & distance or curve geometry, Plat 122
- centerline road
- edge of pavement
- top back of curb
- edge of gravel
- sidewalk, concrete
- flowline
- 6274.0 index contour, 1' interval
- 6273.5 intermediate contour, 0.5' interval
- + 6273.8 spot elevation
- sign, "no parking" & "25 mph"
- X — X — fence, wood slat
- parking bumper blocks, railroad tie
- communications pedestal
- fiber optic pedestal
- fiber optic vault
- electric meter
- electric transformer
- utility pole
- guy anchor
- OH — overhead power line
- S — sewer manhole
- s — sanitary sewer line
- hydrant, fire suppression
- water valve
- deciduous tree, caliper 6" (typical)

NOTES

Street address: 630 East Broadway Avenue
Zoned P/SP LDR Section: 4.2.1. public/semi public. see article 4, special purpose zone, page 4-3.
The field survey was conducted on February 7 & 12, 2018 by Jonathan Patterson PLS 13629, using a Trimble S7 total station. The coordinate system is a user defined N=10000' and E=5000' and ground scaled distances established for the St. Johns Hospital project. Vertical datum NGVD-29 elevation of 3" aluminum cap (NE corner Lot 4) = 6274.44'. Field book 563, pages 46-53.
Basis of Bearing is S00°00'33"E between northeast and southeast property corner Lot 4.
Utilities limited to visible above ground verification. No FEMA flood mapping restrictions or Wyoming water rights encumber property. There has been no engineering review. Field book 563 pg 46-53, 514 pg 43-55.



TOPOGRAPHIC SURVEY

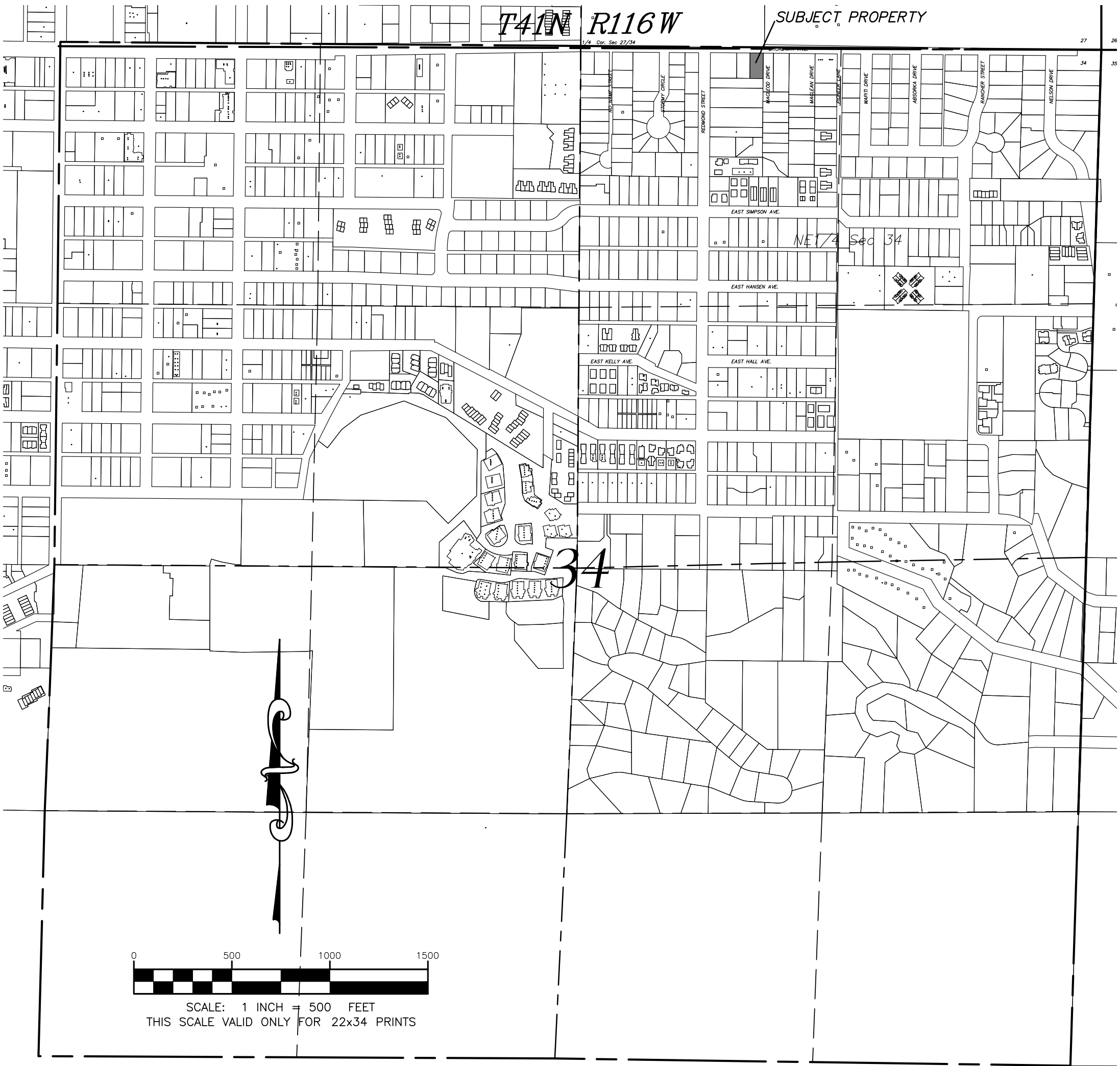
Teton County Hospital District
dba St. Johns Medical Center
Lot 4, Block 1, 2nd Redmond Plat
Town of Jackson
NW 1/4 NE 1/4 Section 34
T41N R116W 6th P.M.
Teton County, Wyoming

CTA ARCHITECTS - SJMC PARKING LOT GRADING AND EROSION CONTROL PLAN

LOT 4 - BLOCK 1 REDMOND ADDITION
PIDN 22-41-16-34-1-11-001

630 EAST BROADWAY AVE.

PART OF NW¼ NE¼ SECTION 34,
T41N, R116W, 6TH P.M.
TOWN OF JACKSON
TETON COUNTY, WYOMING



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

GENERAL PROJECT NOTES:

- PROJECT SCOPE: CONSTRUCTION AND GRADING OF A NEW ASPHALT PARKING LOT AND ACCESS.
- PROJECT ADDRESS: 630 EAST BROADWAY (PIDN: 22-41-16-34-1-11-001)
- PROPERTY ZONE: PUBLIC/SEMI-PUBLIC (P/SP)
ZONING OVERLAY: NONE
- PROJECT SCHEDULE: CONSTRUCTION TO BEGIN UPON PERMIT APPROVAL IN SPRING 2019 AND TO BE COMPLETED IN SUMMER 2019.
- PROPERTY AREA = 0.20 ACRES (8,739.6 SQFT) ±

TOTAL AREA OF DISTURBANCE = 0.20 ACRES OR 8,740 SQFT
-SIDEWALK, PARKING LOT, AND GRADING DISTURBANCE

IMPERVIOUS SURFACE: (86% OF LOT)
PARKING LOT = 7,473 SQFT
TOTAL = 7,473 SQFT

BASED ON THE STORM WATER ANALYSIS FOR A 100 YEAR STORM EVENT, 350 CF OF STORAGE CAPACITY IS REQUIRED. A SURFACE DETENTION AREA WILL BE UTILIZED IN THE NORTH WEST CORNER OF THE LOT WITH A CAPACITY OF 170 CF. BECAUSE OF THE LIMITED AREA AVAILABLE, THE PARKING LOT WILL FUNCTION AS ADDITIONAL STORAGE AREA NEAR THE NORTH WEST CORNER ALONG THE 6273 CONTOUR, PROVIDING 250 CF OF STORAGE FOR A TOTAL CAPACITY OF 420 CF. DETENTION AREAS ARE SUCH THAT STORM WATER WILL INFILTRATE NATURALLY THROUGH THE GROUND. CONNECTION TO EXISTING TOWN STORM SEWER IS NOT NECESSARY.
- SNOW STORAGE REQUIREMENT = 2.5% * 7,473 SF = 187 SQFT
- THE EXISTING SITE IS PRIMARILY GRAVEL BASE MATERIAL
- THE PROPERTY IS NOT WITHIN THE WILDLAND URBAN INTERFACE.
- 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.
- 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.
- BASE MAPPING PREPARED FROM GROUND SURVEYS PERFORMED BY JORGENSEN ASSOCIATES IN FEBRUARY, 2018.
- 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.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 5 OF TETON COUNTY LAND DEVELOPMENT REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE APPROPRIATE WYDEQ - NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS RE-ESTABLISHED IN DISTURBED AREAS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
- ALL EXCAVATED MATERIALS INCLUDING STRIPPED AND SALVAGED TOPSOIL SHALL BE STOCKPILED AND PROCESSED ON-SITE. CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
- A FOUR INCH MINIMUM LAYER OF TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING, PRIOR TO REVEGETATION.

REVEGETATION SPECIFICATIONS:

- SEED MIXTURE:

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
- SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
- ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
- TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
- SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
- SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

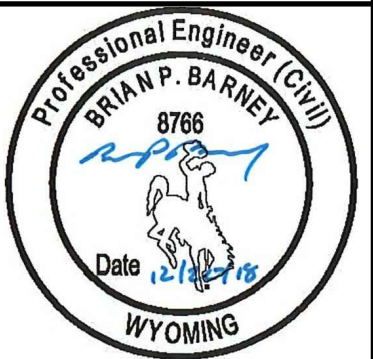
SHEET INDEX

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

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

CIVIL ENGINEER
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DESIGN
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Brett Bennett
1110 Maple Way, Ste. F
Jackson, WY 83001
(307) 733-9955
brettbenett@ctagroup.com

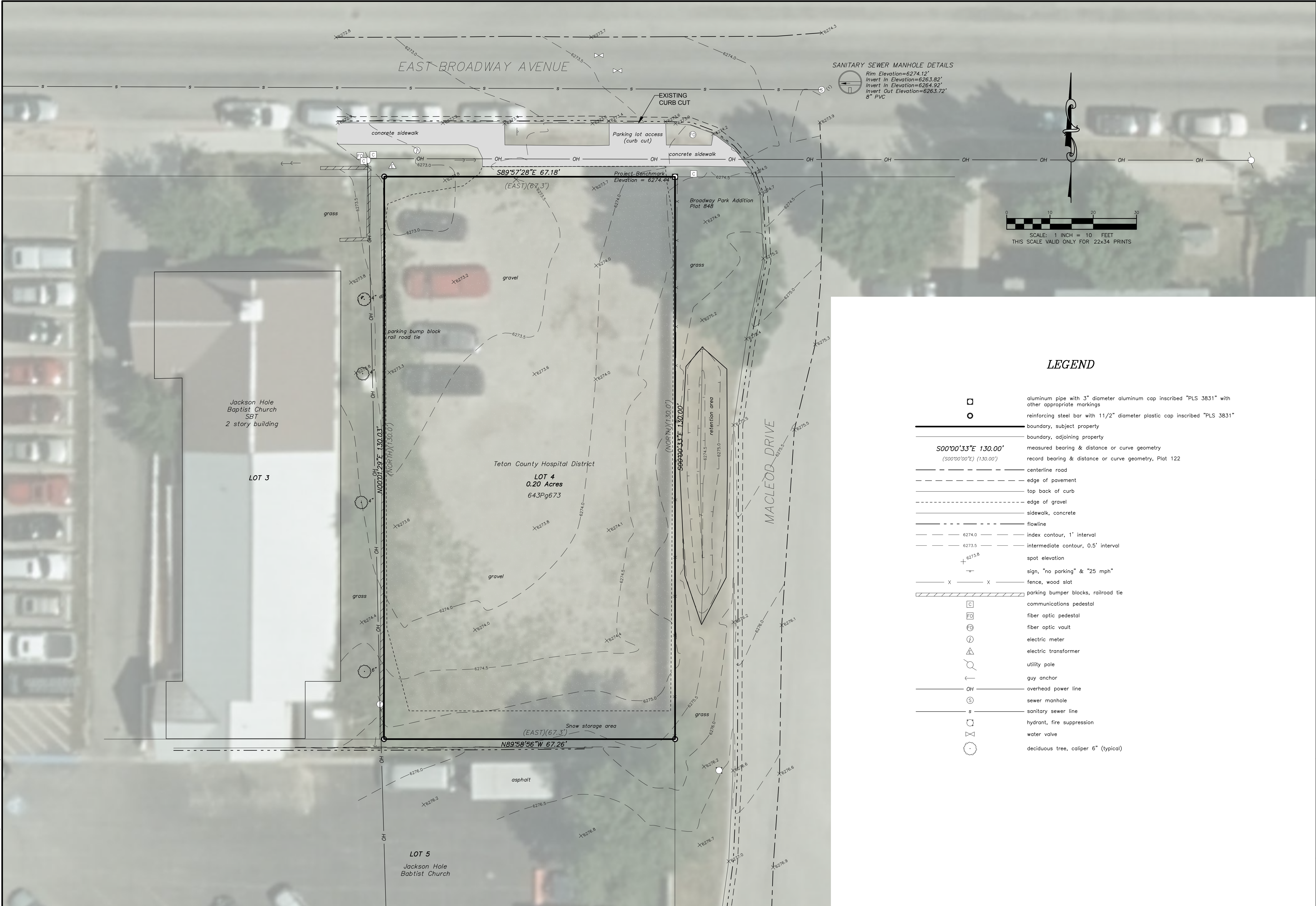


PROJECT TITLE:
CTA ARCHITECTS
SJMC PARKING LOT
LOT 4 BLOCK 1 REDMOND ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING

SHEET TITLE:
TITLE NOTES & VICINITY MAP

DRAFTED BY:	PY
REVIEWED BY:	BB
PLAN VERSION	DATE
GEC	12/20/2018

PROJECT NUMBER	18056
SHEET	C1.0



SANITARY SEWER MANHOLE DETAILS
Rim Elevation=6274.12'
Invert In Elevation=6263.82'
Invert In Elevation=6264.92'
Invert Out Elevation=6263.72'
8" PVC

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

LEGEND

- aluminum pipe with 3" diameter aluminum cap inscribed "PLS 3831" with other appropriate markings
- reinforcing steel bar with 11/2" diameter plastic cap inscribed "PLS 3831"
- boundary, subject property
- boundary, adjoining property
- measured bearing & distance or curve geometry
- record bearing & distance or curve geometry, Plat 122
- centerline road
- edge of pavement
- top back of curb
- edge of gravel
- sidewalk, concrete
- flowline
- index contour, 1' interval
- intermediate contour, 0.5' interval
- spot elevation
- sign, "no parking" & "25 mph"
- fence, wood slat
- parking bumper blocks, railroad tie
- communications pedestal
- fiber optic pedestal
- fiber optic vault
- electric meter
- electric transformer
- utility pole
- guy anchor
- overhead power line
- sewer manhole
- sanitary sewer line
- hydrant, fire suppression
- water valve
- deciduous tree, caliper 6" (typical)

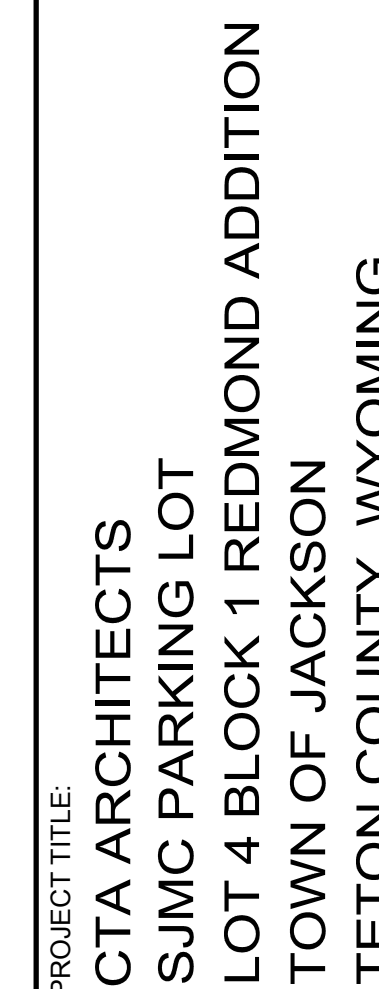
JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

Professional Engineer (Civil)
8766
BRIAN P. BARNEY
Date 12/29/18
WYOMING

PROJECT TITLE:
CTA ARCHITECTS
SJMCM PARKING LOT
LOT 4 BLOCK 1 REDMOND ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	PY
REVIEWED BY:	BB
PLAN VERSION	DATE
GEC	12/20/2018
PROJECT NUMBER	18056
SHEET	C2.0

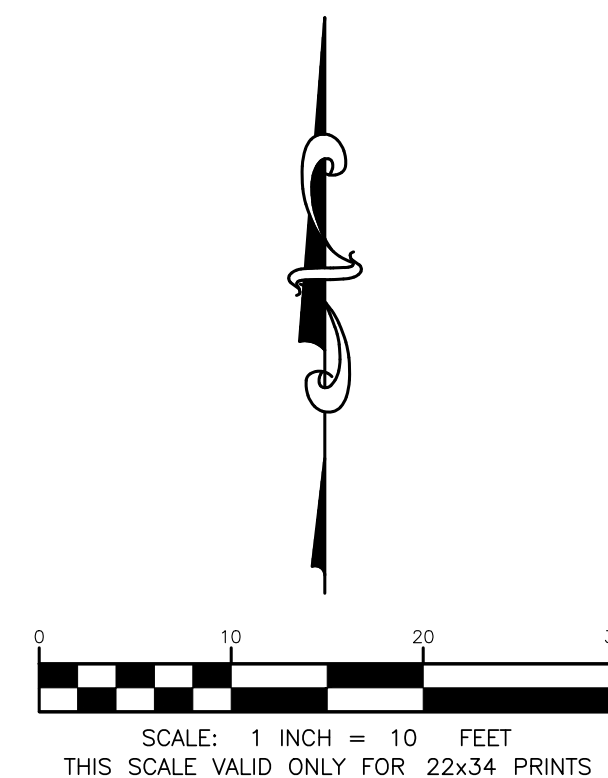


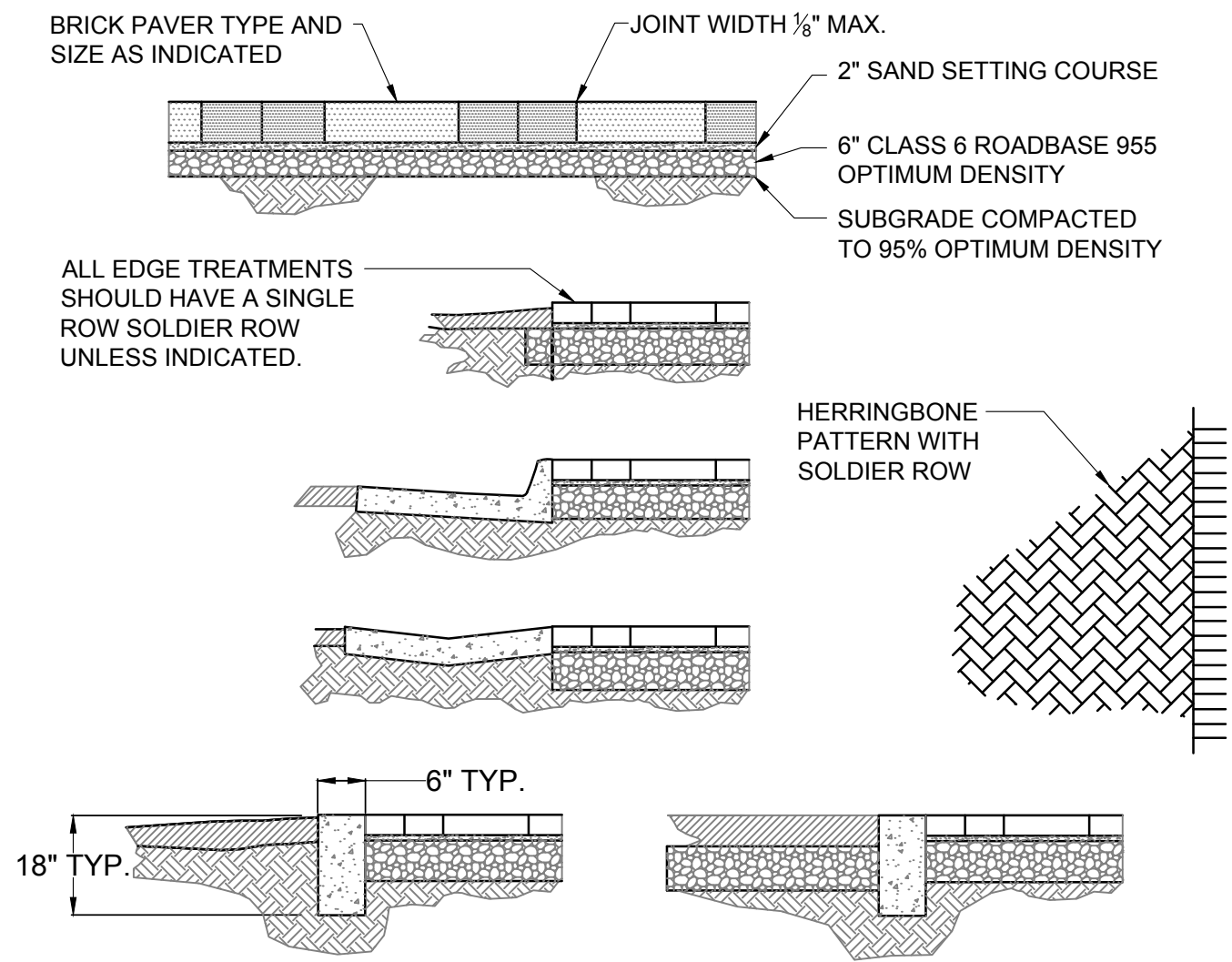
SHEET TITLE:
SITE GRADING PLAN

DRAFTED BY:	PY
REVIEWED BY:	BB
PLAN VERSION	DAT
GEC	12/20/2

PROJECT NUMBER	18056
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SHEET
C2.1

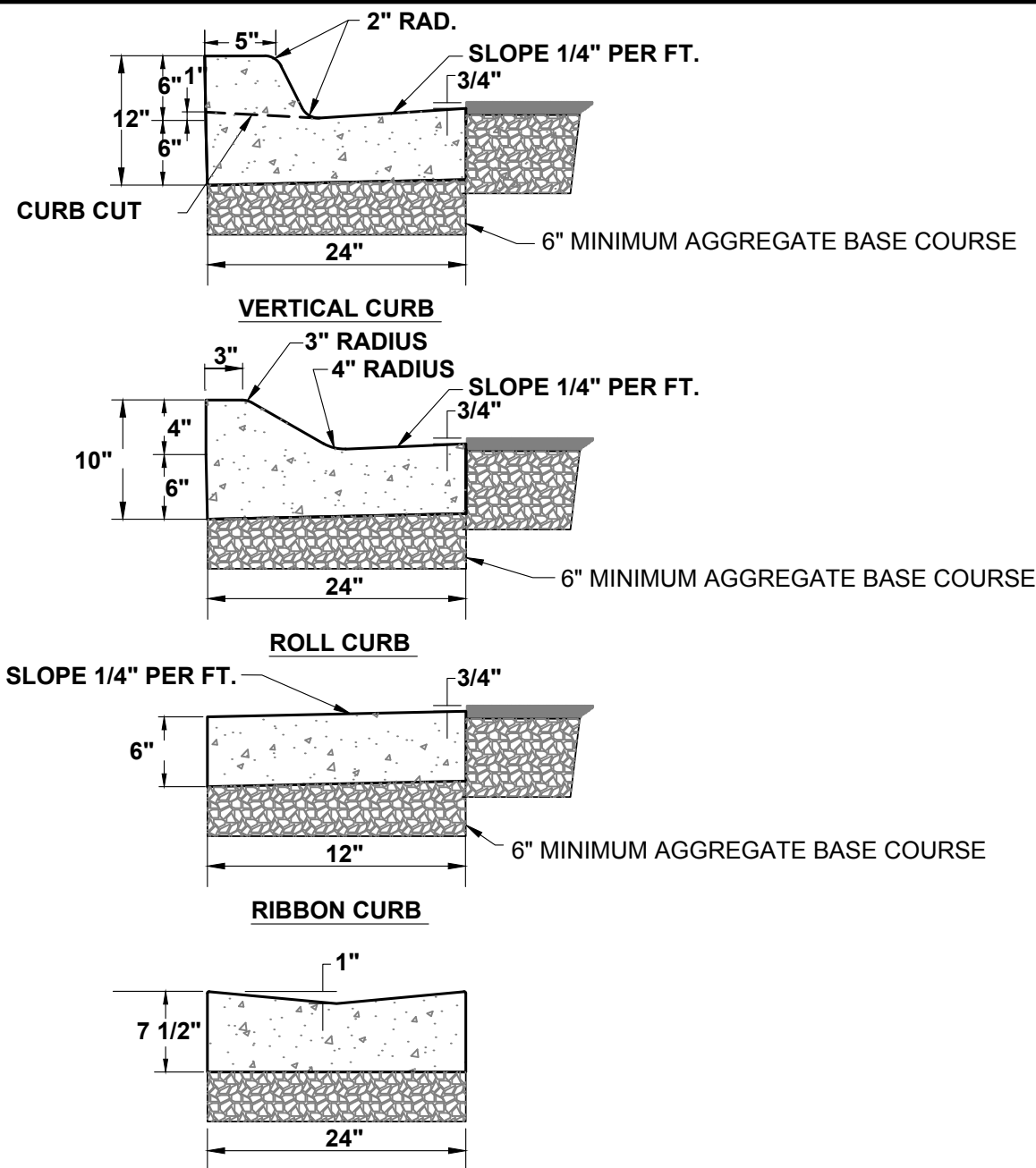




NOTES:

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.

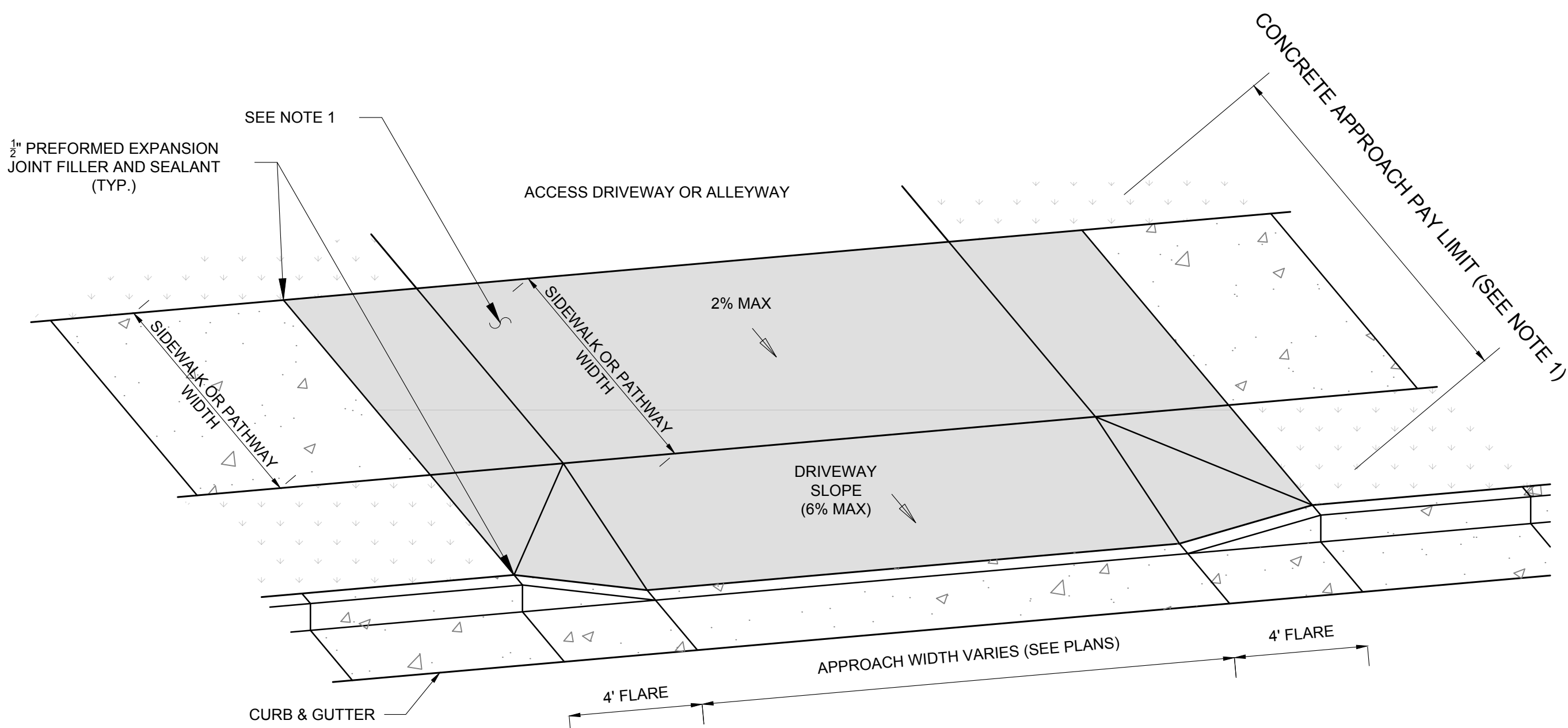
1 SIDEWALK PAVER DETAILS
C3.0 NOT TO SCALE



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

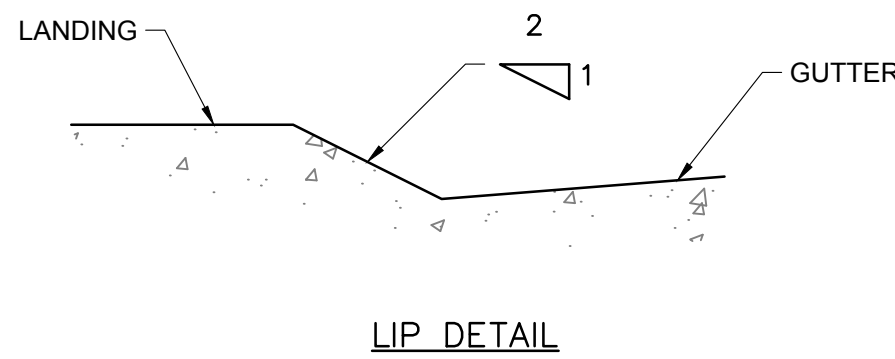
2 CURB DETAILS
C3.0 NOT TO SCALE



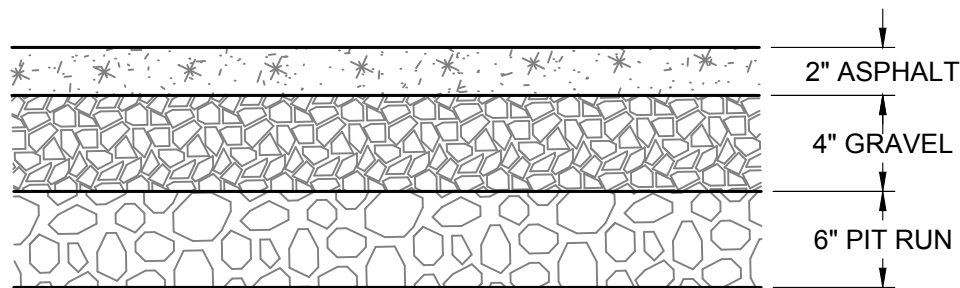
NOTES:

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.

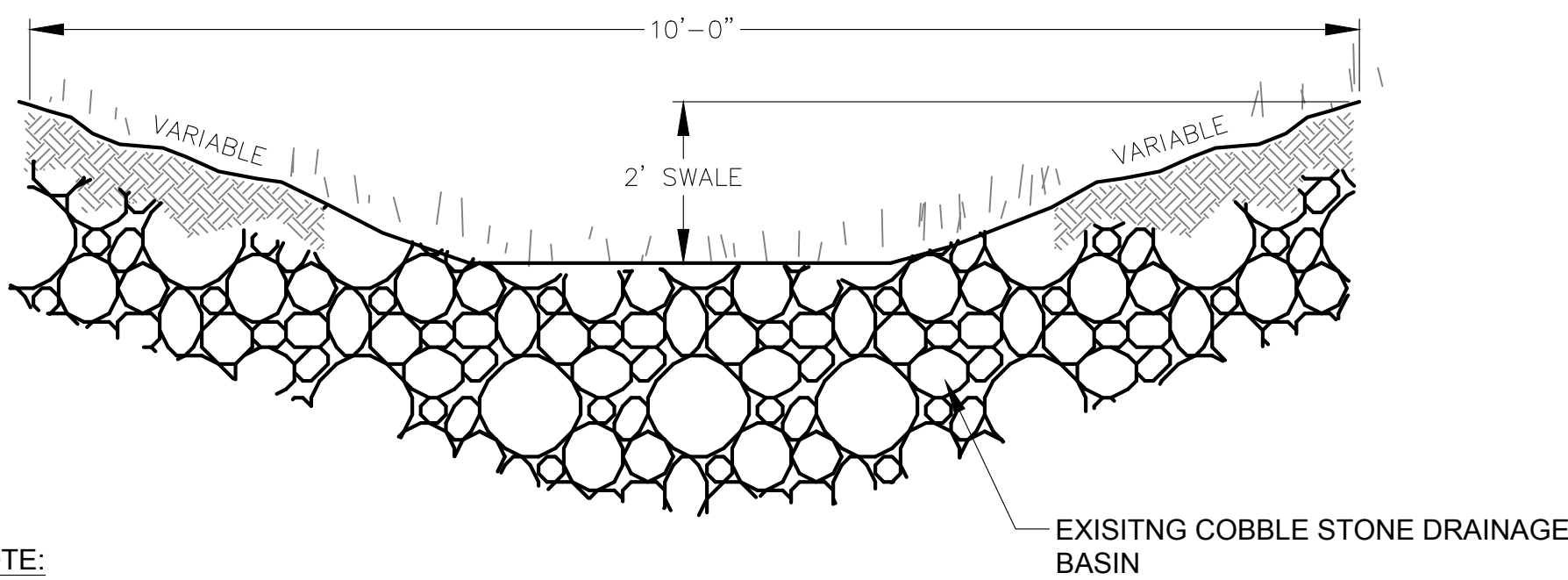
3 PARALLEL CURB RAMP WITH DETACHED SIDEWALK
C3.0 NOT TO SCALE



LIP DETAIL



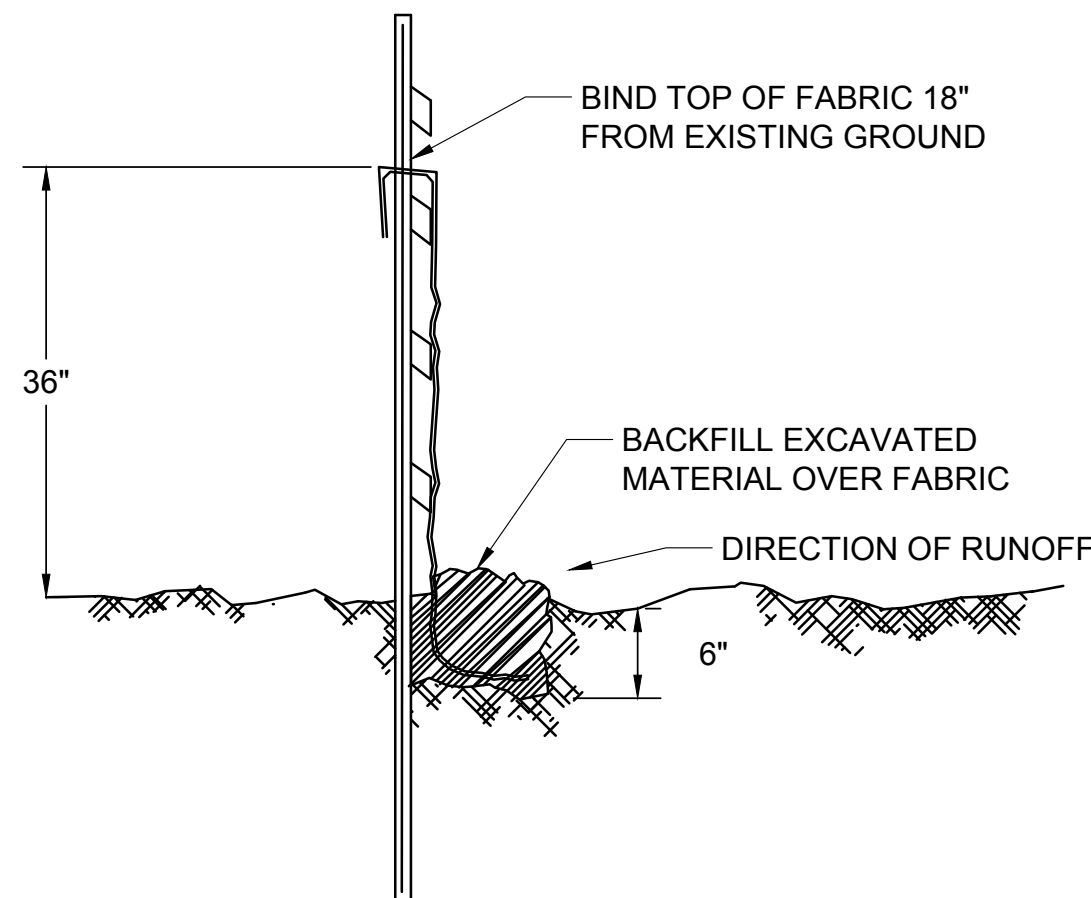
4 PARKING LOT PAVEMENT SECTION
C3.0 NOT TO SCALE



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



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com



PROJECT TITLE:
CTA ARCHITECTS
SMC PARKING LOT
LOT 4 BLOCK 1 REDMOND ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING

SHEET TITLE:
GRADING DETAILS

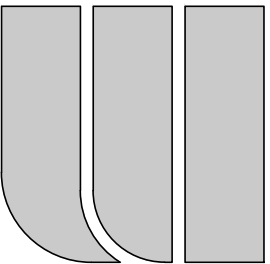
DRAFTED BY:	PY
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SHEET	C3.0

7. REINFORCING STEEL SHALL NOT BE WELDED.





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INVOLVED IN THE PROJECT



WEAVER & ASSOCIATES PA
LANDSCAPE ARCHITECTURE - LAND PLANNING
1605 SOUTH WOODRUFF AVENUE
IDAHO FALLS, IDAHO 83404
(208) 529-9504

LEGEND

- AREA OF STONE TOPDRESSING MULCH AND PLANTINGS
- AREA OF NEW SODDED TURF GRASS LAWN

PLANT LIST

Quant	Key	Botanical Name	Common Name	Size
TREES				
4	AF	Acer ginnala 'Flame'	Amur Maple Flame	2" B&B
6	MR	Malus 'Radiant'	Radiant Flowering Crab	2" B&B
SHRUBS				
14	A	Cornus stolonifera	Red Twig Dogwood	6'-8" B&B
18	B	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal. 12-18"
4	C	Syringa vulgaris	Common Lilac	5'-6" B&B

NOTES

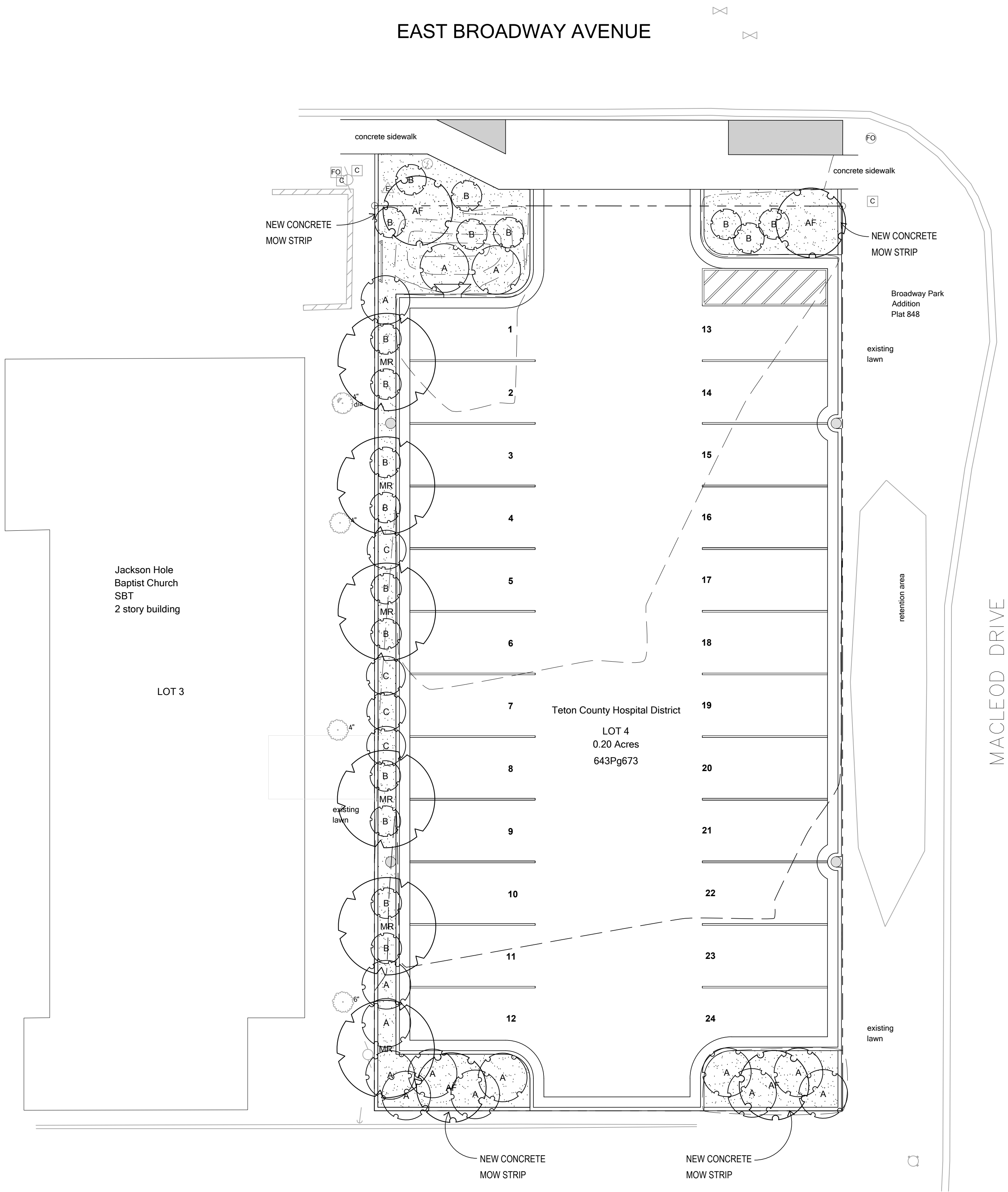
4 PLANT UNITS ARE REQUIRED. THIS PLAN PROPOSES USING ALTERNATE "A" PLANT UNITS WITH THESE SUBSTITUTIONS:

4 - PLANT UNIT ALTERNATE "A":	PROPOSED SUBSTITUTIONS:
4 - 3" CAL. CANOPY TREES	10 - 3" CAL. CANOPY TREES
24 - 6'-8" LARGE SHRUBS OR MULTI-STEM TREES	18 - 6'-8" LARGE SHRUBS OR MULTI-STEM TREES
16 - #5 CONTAINER SHRUBS	18 - #5 CONTAINER SHRUBS

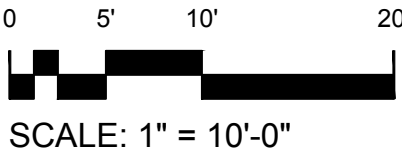
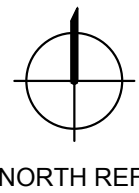
REMOVE EXISTING RAIL ROAD TIE EDGE ALONG WEST PROPERTY LINE AND REPLACE WITH NEW CONCRETE MOW STRIP.

REPAIR DAMAGE TO NEIGHBORING LAWNS THAT MAY BE DAMAGED BY DEMOLITION OR CONSTRUCTION. USE NEW TOPSOIL AND NEW SODDED LAWN TO REPAIR DAMAGE.

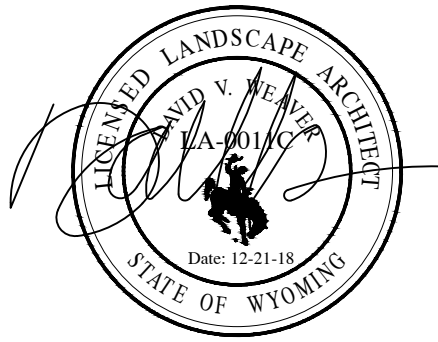
STONE TOP DRESSING MULCH SHALL BE EQUAL TO BLACK AND TAN, AVAILABLE FROM WOLVERINE MULCH.



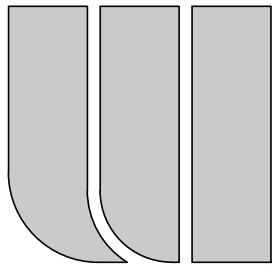
LANDSCAPE PLANTING PLAN
1" = 10'-0"



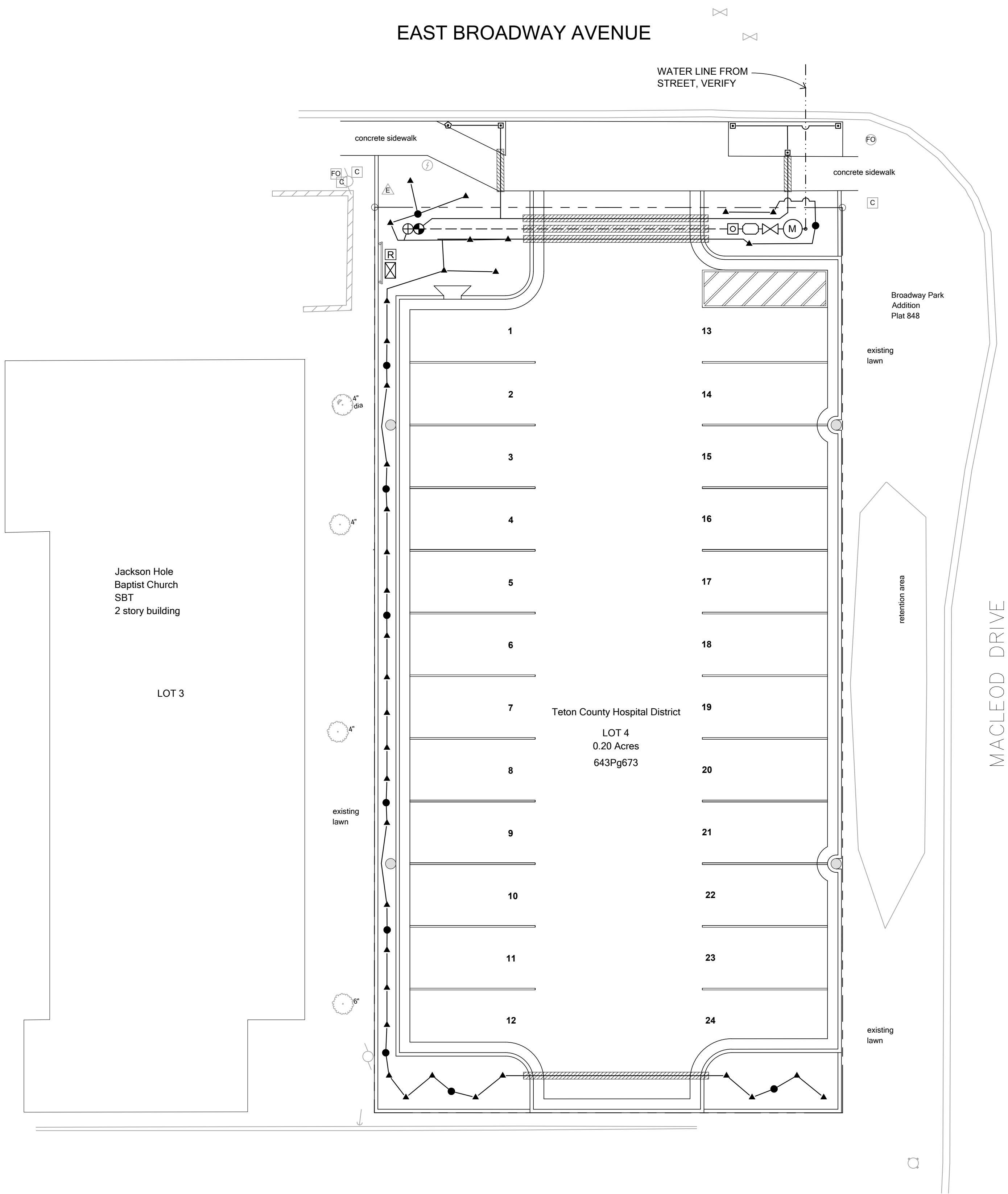
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WEAVER & ASSOCIATES PA
LANDSCAPE ARCHITECTURE - LAND PLANNING
1605 SOUTH WOODRUFF AVENUE
IDAHO FALLS, IDAHO 83404
(208) 529-9504



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 TLDL9-12 0.9 GPH DRIPLINE LOOPS WITH TLS-6 SOIL STAPLES 4"O/C
 - ▲ 1' & 2' DIA LOOPS, 9 EMITTERS MIN. - .13 GPM
 - 1', 2' & 3' DIA LOOPS, 16 EMITTERS MIN. - .27 GPM
- INSTALL NETAFIM TLAVR, AIR / VACUUM RELIEF VALVE IN HIGHEST POINT IN LATERAL LINE AND NETAFIM TLFV, LINE FLUSHING VALVE AT ENDS OF LINES ACCORDING TO NETAFIM RECOMMENDATIONS.

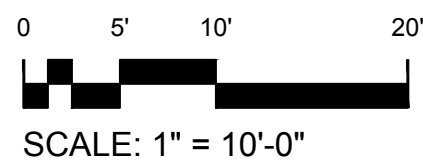
LEGEND

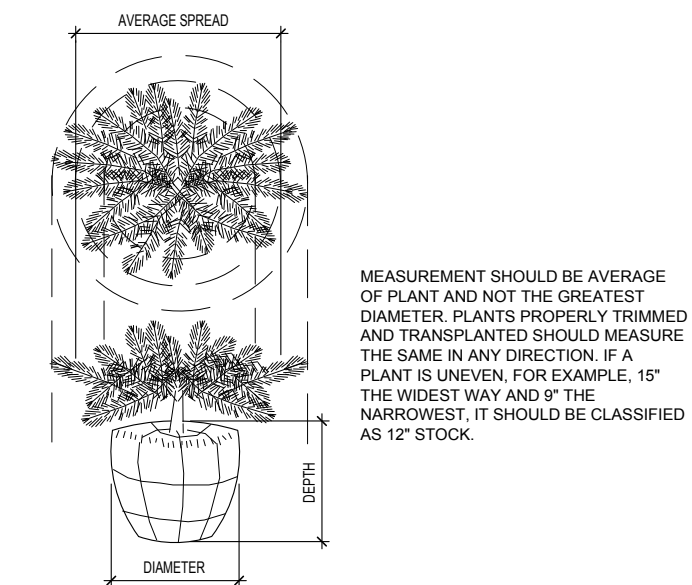
- Ⓜ 1" SPRINKLER SYSTEM METER
- ⊗ STOP & WASTE VALVE: MUELLER MARK II ORISEAL, SIZE: 1"
- BACKFLOW PREVENTER: WATTS DCA-007-QT, SIZE 1"
- ⊠ CONTROLLER: HUNTER I-CORE IC-600-M. LOCATE ON ELECTRICAL H FRAME, SEE ELECTRICAL DRAWINGS
- ⓐ QUICK COUPLER VALVE: RAINBIRD, OR EQ, 33-DRLC
- Ⓡ HUNTER WRF-CLK RAIN SENSOR, LOCATE ON ELECTRICAL H FRAME
- ⊕ CONTROL VALVE: HUNTER PGV-101A 1" ANGLE VALVE
- ⊕ CONTROL VALVE: HUNTER ICZ-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.

NOTES

- COMPLY WITH TOWN OF JACKSON REQUIREMENTS FOR INSTALLATION OF WATER METER, STOP AND WASTE VALVE AND DOUBLE CHECK ASSEMBLY.
- REPAIR DAMAGE TO NEIGHBORING SPRINKLER SYSTEMS THAT MAY BE DAMAGED BY DEMOLITION OR CONSTRUCTION. USE NEW MATERIALS THAT MATCH EXISTING TO REPAIR DAMAGE.

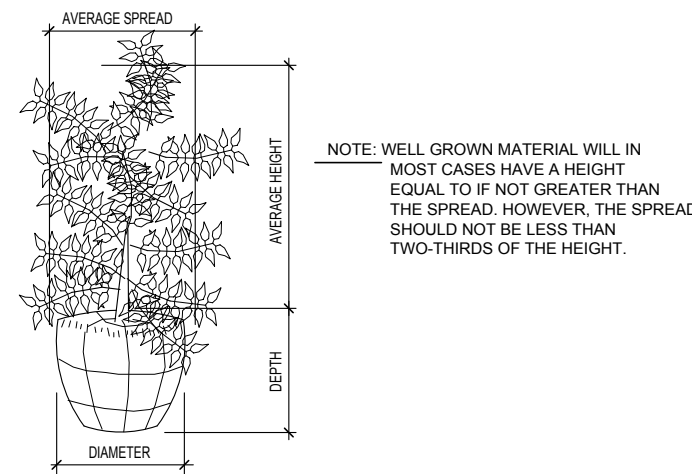
SPRINKLER IRRIGATION PLAN
1" = 10'-0"





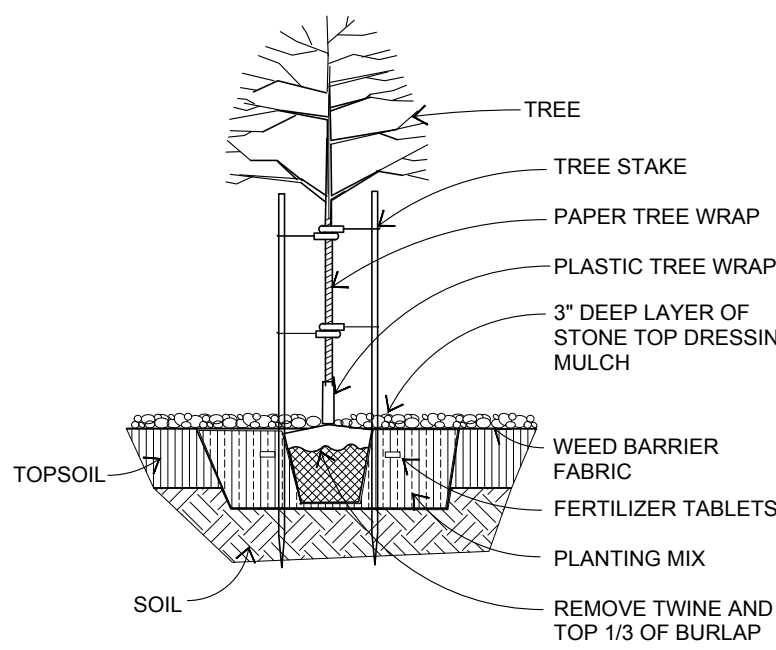
TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS
NOT TO SCALE

A
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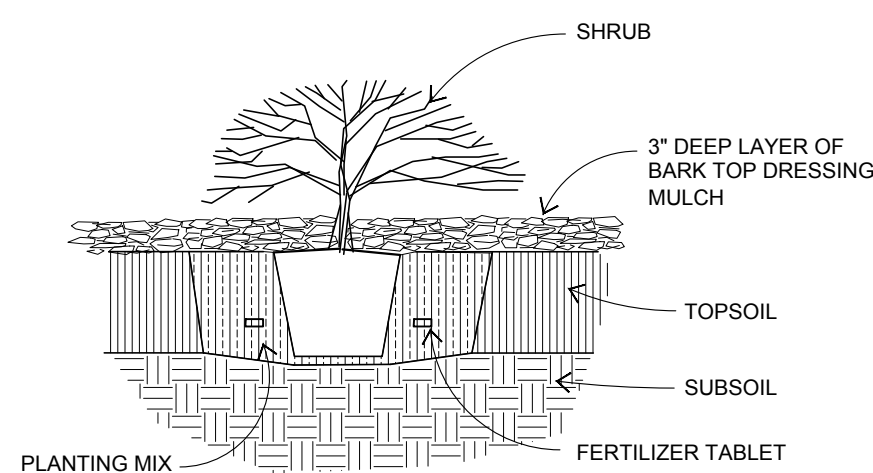
TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE PLANTS
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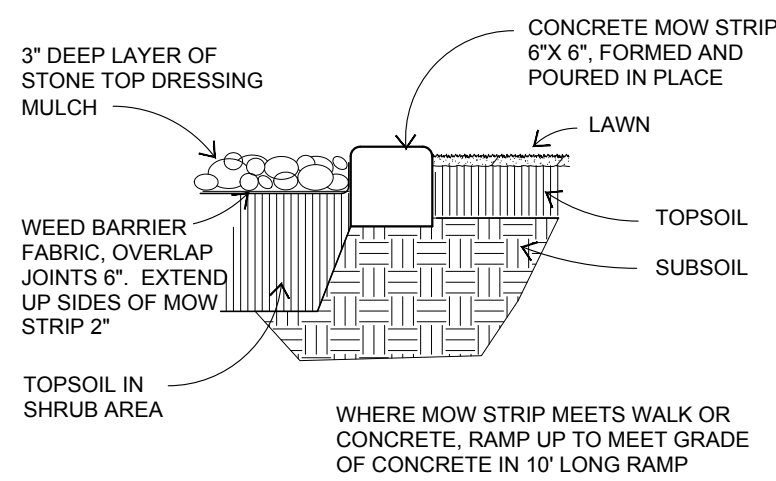
DECIDUOUS TREE PLANTING DETAIL IN SHRUB PLANTING AREA, TYP
NOT TO SCALE

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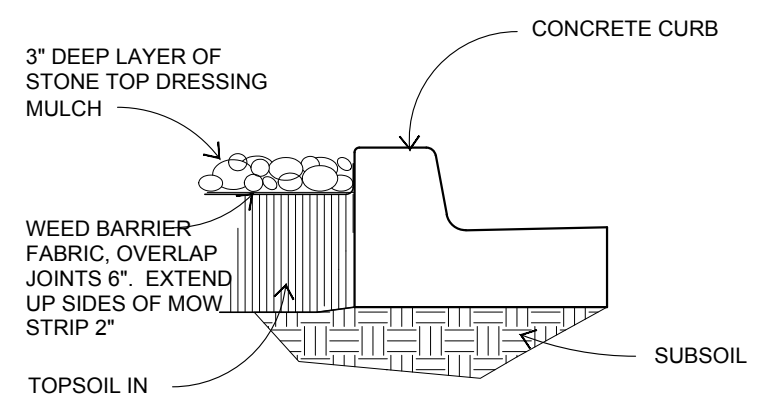
SHRUB PLANTING DETAIL, TYP
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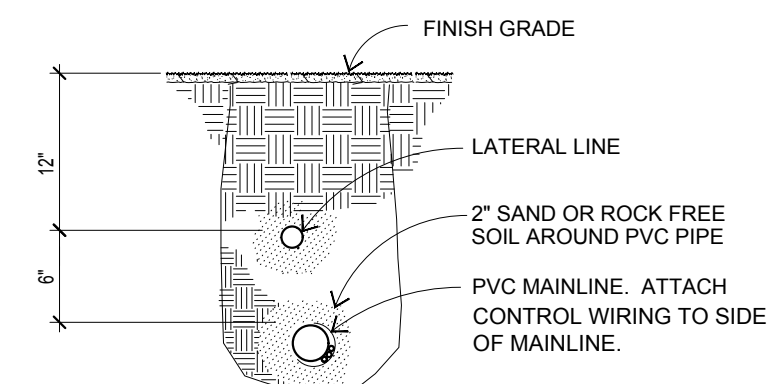
CONCRETE MOW STRIP BETWEEN LAWN AND SHRUB AREA, TYP
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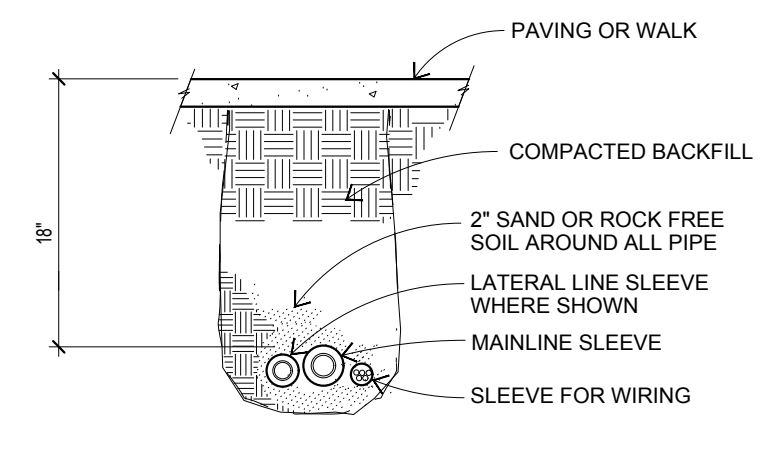
CONCRETE CURB BETWEEN LAWN AND STONE MULCH, TYP
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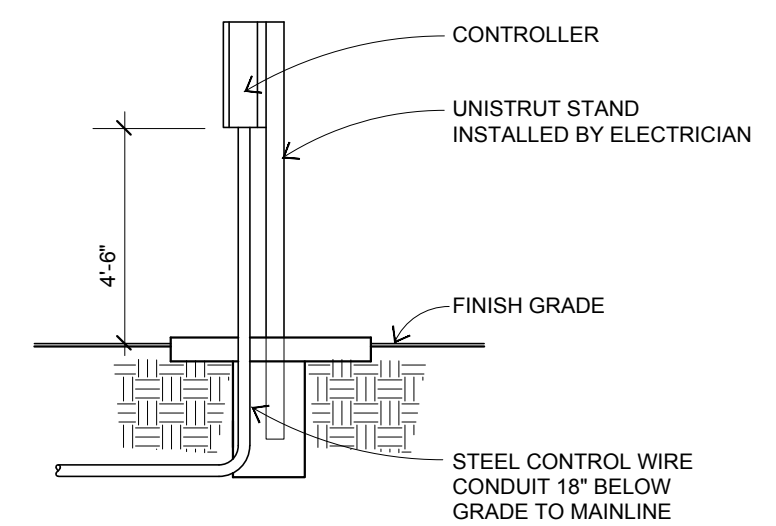
TRENCH DETAIL PVC PIPE, TYP
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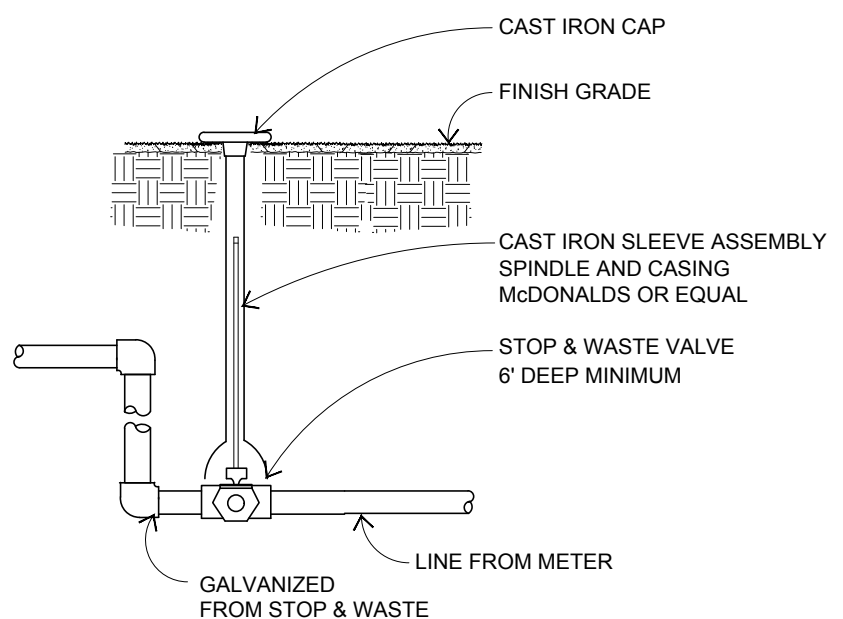
TRENCH FOR SLEEVES DETAIL, TYP
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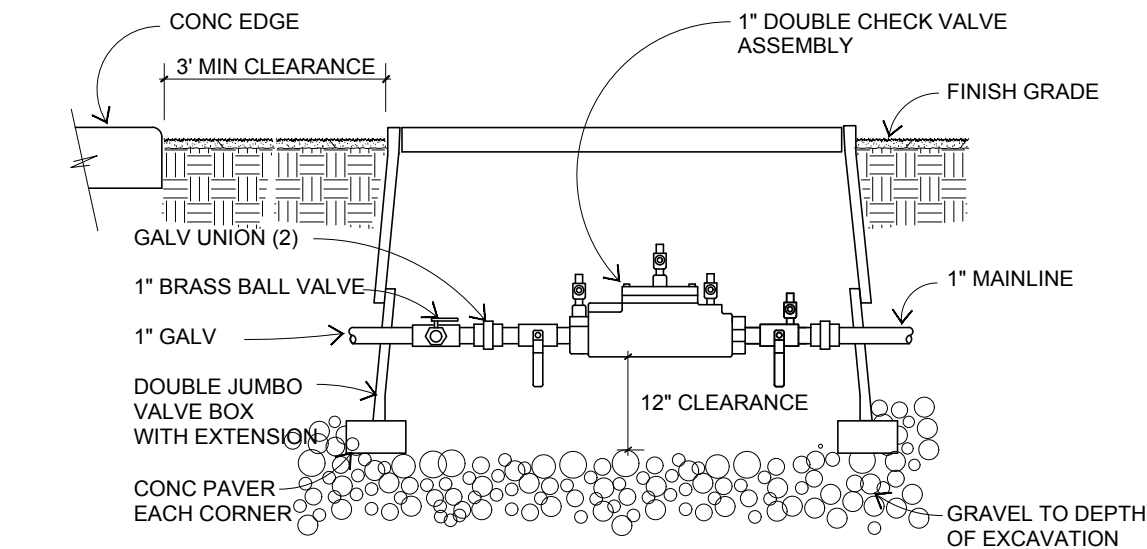
CONTROLLER DETAIL
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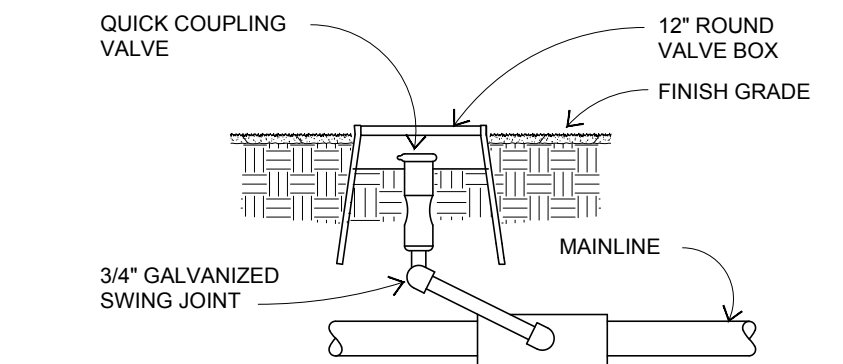
STOP & WASTE VALVE DETAIL
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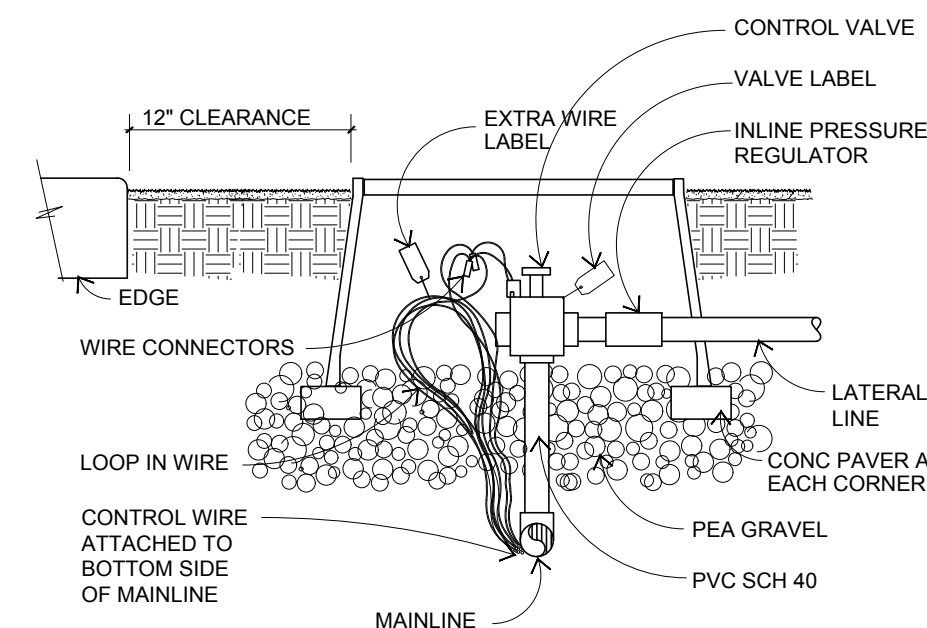
DOUBLE CHECK VALVE DETAIL, TYP
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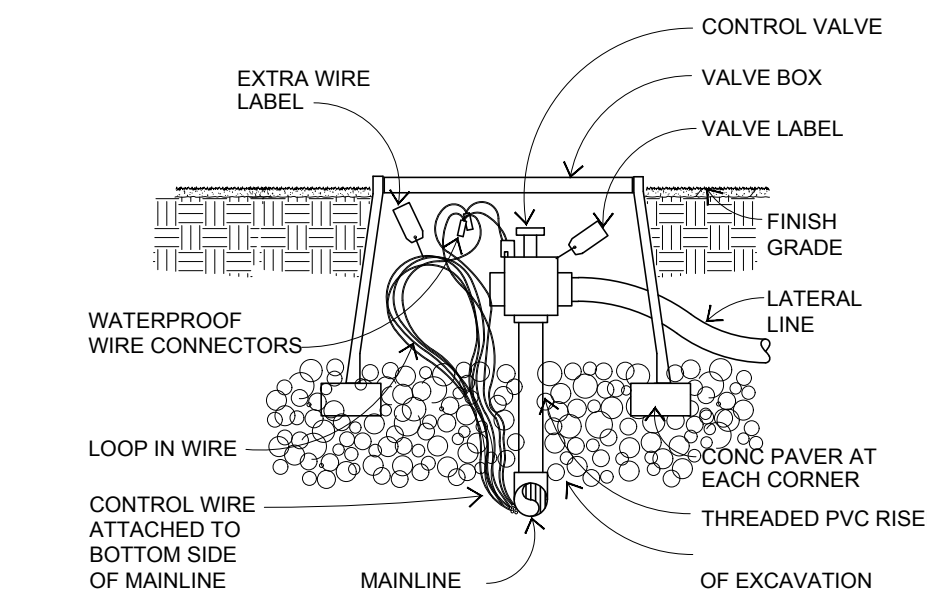
QUICK COUPLING VALVE, TYP
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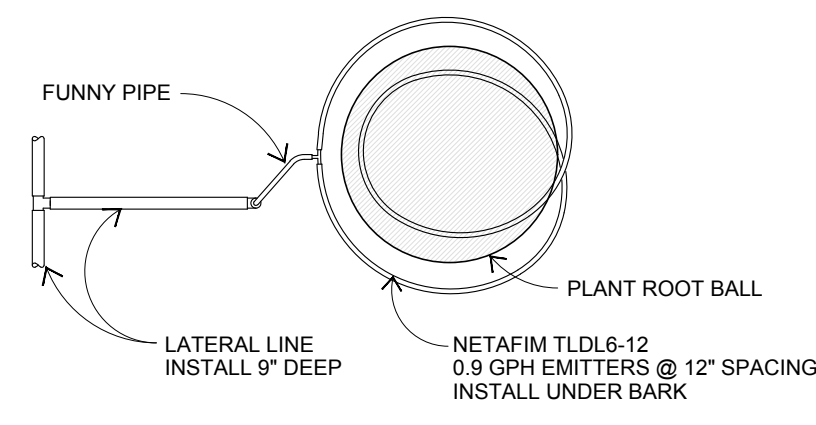
DRIFT IRRIGATION CONTROL VALVE DETAIL, TYP
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M
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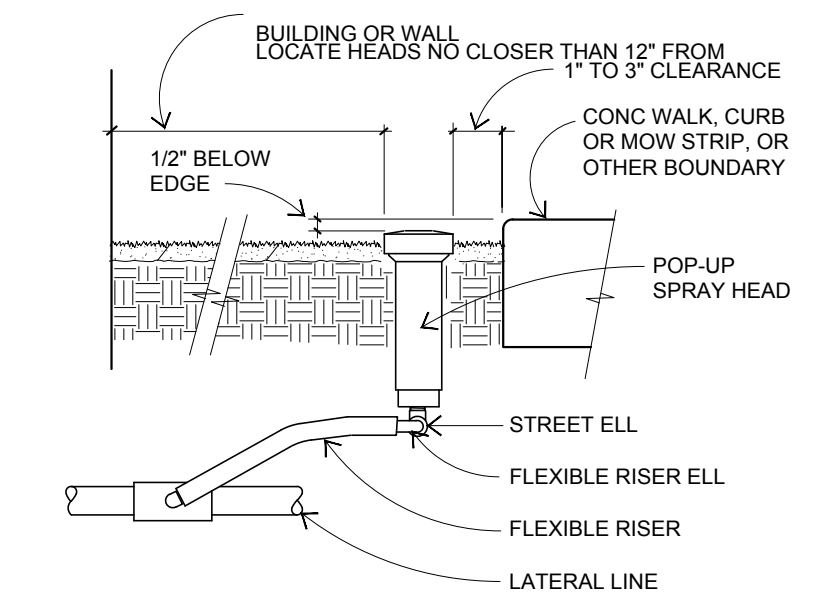
CONTROL VALVE DETAIL, TYP
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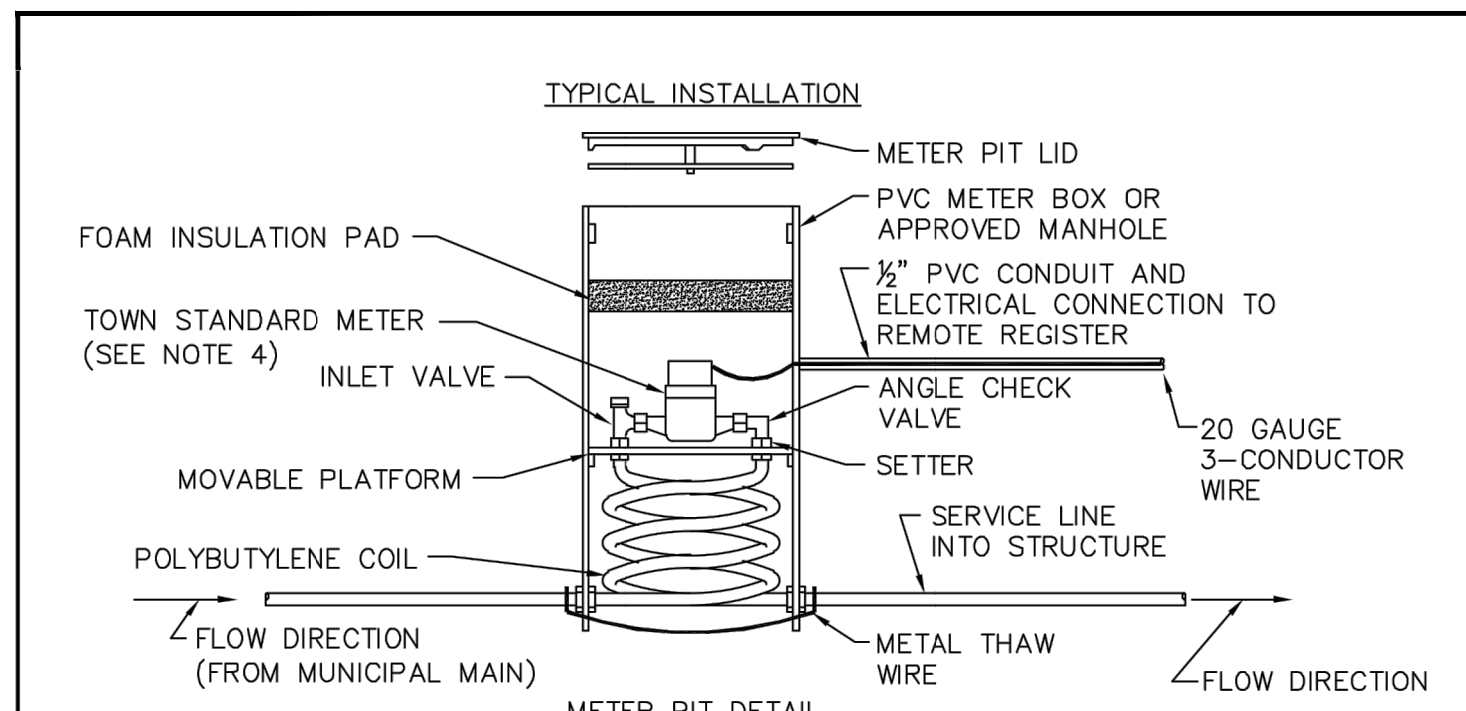
DRIPLINE LOOP DETAIL, TYP
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MP NOZZLE ON 4\"/>

P
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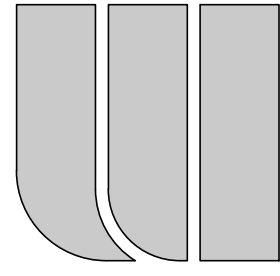
- NOTES:
1. 15" AND 18" DIAMETER METER PITS SHALL BE MUELLER/McCULLOUGH THERMAL-COIL METER BOX OR APPROVED SUBSTITUTE. 24" AND 27" DIAMETER METER PITS SHALL BE MUELLER/McCULLOUGH EZ-VAULT METER SETTER OR APPROVED MANHOLE DESIGN.
 2. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
 3. GRAVEL SHALL CONFORM TO WPMSS SECTION 02231, PART 3.03, GRADING H AND BE INSTALLED IN GENERAL CONFORMANCE WITH WPMSS 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.

WATER METER PIT (3/4" & 1" SERVICES, TYPICAL OUTDOOR INSTALLATION)
W-114 DATE: 1/16/13
SCALE: NTS

Q
L1.3



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(208) 529-9504



JACKSON, WY
307.733.9955

630 EAST BROADWAY, JACKSON, WY 83001
PARKING IMPROVEMENTS
TETON COUNTY HOSPITAL DISTRICT

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PERMIT SET

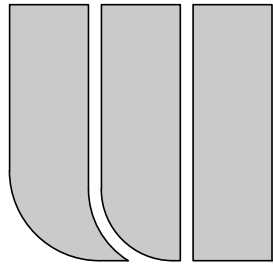
12.21.2018
DRAWN BY | WEAVER
REVISIONS

DETAILS

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GRADING

1. Perform grading work required to prepare site for installation of landscaping as described in Contract documents.
2. 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.
3. 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.
4. Before placing topsoil in lawn areas, remove construction debris and rocks over 4" diameter.
5. Topsoil depth - 12" in shrub and groundcover planting areas; 5" deep in lawn and native grass planting areas.
6. 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 pep, shrub areas: 4 inches below measured before placing top dressing mulch.
7. 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

1. 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.
2. Arrange valve stations to operate in an easy-to-view progressive sequence around building. Record sequence on controller lid.
3. As 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.
4. Provide Operations & Maintenance Manual that lists complete instructions for system operation and maintenance, including winterizing.
5. 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.
6. 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.
7. After system is installed and approved, instruct Owner in complete operation and maintenance.
8. Drain entire system at end of first watering season following installation. Train Owner by having him assist in winterizing procedure.
9. Materials:
 - a. Pea Gravel shall be 1/2 inch maximum round, water worn, washed rock.
 - b. Native Material shall be soil native to project site free of wood and other deleterious materials and rocks over 1-1/2 inches.
 - c. Topsoil - Remove rocks, roots, sticks, clods, debris, and other foreign matter over 1-1/2 inches longest dimension encountered during trenching.
 - d. 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.
 - e. Fittings shall be the same material as pipe for PVC pipe, and insert fittings for polyethylene pipe.
 - f. 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 pipe installed in sleeve. Extend sleeves 6 inches minimum beyond walk or pavement edge.
 - g. 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.
 - h. Sprinkler risers Top "Funny-pipe" or equal, unless shown otherwise on drawings. Length shall be 14 inches minimum and 24 inches maximum.
 - i. Automatic sprinkler control wiring shall be UF-UL listed, color coded copper conductor direct burial cable sized according to controller manufacturer's recommendations. Do not use green color coded wire.
 - j. Waterproof wire connectors shall be 3M DBY series, or equal.
 - k. Automatic controller shall be make and model shown on Drawings.
 - l. Electric valves shall be make and model shown on Drawings.
 - m. Stop valves shall be bronze construction, 150 pound class, threaded connections as shown on drawings.
 - n. Backflow prevention device shall be make and model shown on Drawings or as required by local code.
 - o. Valve boxes shall be rectangular, heavy duty, with lock top or snap top lids. Boxes shall be large enough for easy removal or maintenance of valves. Use extensions as required. Approved Manufacturers: Ametek or Brooks.
 - p. 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.
10. 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.
11. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain written approval of Owner before proceeding with installation.
12. Pulling of polyethylene pipe is permitted; pulling PVC pipe is not permitted.
13. 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.
14. 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.
15. Install piping so system can be completely drained using compressed air. Slope pipes under parking areas or driveways to drain outside these areas.

16. 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.
17. 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 inches clearance between head and lawn edge, walk, or curb.
18. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result. Make solvent weld joints as follows:
 - a. Do not make solvent weld joints if ambient temperature is below 40 deg F.
 - b. Clean mating pipe and fitting with clean, dry cloth and apply one coat of P-70 primer to each.
 - c. 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.
 - d. Twist pipe or fitting 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.
 - e. 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.
 - f. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
19. Tape threaded connections for mainline and valves with teflon tape.
20. Do not install polyethylene pipe which has been kinked or damaged.
21. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to electrical code.
22. 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.
23. 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 panel 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.
24. Backflow prevention device shall be install in accordance with codes.
25. 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.
26. 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

1. Take care to avoid conditions which will create hazards. Post signs or barriers as required.
2. After topsoil has been installed and accepted by Project Manager, install fertilizer and compost.
3. Install 16-16-8 fertilizer in lawn and seeded areas at the rate of 10 lbs. per 1,000 sq. ft.
4. Install commercial, weed free compost in lawn and seeded areas with a mixture of one part compost to three parts topsoil.
5. 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.
6. Notify Project Manager two working days minimum prior to rototilling in any soil additive.
7. 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

1. Plants shall conform to requirements of Plant List and Key on Drawings and to "Horticultural Standards" of AAN as to kind, size, age, etc.
2. 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 complete.
3. 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.
4. 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.
5. 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.
6. All plantings are subject to approval by Project Manager before delivery to site.
7. Measure height and spread of all plant materials with branches in their normal 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.
8. 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.
9. Planting Mix shall be a mixture of three parts topsoil and one part commercial, weed free compost.
10. Planting Tablets shall be 21 gram Agriform 20-10-5.
11. 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.
12. Bark Chips or Wood Top Dressing Mulch shall be "Supreme Walk-on" douglas fir bark in shrub areas; "Soil pep" in groundcover areas, unless shown otherwise on drawings.
13. Stone Top Dressing Mulch shall be as shown on drawings.
14. Weed barrier fabric shall be DeWitt 4.1 oz. 20 year woven polypropylene, or equal.
15. Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to Project Manager before proceeding with work.
16. 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.
17. 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.
18. 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.

19. Interface with other work. Do not plant trees and shrubs until major construction operations are completed and until sprinkler system is completed and approved.
20. If underground construction work or obstructions are encountered in excavation of planting holes, Project Manager will select alternate locations.
21. Install plants in holes at least three times greater in diameter than root ball or container. Holes for shrubs shall be deep enough to allow one inch of tamped planting mix beneath root ball. Holes for trees shall be one inch deeper than bottom of root ball. Do not use soil that has been taken from excavation of holes for landscaping purposes.
22. Remove binders and containers. Remove top 1/3 of wire basket, burlap and plastic twine binders.
23. Plant immediately after removing binding material and containers. Place trees and shrubs in holes so, after watering and settling, top of root ball shall be approximately one inch higher than finished grade. Properly cut off broken or frayed roots. Center plant in hole and backfill with specified planting mix. Make ring of mounded soil around hole's perimeter to form a temporary watering basin.
24. Install planting tablets in relation to root ball as recommended by manufacturer in plant pH as follows:
 - a. One Gallon Shrub - 1 Tablet
 - b. 5 Gallon Shrub/Tree - 3 Tablets
 - c. 24" Shrub/Tree - 6 Tablets
 - d. 36" Tree - 8 Tablets
 - e. 48" Tree - 12 Tablets
 - f. 60" Tree - 18 Tablets
 - g. 90" Tree - 24 Tablets
25. Settle by firming and watering to bring top of ball down to one inch higher than surrounding soil. Make adjustments in positions of plants as directed by Project Manager. Thoroughly water trees and shrubs immediately after planting.
26. Install adequate support for trees. Guy trees 3" caliper or larger. Place tree guys 6 to 12 inches below crotch of main tree canopy.
27. After plantings are accepted by Project Manager, remove temporary watering basins and rake planting area smooth. Install weed barrier fabric as indicated on drawings. Mulch shrub planting areas with specified top dressing mulch 3" deep unless shown otherwise. Install soil pep top dressing mulch 1" deep in perennial planting areas unless shown otherwise. Place top dressing mulch to uniform depth and rake to neat finished appearance.

SEEDING

1. 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.
2. Provide certificate of weight, purity, and germination rate.
3. 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.
4. Seven days maximum prior to seeding:
 - a. 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.
 - b. Install topsoil to specified depth and thoroughly mix amendments into top 4" of topsoil.
 - c. 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.
 - d. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.
5. Final grade of soil after seeding is complete shall be one inch below top of adjacent pavement or edge of any kind.
6. Apply seed slurry 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.
7. 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.
8. 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.
9. Replace damaged areas at no additional cost to Owner.
10. Immediately clean up any soil or debris spilled onto pavement and dispose of all deleterious materials.
11. 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.

SODDING

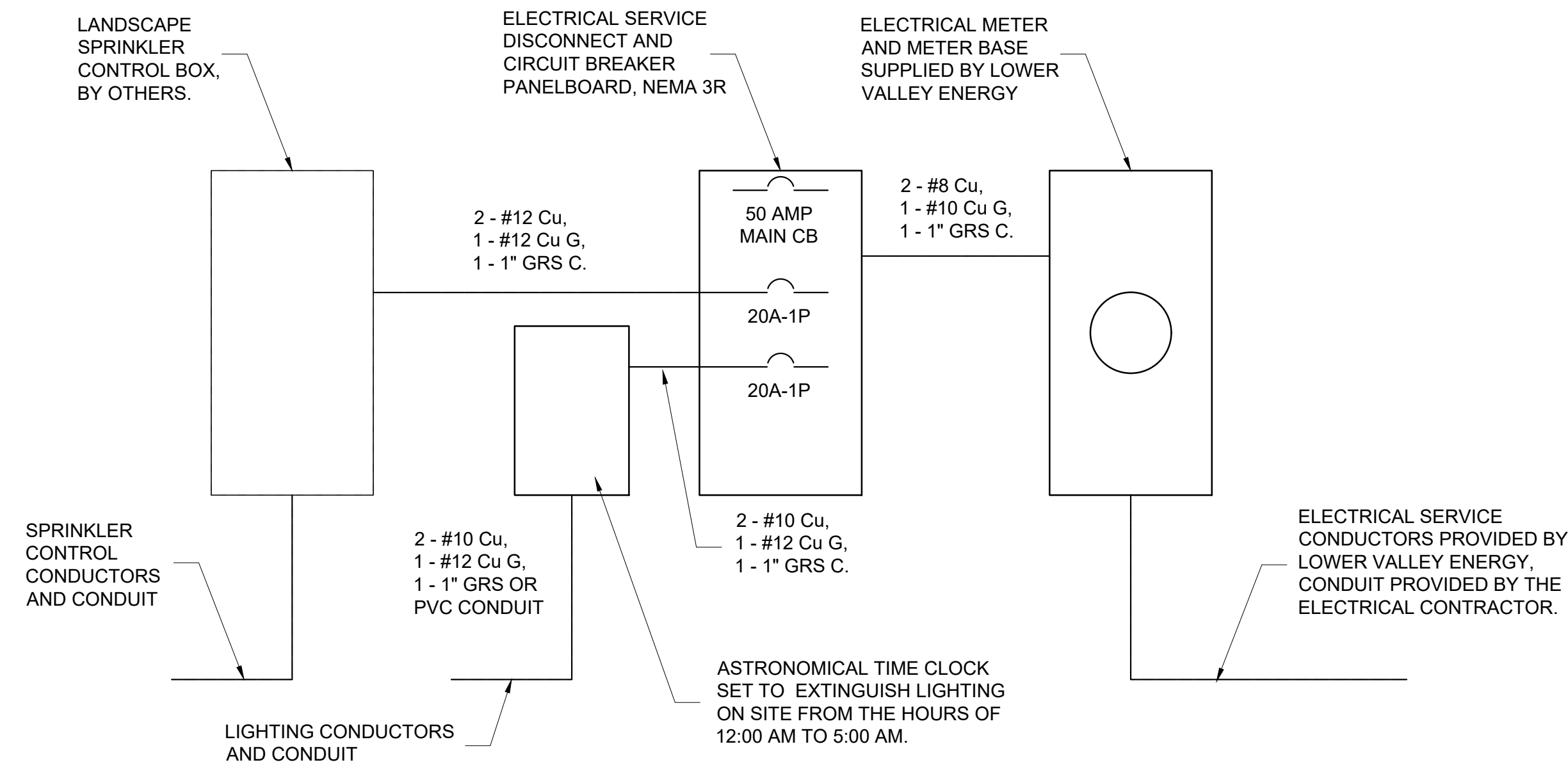
1. Cut and lift sod by approved methods. Cut sod in pieces approximately 3/4 to one inch thick. Roll or fold sod so it may be lifted and handled without breaking or tearing and without loss of soil.
2. Schedule deliveries to coincide with topsoil operations and laying. Keep storage at job site to minimum 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.
3. 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.
4. 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.
5. 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 sod shall be equal to Teton Turf native grass sod, or as shown on drawings.
6. 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.
7. Seven days maximum prior to sodding:
 - a. Loosen area 4 inches deep, dampen thoroughly, and cultivate to properly break up clods and lumps. Remove clods, rocks, weeds, roots and debris.
 - b. Install topsoil to specified depth and thoroughly mix amendments into top 4" of topsoil.
 - c. Grade and shape area to receive sod to bring surface to true uniform planes free from irregularities and to provide drainage and proper slope to catch basins.
 - d. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.
 - e. 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.
 - f. 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.
8. 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.
9. 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.
10. 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.
11. Water sodded areas immediately after sod laying to obtain moisture penetration through sod into top 4 inches of topsoil.
12. 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.
13. 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.
14. Replace damaged areas at no additional cost to Owner.
15. Immediately clean up any soil or debris spilled onto pavement and dispose of all deleterious materials.
16. 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.

MAINTENANCE

1. 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.
2. 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.
3. Maintain sodded native grass areas until lawn 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.
4. Maintain sodded turf areas until lawn 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 when 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.
5. 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.
6. 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.
 - a. 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.
 - b. Sodded lawn that does not live shall be replaced and guaranteed and maintained an additional 30 days from date of replacement.

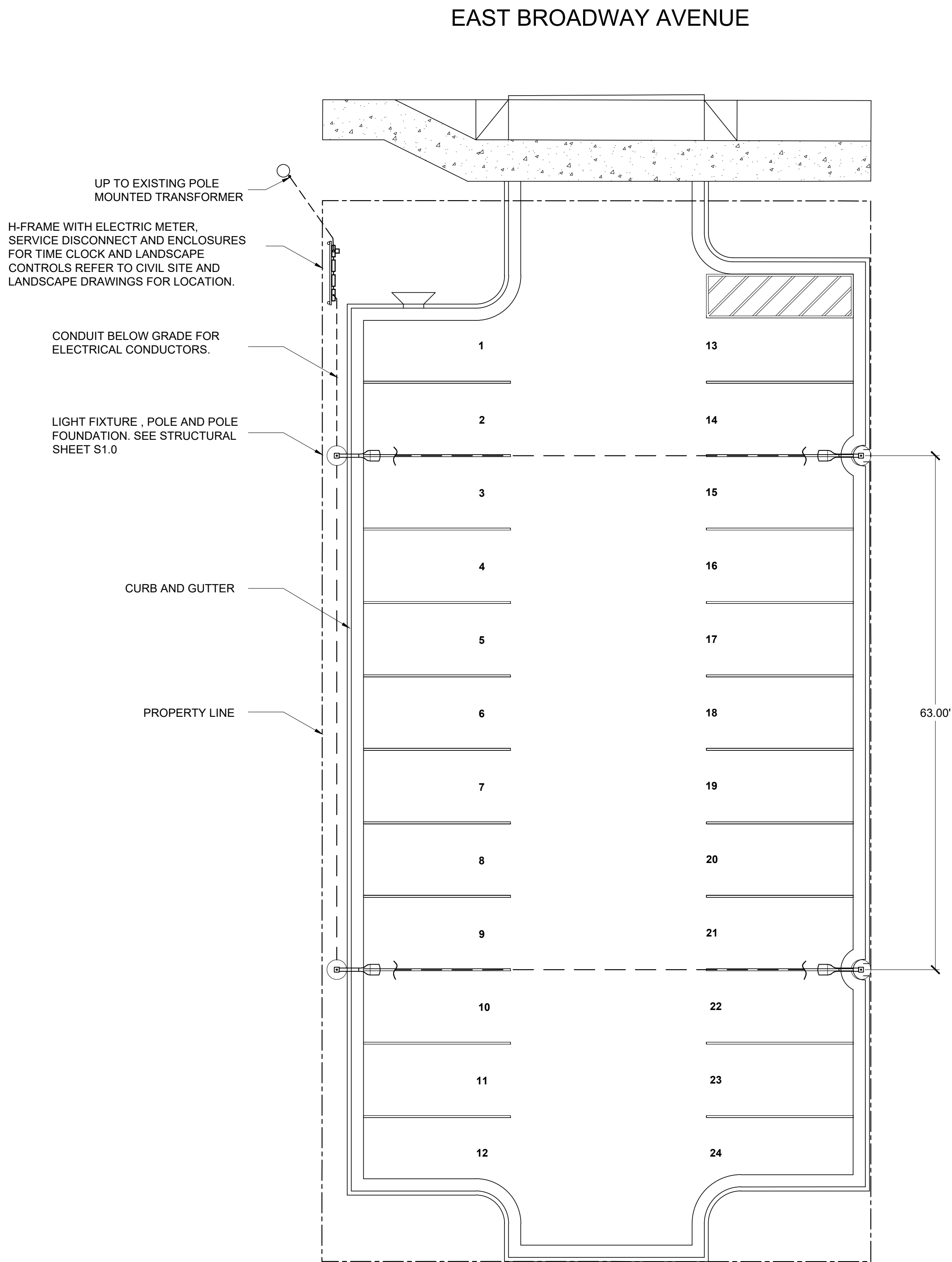
PERMIT SET

SPECIFICATIONS



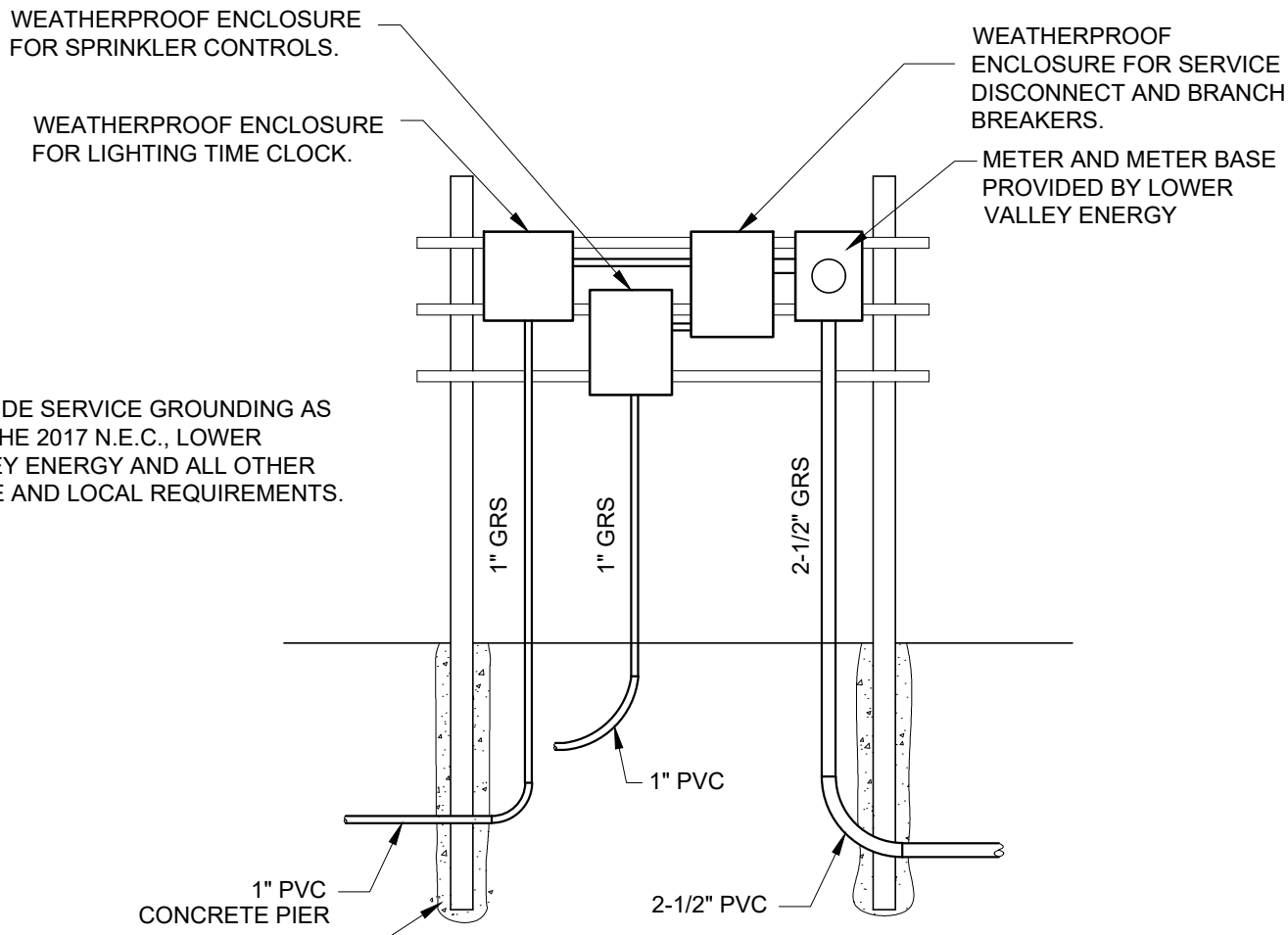
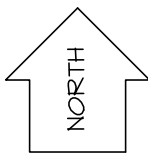
ELECTRICAL ONE-LINE DIAGRAM

NO SCALE



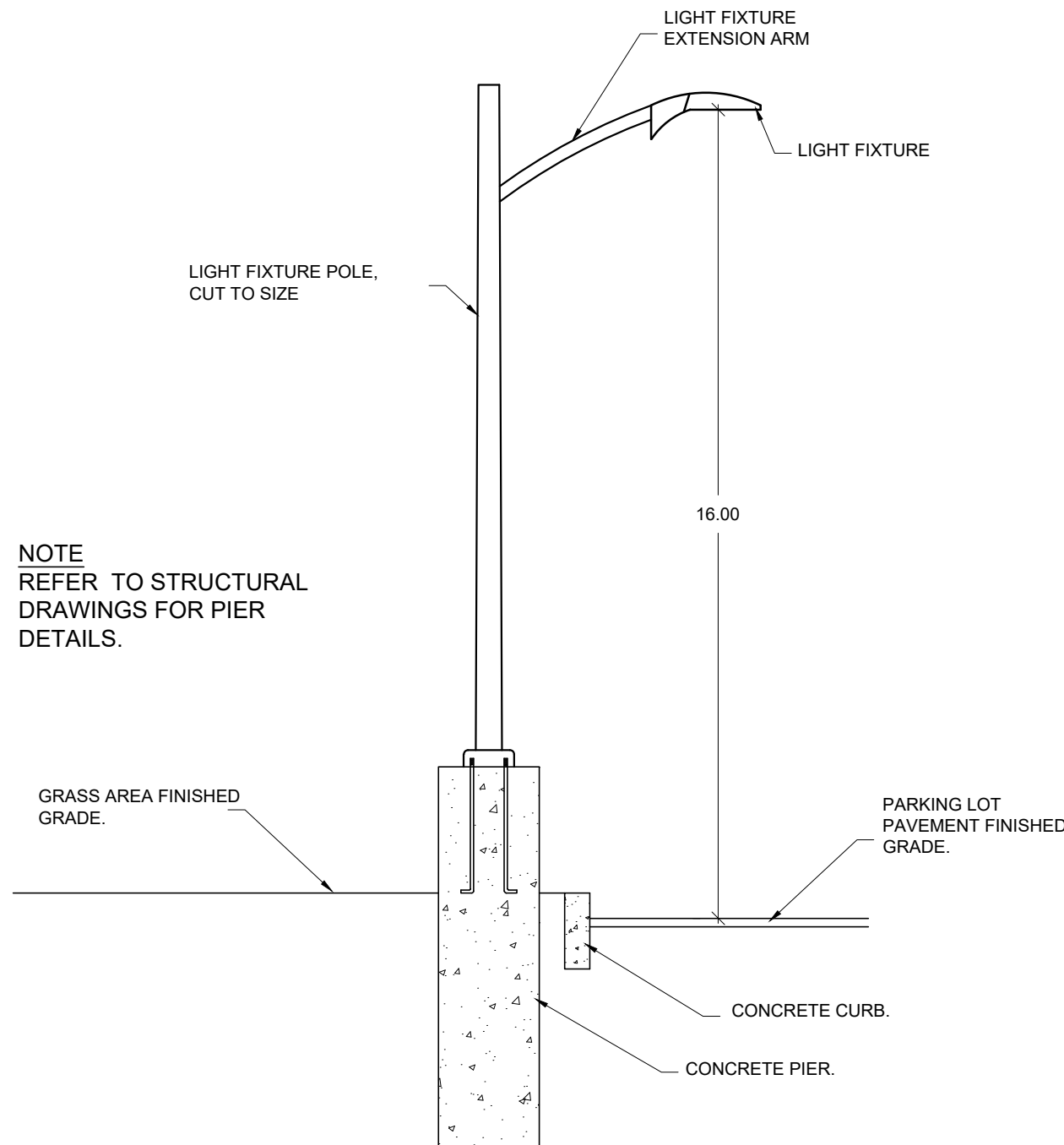
LIGHTING PLAN

SCALE 1" = 10'



SERVICE EQUIPMENT DETAIL

NOT TO SCALE



LIGHT FIXTURE DETAIL

NOT TO SCALE



JACKSON, WY
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PARKING IMPROVEMENTS
TETON COUNTY HOSPITAL DISTRICT

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12.21.2018
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REVISIONS

ELECTRICAL PLANS
AND SCHEDULES

E-2

12/20/18

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. APPLICABLE 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 IPECAC 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: D5XO-LED-FI-30-BLG-MVOLT NLTAIR2-PIRHN-FAO-BLACK	LED, LED,	120	207	18,451	
LIGHT FIXTURE POLE WITH EXTENSION ARM	LITHONIA: RTS200-6-I-II-145-BG-BLACK					PROVIDE 3' EXTENSION ARM, 20" POLE CUT TO SIZE.

SERVICE DISC. AND C.B. PANEL									
LOCATION: ON "H" FRAME MTG. SURFACE NEHA BR									
BUS AMPS: 100 VOLTS: 120 / 240 PHASE: 1 WIRES: 3 ALC: 10,000									
MAIN BREAKER: 50A MCB FEEDERS: 2-#2, 1-#6 G CONDUIT: 2-1/2"									
GCT NO.	LOAD DESCRIPTION	LOAD (WATTS)	C.B. (AMP/POLE)	A	B	C.B. (AMP/POLE)	LOAD (WATTS)	LOAD DESCRIPTION	GCT NO.
1	LIGHT FIXTURES	828	207	•					2
3	SPRINKLER CONTROLS	7	207	•					4
5									6
7				•					8
9				•					10
11									12
WATTS PER PHASE: A= T.B.D. B= T.B.D.									
CONNECTED: T.B.D. WATTS, T.B.D. AMPS DEMAND: T.B.D. WATTS, T.B.D. AMPS									
MANUFACTURER AND MODEL: SQUARE D LOAD CENTER									