



# 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

Date: January 9, 2020	<b>REQUESTS:</b>  The applicant is submitting a request for a Grading Pre-Application for the property located at 165 & 185 N. Glenwood Street legally known as, LOTS 5-6, BLK. 6, JACKSON & LOTS 1-4, BLK. 6, JACKSON  For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P20-005	
Planner: Tyler Valentine  Phone: 733-0440 ext. 1305  Fax: 734-3563  Email: tvalentine@jacksonwy.gov	
<b>Owner:</b> Roseville Ventures II, LLC 4015 80 <sup>th</sup> St Kenosha, WI 53142  <b>Applicant:</b> Jorgensen Associates PO Box 9550 Jackson, WY 83002	
<b>Please respond by: January 16, 2020</b>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to: [tstolte@jacksonwy.gov](mailto:tstolte@jacksonwy.gov)



**JORGENSEN**  
It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 203  
Jackson, WY 83002  
PH: 307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

## LETTER OF TRANSMITTAL

**TO:** Town of Jackson: Planning & Building Dept.  
150 East Pearl Avenue  
PO Box 1687  
Jackson, WY 83001

DATE 2020.1.7	PROJECT NO. 18105
ATTENTION: Brian Lenz – Town Engineer	
RE: Glenwood and Gill Condominiums Grading Pre-app	

ORIGINALS	COPIES	DATE	NO.	DESCRIPTION
1	0	2020.1.7		Pre-Application Conference Request (PAP) Form
1	0	2020.1.7		Glenwood and Gill Condominiums: Letter of Authorization
1	0	2020.1.7		Glenwood and Gill Condominiums: Narrative Letter
1	0	2020.1.7		Glenwood and Gill Condominiums: Plans
1	0	2020.1.7		CD with digital copies of all documents

**THESE ARE TRANSMITTED** as checked below:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> For approval       | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> For review and comment |
| <input type="checkbox"/> For your use       | <input type="checkbox"/> Approved as noted        | <input checked="" type="checkbox"/> Other       |
| <input type="checkbox"/> As requested       | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> For archiving          |
| <input type="checkbox"/> FOR BIDS DUE _____ | <input type="checkbox"/>                          | PRINTS RETURNED AFTER LOAN TO US                |

**REMARKS**

Information provided to schedule a Pre Application Conference (PAP) for Grading of the above referenced project.

*If enclosures are not as noted, kindly notify us at once*

COPY TO \_\_\_\_\_

SIGNED: Joseph M. Lantz



**PRE-APPLICATION CONFERENCE REQUEST (PAP)**

**Planning & Building Department**

150 E Pearl Ave. | phone (307)733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://www.townofjackson.com)  
Jackson, WY 83001

***For Office Use Only***

Fees Paid \_\_\_\_\_

Time & Date Received \_\_\_\_\_

Application # \_\_\_\_\_

**Please note:** Applications received after 3 PM will be process the next business day.

**APPLICABILITY.** This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to [www.townofjackson.com/204/Pre-Application](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: Glenwood Gill

Physical Address: 165 & 185 Glenwood Street

Lot, Subdivision: Lots 1-6, Block 6, Jackson

PIDN: 22-41-16-28-4-10-004(4)

**PROPERTY OWNER.**

Name: Roseville Ventures II, LLC

Phone: 262.308.2656

Mailing Address: 4011 80th Street, Kenosha WI

ZIP: 53142

E-mail: northmann@beardevelopment.com

**APPLICANT/AGENT.**

Name, Agency: Joseph Lovett; Jorgensen Associates

Phone: 307.733.5150

Mailing Address: PO Box 9550, Jackson WY

ZIP: 83002

E-mail: jlovett@jorgeng.com

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner

☒ Applicant/Agent

**ENVIRONMENTAL PROFESSIONAL.** For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: n/a Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**TYPES OF PRE-APPLICATION NEEDED.** Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

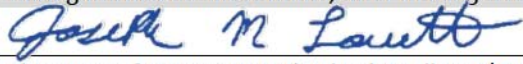
<input checked="" type="checkbox"/> Physical Development Permit	<b>This pre-application conference is:</b>
<input type="checkbox"/> Use Permit	
<input type="checkbox"/> Development Option or Subdivision Permit	
<input type="checkbox"/> Interpretations of the LDRs	
<input type="checkbox"/> Amendments to the LDRs	
<input type="checkbox"/> Relief from the LDRs	
<input type="checkbox"/> Environmental Analysis	<input checked="" type="checkbox"/> Required
	<input type="checkbox"/> Optional
	<input type="checkbox"/> For an Environmental Analysis
	<input checked="" type="checkbox"/> For grading

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (tstolte@gmail.com).

Have you attached the following?

- ☒ **Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://www.townofjackson.com/204/Pre-Application.com) for the fees.
- ☒ **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. Please see the Letter of Authorization template at [www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF](http://www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF).
- ☒ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:
  - ☒ Existing property conditions (buildings, uses, natural resources, etc)
  - ☒ Character and magnitude of proposed physical development or use
  - ☐ Intended development options or subdivision proposal (if applicable)
  - ☐ Proposed amendments to the LDRs (if applicable)
- ☒ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
  - ☒ Property boundaries
  - ☒ Existing and proposed physical development and the location of any uses not requiring physical development
  - ☐ Proposed parcel or lot lines (if applicable)
  - ☒ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference
- ☒ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.
- ☒ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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

Jorgensen Associates; Joseph Lovett

Name Printed

2020.1.7

Date

Project Manager

Title





# JORGENSEN

It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 201  
Jackson, WY 83002  
PH: 307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

9 January, 2020

Town of Jackson: Planning & Building Dept.  
150 East Pearl Avenue  
PO Box 1687  
Jackson, WY 83001

Re: Glenwood and Gill Condominiums  
Pre-Application Conference Request (PAP) for Grading  
Jorgensen Project Number 18105

Dear Mr. Lenz,

This grading pre application conference is intended to coordinate with Town of Jackson Public Works and to discuss engineering topics related to the development of 29 residential units on 165 and 185 Glenwood Street. Existing Town of Jackson road, water, sanitary sewer and storm sewer infrastructure will be used to service the development and electrical, gas and communication utilities are in place at or near the proposed development. The existing below grade parking garage will be utilized for the proposed development. The site plan included with this application and the general engineering items related to this project are discussed here.

#### **GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER**

Proposed conditions on site include underground parking beneath the whole site (utilizing and expanding the existing parking structure) with street level conditions consisting of three building segments separated by a courtyard. Some of the condominium units will be accessed from the Glenwood or Gill Street frontage while others will be accessed from the central courtyard. The courtyard will be accessed from the Gill Avenue sidewalk on the north end of the property by several steps and from the Glenwood Street sidewalk on the east side of the property by an ADA compliant sidewalk.

Since the site is completely utilized by the structure and site improvements, stormwater will be collected into a central system, appropriately treated and routed using a controlled release system to the town stormwater system at the stormwater inlet located in Glenwood Street, just south of the Glenwood/Gill intersection. Stormwater release rate will be determined using pre-development conditions as specified in the most current version of the Town of Jackson Land Development Regulations. Due to spatial constraints, the difficulty of mechanical snow removal, and the probability of ice and snow buildup in the sheltered courtyard, a snow melt system draining to the stormwater system will be utilized. A curb inlet may be added in the new section of curb along Glenwood to capture stormwater running down the gutter from the north and would be connected to the Town of Jackson Storm Sewer.

The proposed paving of the alley west of the project and the construction of a consistent grade sidewalk crossing along Gill Avenue will require alteration of the existing alley drainage pattern. Currently runoff from the alley sheet flows north to the Gill Avenue curb and gutter, however the elevation of the existing of the White Buffalo Club garage makes drainage in the northernmost 50' of the alley challenging and the addition of a sidewalk crossing will prevent water from flowing to the street. To solve this problem, there is a proposed inlet along the east side of the alley which will connect to the stormwater line in Gill Avenue.

## **ROADS AND ACCESS**

The site is currently accessed from Glenwood Street, Gill Avenue and the north-south alley west of the property. The primary vehicular access to the project will be through the underground parking accessed from the alley however parallel parking will continue to exist on both the Glenwood and Gill frontages. The curb line along Glenwood Street will be moved 2 to 3 feet east to provide space for a buffer area with trees and a sidewalk. The angled parking across Glenwood street is proposed to be adjusted slightly (from a 60° angle to a 55° angle) to enable easier parking maneuvers while preserving the same number of parking spots and meeting the Town of Jackson street width minimums.

## **PEDESTRIAN AND BICYCLE INFRASTRUCTURE**

According to the 2015 Community Streets plan, both Glenwood and Gill are designated as shared streets with no bicycle designation. The nearest, designated bike routes are Millward Street (1 block west of the project) and Mercill Avenue (1 block north of the project). Low speeds and traffic volume on the connecting streets provide safe access to both.

Pedestrian improvements to both street frontages to provide the maximum space available based on the existing structure are proposed as part of this project. A 5' hardscaped buffer area and a variable (6' minimum) sidewalk is proposed on Glenwood Street, however this is dependent on coordination efforts with TOJ Public Works regarding the Glenwood Street curb and the associated street alterations. Gill Avenue will have a 4' landscaped buffer area and variable (6' minimum sidewalk). Either standalone street lights or sidewalk illumination on the building is proposed for both street frontages.

## **WATER**

Water will be supplied by the Town of Jackson through the existing distribution system through a 6" main located within Glenwood Street and an 8" main located in Gill Avenue. Connections to the TOJ system will require an encroachment permit and a coordinated effort with the TOJ Public Works Department to identify the appropriate water service tap location. Once the system is on the project property it will be owned and operated by the development and all maintenance will be the responsibility of the development. It is expected that adequate capacity is available from the existing TOJ water system without additional improvements to the system. A water demand estimate analysis and water model analysis are provided in the Development Plan Submittal.

Irrigation will be provided to plantings in the courtyard and to the landscaping and trees in the buffer area. Coordination with TOJ Public Works Department will be required to determine whether the streetscape irrigation will be separate from the property irrigation.

## **WASTEWATER**

Sanitary sewer will be connected to a proposed manhole on the existing Town of Jackson sewage collection line within the alley west of the site and eventually be treated at the TOJ Wastewater Treatment Plant in South Park. The sewage collection lines internal to the project will be the responsibility of the development for operation and maintenance. A wastewater demand estimate analysis is included in the Development Plan Submittal.

The proposed parking garage under 165 Glenwood will require a sewer service (without an easement) running through the property, from the St. John's Church Preschool Building, to be relocated. Preliminary investigation of location and grades of the service line indicate construction of a gravity sewer line is possible from the preschool building to the TOJ sewer line located in Gill Avenue, however the location of this line and whether a private sewer service will be allowed in the ROW will require coordination with TOJ Public Works.

## CABLE UTILITIES AND GAS

Power and communication lines will enter the project via the alley west of the project. Lower Valley Energy and cable utility lines arrive at the site via buried and overhead utility lines at the western lot corner between 165 and 185 N. Glenwood (in the alley). At this location they are directed underground to nearby vaults and pedestals. A single 2-inch gas main is located within the alley and a connected service line runs east-west beneath the southern portion of 165 N. Glenwood. The service will be removed as part of the project. The project will also bury the overhead utility lines extending along the alley adjacent to 165 N. Glenwood prior to the completion of Phase II of construction.

A summary of the currently identified points of coordination with TOJ Public Works is attached to this letter. We look forward to discussing these and any other project elements that the Town has identified at our pre application conference. Please do not hesitate to contact us if you have any comments or questions.

Sincerely,  
JORGENSEN ASSOCIATES, PC

A handwritten signature in blue ink that reads "Joseph M. Lovett". The signature is fluid and cursive, with the first name "Joseph" and last name "Lovett" clearly legible.

Joseph Lovett, P.E.  
Project Engineer

Enclosures: (1) Glenwood and Gill Condominiums: Existing and Proposed Plans (4 pages)  
(1) CD with digital copy of all materials



## **SUMMARY OF TOWN OF JACKSON PUBLIC WORKS COORDINATION ITEMS**

The project team will coordinate with the TOJ Engineering and Public Works Department on the following items:

- ADA access on sidewalks and within courtyard
- Stormwater inlet near Glenwood & Gill intersection
- Possible stormwater inlet near south end of project
- Alteration of alley drainage, addition of pavement and curb
- Stormwater inlet near White Buffalo Club garage with line to Gill stormwater line
- Glenwood Street alterations including angled parking, travel lanes, parallel parking and curb line
- New striping or signage along any streets?

- Planning Commission condition of approval states: *final design approval of the curb location, blub out and Glenwood Street cross section shall be obtained from the Town Engineer and Planning Director prior to approval of the Building Permit*
- Street lights: standalone vs mounted on building
- Proposed manhole in alley for sewer discharge (both pumped and gravity service)
- Removal of St. John's Church sewer line that crosses 165, proposal to run north to Gill sewer line (this is expected to be gravity)
- Burial of overhead utility line along 165/alley
- Water connection: can this be made to the 8" line in Gill instead of 6" in Glenwood and should it be one tap with a manifold and separate meters for irrigation, fire and domestic?
- Buffer irrigation system: will this be separate from or combined with the property irrigation system

# LETTER OF AUTHORIZATION

Roseville Ventures II, LLC

Kenosha, WI, 53142

, "Owner" whose address is: 4015 80th Street,

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Roseville Ventures II, LLC

, as the owner of property

more specifically legally described as: Lots 1-6, Blk 6, Original Town of Jackson, Plat 100

(If too lengthy, attach description)

HEREBY AUTHORIZES Bear Development, LLC & Jorgensen Associates

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: Member

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

STATE OF Wisconsin )

COUNTY OF Kenosha )

SS.

The foregoing instrument was acknowledged before me by Stephen R Mills this 5 day of April, 2019.

WITNESS my hand and official seal

Sarah E Bell

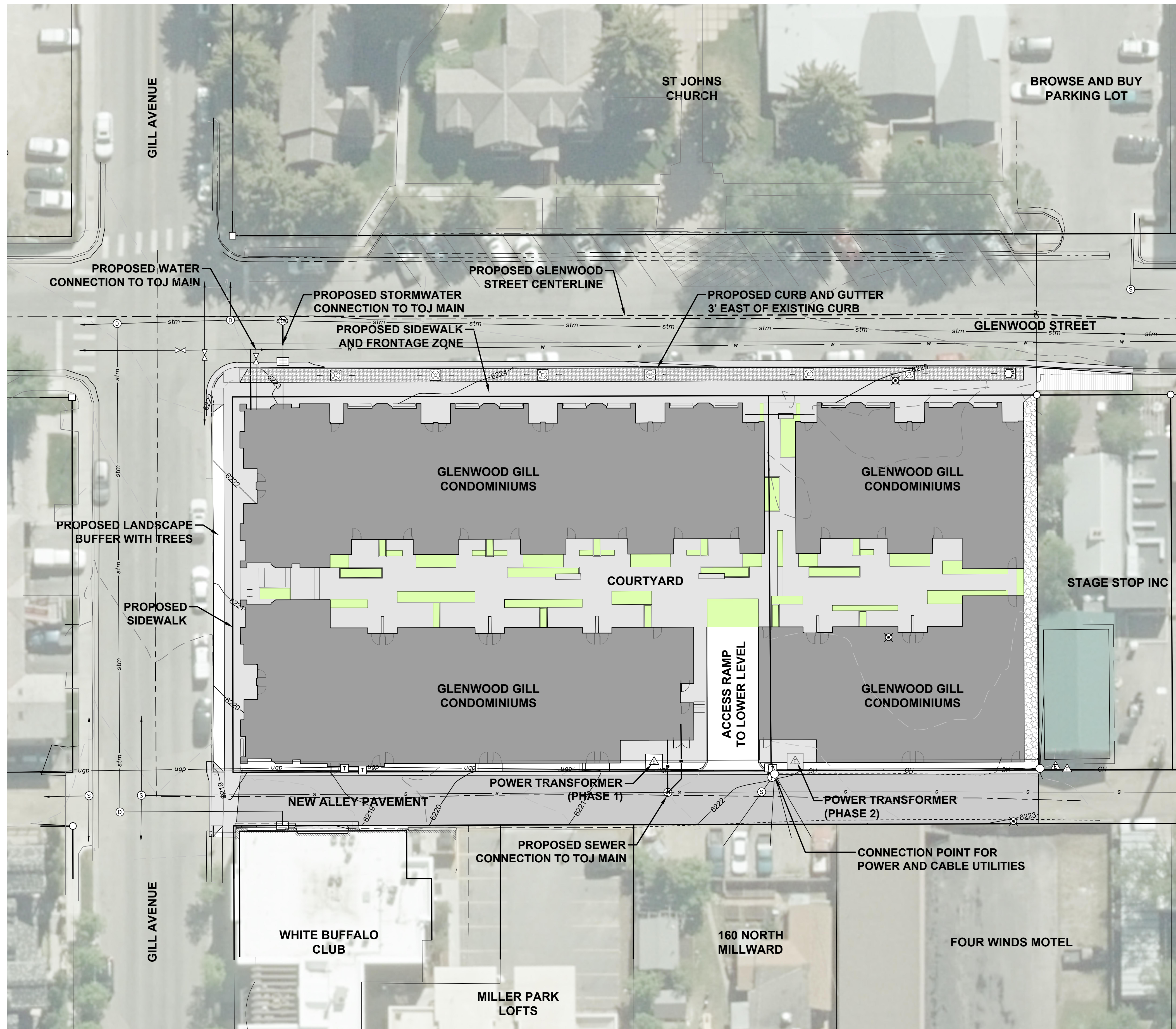
(Notary Public)

My commission expires: 5/10/22

(Seal)

SARAH E. BELL  
Notary Public  
State of Wisconsin



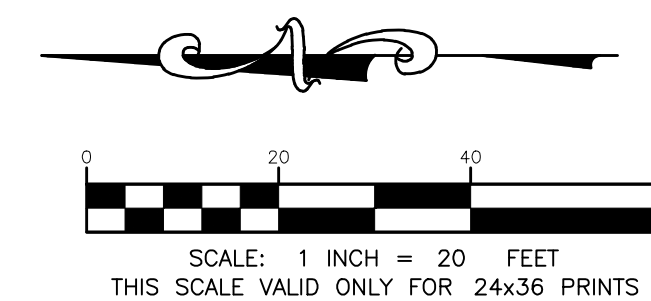


## GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
2. EXISTING BASE MAPPING WAS PREPARED BY ON SITE LAND SURVEYORS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
4. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
6. BURIED UTILITIES
  - 6.1. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
  - 6.2. CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING.
  - 6.3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
  - 6.4. CONTRACTOR SHALL NOTIFY WYOMING ONE CALL, 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
7. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
8. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
9. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
10. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
11. CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING H. BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
12. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
13. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
14. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

## WATER AND SEWER UTILITY NOTES

1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079, PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
3. CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
4. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPWSS 02225.
5. CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES, LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
7. WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
8. SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.



– PRELIMINARY –  
SUBJECT TO CORRECTION  
AND APPROVAL

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

© 2019 Northworks Architects & Planners - All rights reserved.  
Any discrepancies shall be reported immediately to the  
Architect before proceeding. Only figured dimensions should  
be used. Contractors and fabricators to verify all dimensions  
on site prior to beginning Work.



NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

[illegible]

PROFESSIONAL SEAL

PROJECT  
GLENWOOD GILL  
165 AND 185 GLENWOOD ST.  
JACKSON, WY 83001

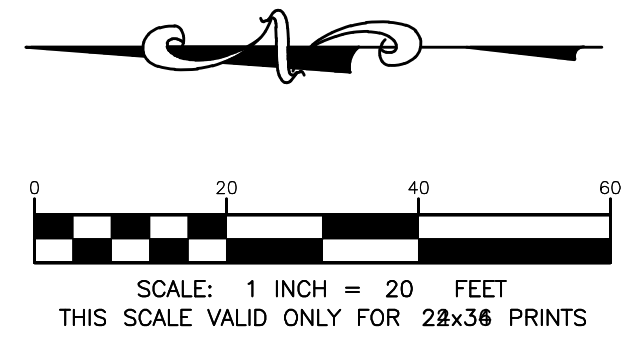
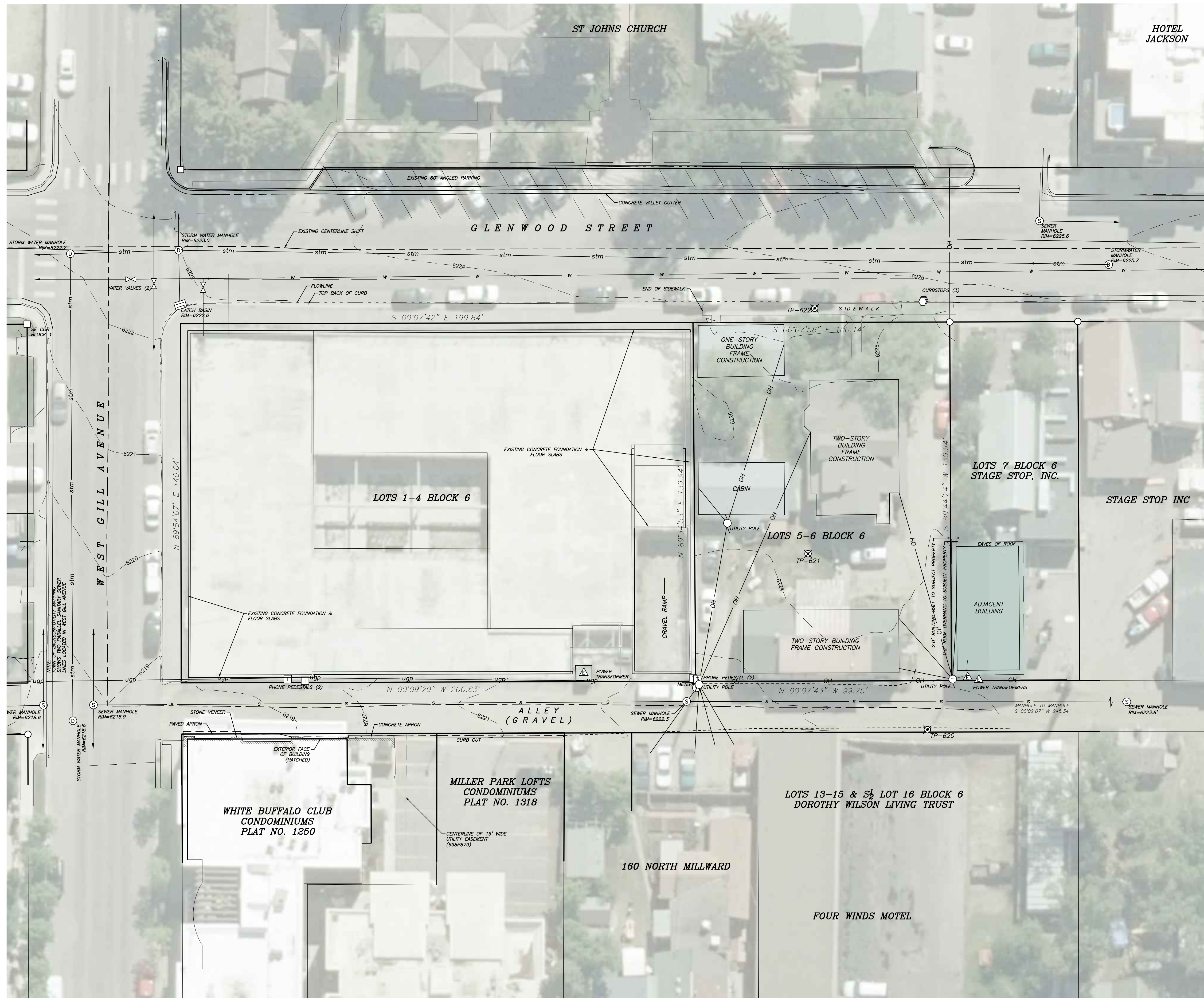
18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

# C 1.0

Drawing Name
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## SITE OVERVIEW





LEGEND

- ☐ INDICATES A STEEL PIPE WITH A BRASS CAP INSCRIBED "PE&LS 578"  
FOUND THIS SURVEY
- ☐ INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP  
INSCRIBED "PLS 3831" FOUND THIS SURVEY
- ☒ INDICATES A PK-BRAND NAIL SET THIS SURVEY FOR ORIENTATION AND  
MAPPING PURPOSES

- |  |                          |
|--|--------------------------|
|       | SUBJECT PROPERTY LINE    |
|       | ADJACENT PROPERTY LINE   |
|       | CENTERLINE OF STREET     |
|       | EDGE OF PAVEMENT         |
|       | EDGE OF GRAVEL           |
|     | EDGE OF CONCRETE         |
|     | TOP BACK OF CURB         |
|     | FLOWLINE                 |
|  OH | OVERHEAD LINE            |
|  S  | SANITARY SEWER LINE      |
|     | BUILDING — SIDING        |
|     | BUILDING — EAVES OF ROOF |

*SURVEY NOTES:*

ORIGINAL AND SUPPLEMENTARY TOPOGRAPHIC MAPPING WAS  
CONDUCTED BY ON SIGHT LAND SURVEYORS, INC USING THE  
ON SITE LAND SURVEYORS, INC. TETON COUNTY CONTROL  
NETWORK 2001 COORDINATE SYSTEM AND NGVD29 DATUM

[illegible]

PROFESSIONAL SEAL

PROJECT  
**GLENWOOD GILL**  
165 AND 185 GLENWOOD ST.  
JACKSON, WY 83001

18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

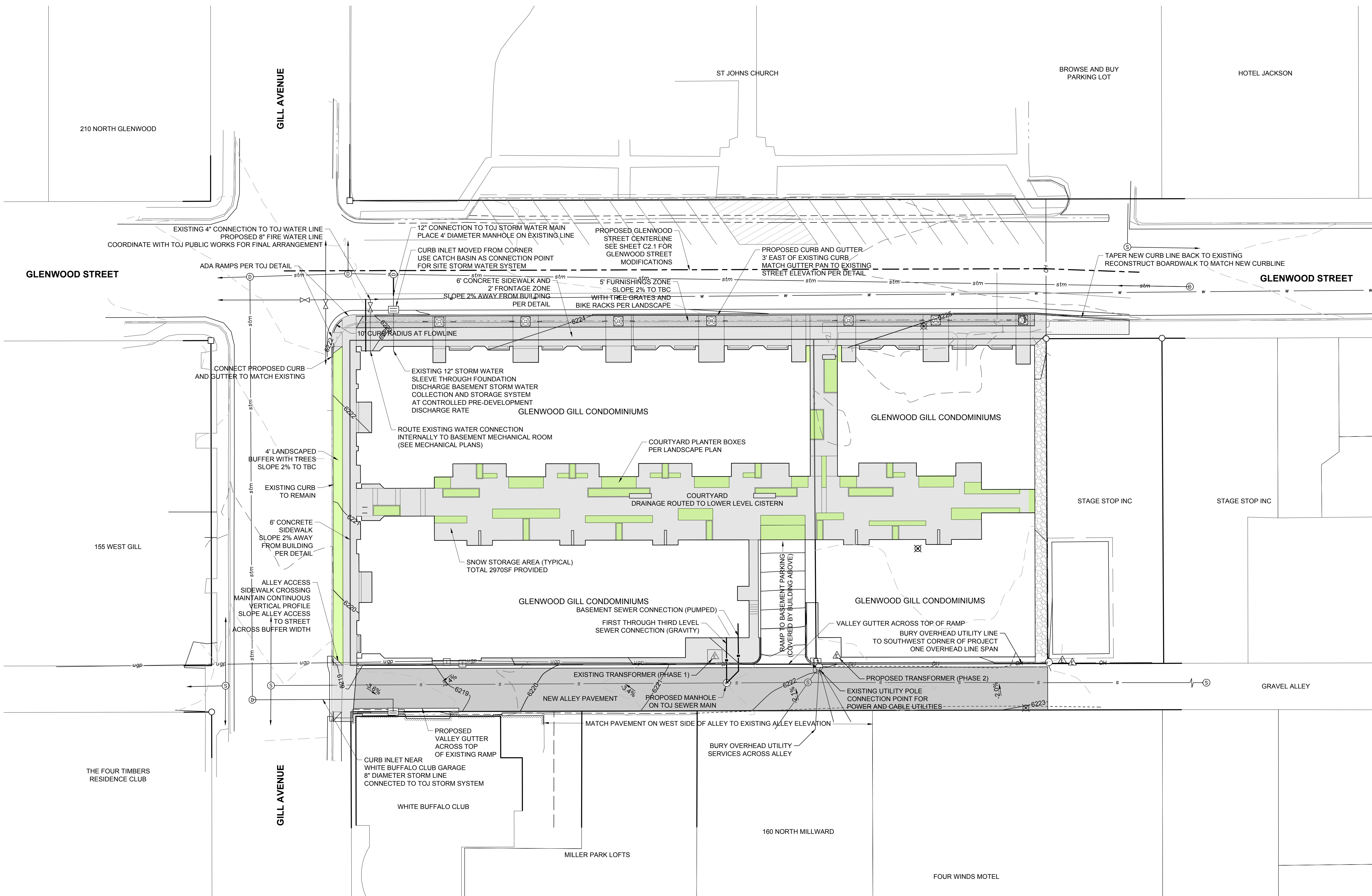
## C 1.1

Drawing Name

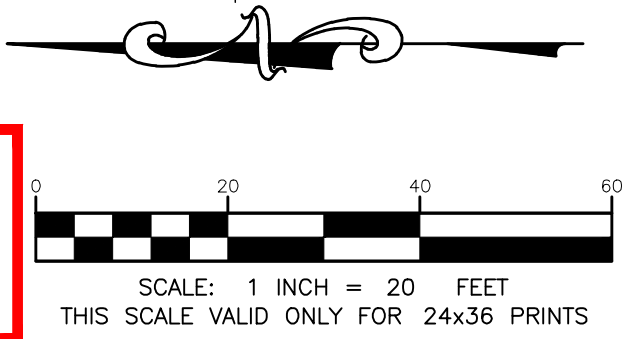
EXISTING CONDITIONS

— PRELIMINARY —  
SUBJECT TO CORRECTION  
AND APPROVAL





— PRELIMINARY —  
SUBJECT TO CORRECTION  
AND APPROVAL



**NORTHWORKS**

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NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
10.25.2019	DEVELOPMENT PLAN REVIEW

PROFESSIONAL SEAL

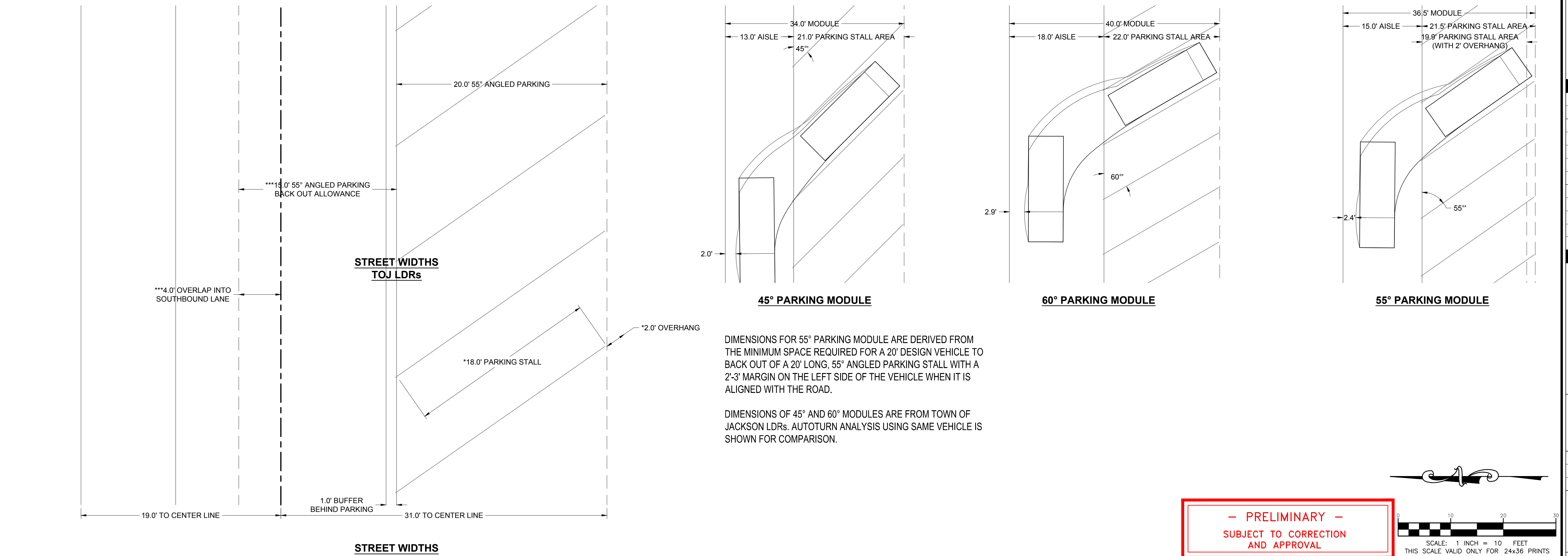
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18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

**C 2.0**

Drawing Name  
**SITE PLAN**



[illegible]

PROFESSIONAL SEAL

PROJECT  
GLENWOOD GILL  
165 AND 185 GLENWOOD ST.  
JACKSON, WY 83001

18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

## C 2.1

Drawing Name

## GLENWOOD STREET IMPROVEMENTS

— PRELIMINARY —  
SUBJECT TO CORRECTION  
AND APPROVAL