



# 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: February 10, 2020   | <b>REQUESTS:</b><br><br>The applicant is submitting a request for a Grading Pre-Application for the property located at 174 N. King Street known as, PT. SW1/4SW1/4 SEC. 27, TWP. 41, RNG. 116.<br><br>For questions, please call Brian Lenz at 733-3079, x1410 or email to the address shown below. Thank you. |
| Item #: P20-024   |   |
| Planner: Paul Anthony<br><br>Phone: 733-0440 ext. 1303<br><br>Email: panthony@jacksonwy.gov   |   |
| <b>Owner:</b><br>Town of Jackson<br>PO Box 1687<br>Jackson, WY 83001<br><br><b>Applicant:</b><br>JH Community Housing Trust<br>Anne Cresswell<br>PO Box 4498<br>Jackson, WY 83001 |   |
| <b>Please respond by: N/A</b>   |   |

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



**PRE-APPLICATION CONFERENCE REQUEST (PAP)**  
**Planning & Building Department**

150 E Pearl Ave.  
P.O. Box 1687  
Jackson, WY 83001

ph: (307) 733-0440 fax:  
[www.townofjackson.com](http://www.townofjackson.com)

**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: JHCHT King St. Development

Physical Address: 174 N. King St.

Lot, Subdivision: \_\_\_\_\_

PIDN: 22-41-16-27-3-00-021

**PROPERTY OWNER.**

Name: Town of Jackson

Phone: \_\_\_\_\_

Mailing Address: PO Box 1687, Jackson, WY

ZIP: 83001

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name, Agency: JH Community Housing Trust, Anne Cresswell

Phone: (307)739-0665

Mailing Address: PO Box 4498

ZIP: 83001

E-mail: sefani@housingtrustjh.org

**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: \_\_\_\_\_ 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.

\_\_\_\_\_ Physical Development Permit  
\_\_\_\_\_ Use Permit  
\_\_\_\_\_ Development Option or Subdivision Permit  
\_\_\_\_\_ Interpretations of the LDRs  
\_\_\_\_\_ Amendments to the LDRs  
\_\_\_\_\_ Relief from the LDRs  
\_\_\_\_\_ Environmental Analysis

**This pre-application conference is:**

☒ Required  
\_\_\_\_\_ Optional  
\_\_\_\_\_ For an Environmental Analysis  
☒ 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** (via email or thumb drive), and **two hard copies** of the submittal packet.

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.

Anna Cresswell

Signature of Owner or Authorized Applicant/Agent

ANNA CRESSWELL

Name Printed

2-6-2020

Date

Executive Director

Title



February 6, 2020

FPD\19-318-02

Town of Jackson Planning & Engineering  
150 E. Pearl Ave  
Jackson WY 83001

ATTN: Pre-Application Conference Committee

RE: 174 N. King Street JH Community Housing Trust Development – Pre-Application Conference

Pre-Application Conference Committee,

The following is a project description narrative to be included with the grading pre-application conference request for the 174 N. King Street mixed use development by the Jackson Hole Community Housing Trust (JHCHT).

The existing property has a 3800 sqft building with a lawn space on the southern end of the property.

The 174 N. King Street development is a proposed mixed-use development with 2 commercial space units and 24 residential units. The building is 3 stories occupying a ground floor footprint of 14,500± sqft with covered parking and commercial space occupying the ground floor. The King street frontage of the building is being designed in coordination with the latest known plans for the redevelopment of the North King St. block.

The JHCHT is not requesting any development options or amendments to the Town of Jackson LDR's.

Please let me know the earliest availability you may have to schedule this pre-application conference, and don't hesitate to contact me if there are any questions.

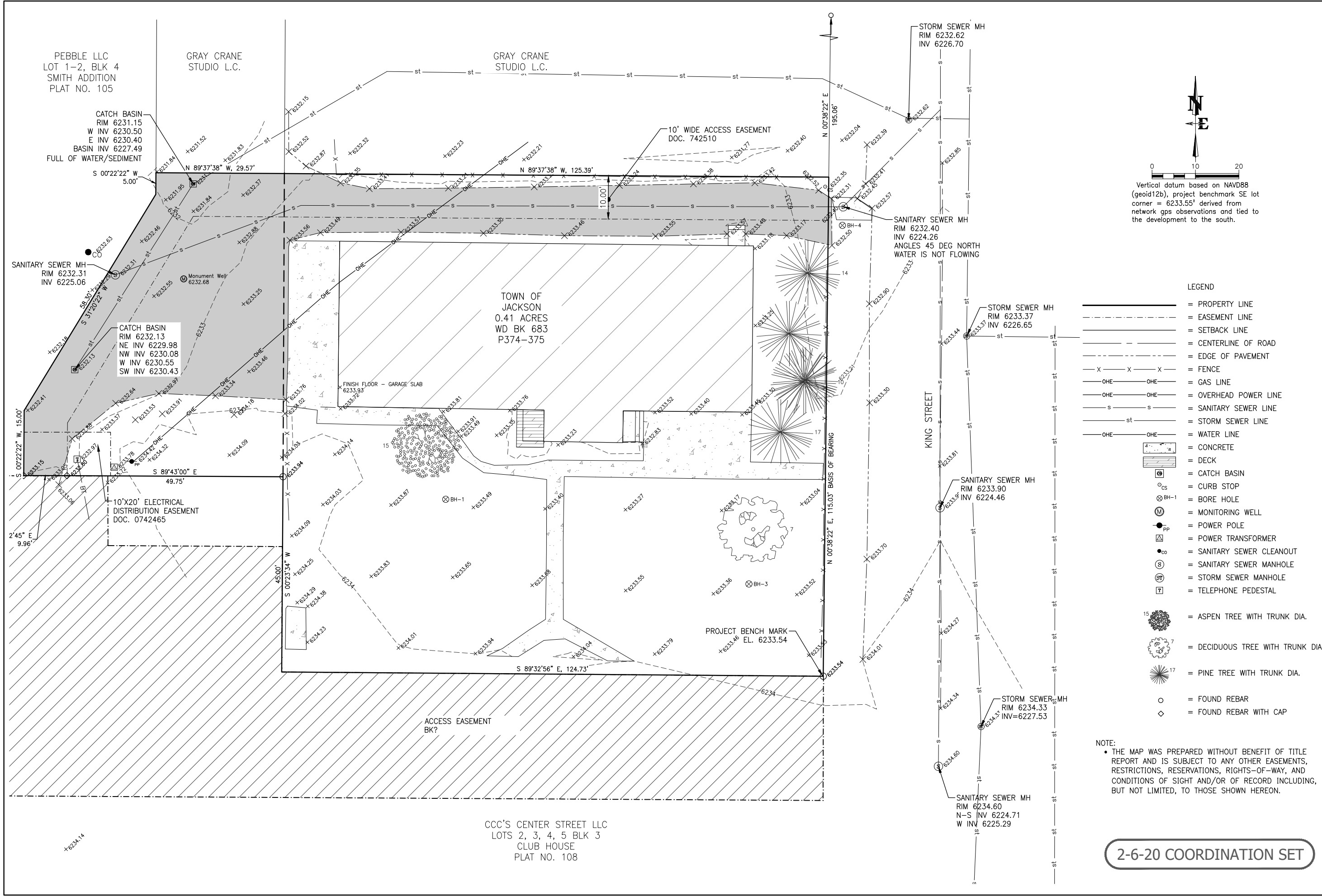
Sincerely,



Fritz Doter, PE  
Assistant Project Manager

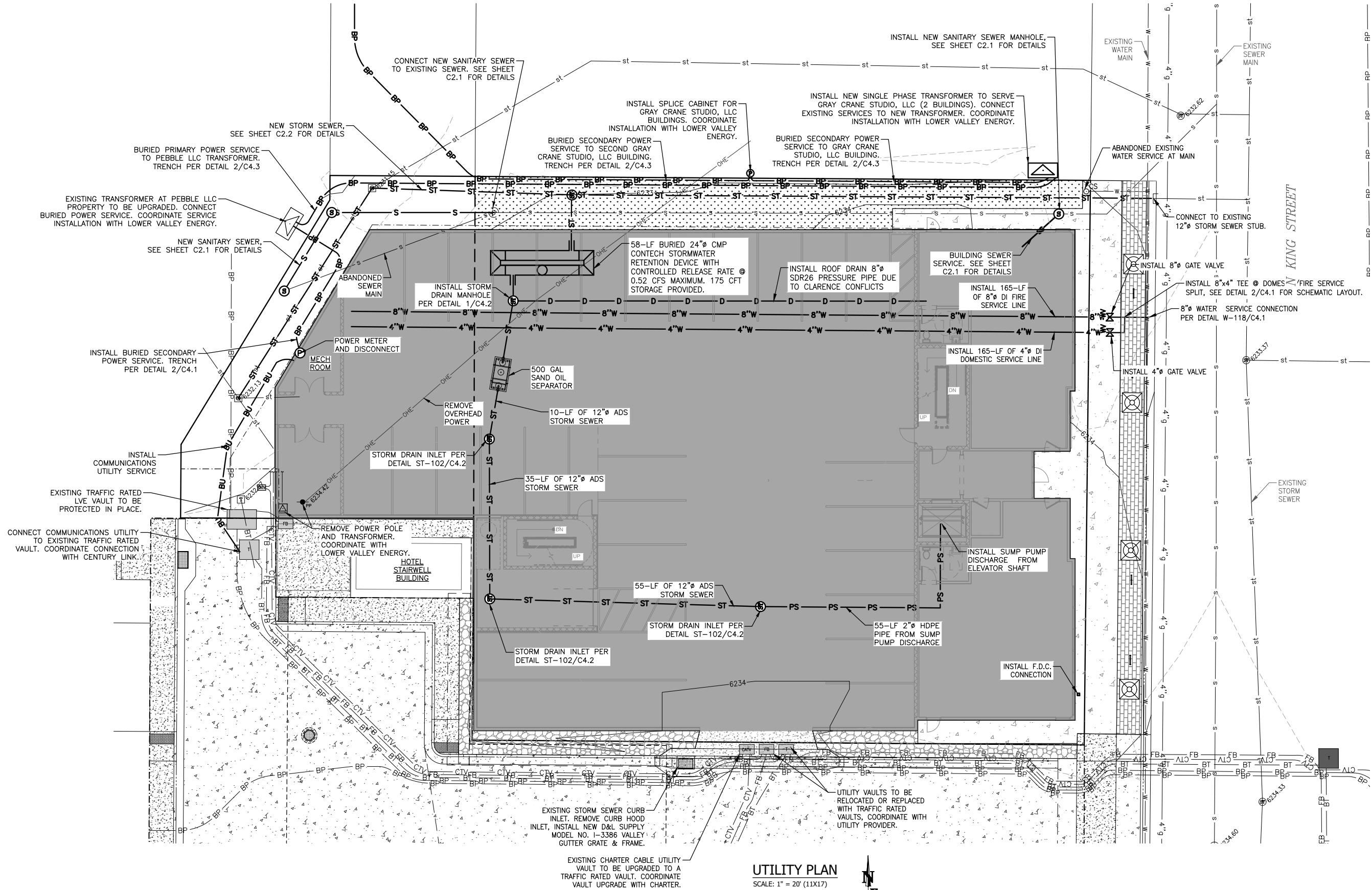
Encl.

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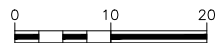


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|            |                   |                    | SURVEYED | ENGINEERED | DRAWN | CHECKED | APPROVED |      |
| CL.0       | JHCHT KING STREET | EXISTING SITE PLAN | 2/6/2020 | NE         | FPD   | FPD     | MB       | MB   |
| JOB NO     | 174 N KING STREET |                    |          |            |       |         |          |      |
| 19-318-02  | JACKSON, WY       |                    |          |            |       |         |          |      |

S:\proj\2019\318-02 174 N King Street - Northworks - Civil\4 Drawings\DWG\20190802 UTILITY-DESIGN\dwg C2.0 UTILITY PLAN.dwg - Feb 06 2020 03:17:40 pm PLTUTED BY: doster DWG CTRWIT: 230



UTILITY PLAN  
SCALE: 1" = 20' (11X17)



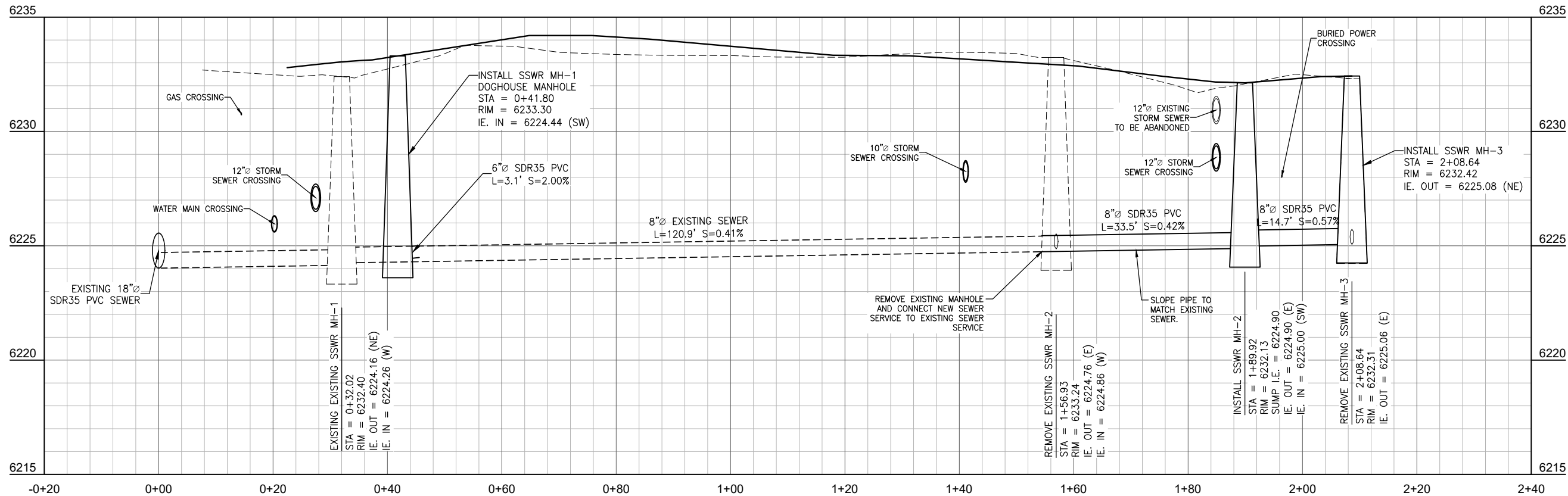
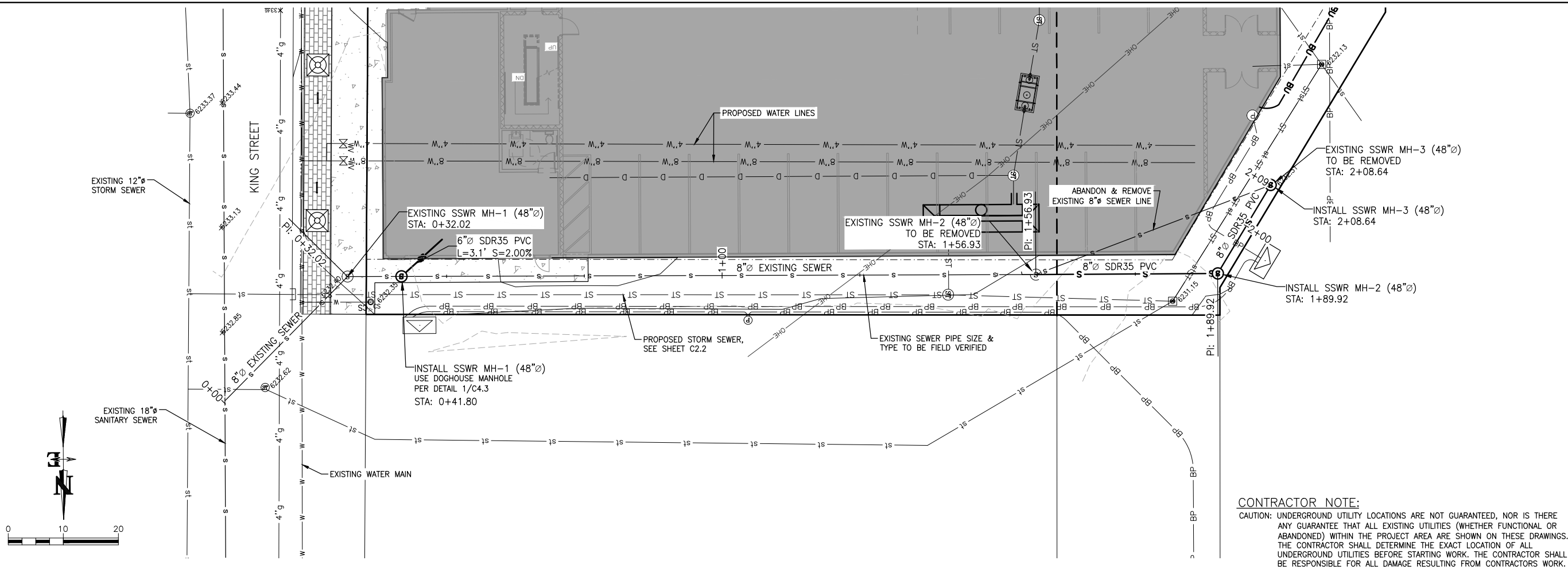
2-6-20 COORDINATION SET

|                     |  |  |                               |  |  |                              |      |
|---------------------|--|--|-------------------------------|--|--|------------------------------|------|
| DRAWING NO<br>C2.0  |  | JOB TITLE<br>JHCHT KING STREET<br>174 N KING STREET<br>JACKSON, WY | DRAWING TITLE<br>UTILITY PLAN | <div>NELSON<br/>ENGINEERING</div> <div>P.O. BOX 1599, JACKSON WYOMING (307) 733-2087</div> | DATE   | 2/6/2020                     | REV. |
| JOB NO<br>19-318-02 |  |  |                               |  | SURVEYED<br>ENGINEERED<br>DRAWN<br>CHECKED<br>APPROVED | NE<br>PPD<br>PPD<br>MB<br>MB |      |

**NELSON  
ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



S:\P\2019\308-02 174 N. King Street - Northwoks - Civil\4 Drawings\Civil\93182 SANITARY P&ID.dwg (CEL STA 0+00 - 2+09) - Feb 06 2020 03:17:57 pm PLOTTED BY: doster DWG FORMAT: 230



2-6-20 COORDINATION SET

| DRAWING NO |  | JOB TITLE   | DRAWING TITLE  | REV.   |          |            |       |         |          |          |    |     |     |    |    |
|------------|--|---|--|--|----------|------------|-------|---------|----------|----------|----|-----|-----|----|----|
| C2.1       |  | JHCHT KING STREET<br>174 N KING STREET<br>JACKSON, WY | SANITARY SEWER PLAN & PROFILE<br><br>STA 0+00 - 2+09 | DATE   | SURVEYED | ENGINEERED | DRAWN | CHECKED | APPROVED | 2/6/2020 | NE | FPD | FPD | MB | MB |
| 19-318-02  |  |   |  | NELSON<br>ENGINEERING<br><br>P.O. BOX 1599, JACKSON WYOMING (307) 733-2087 |          |            |       |         |          |          |    |     |     |    |    |

**NELSON  
ENGINEERING**

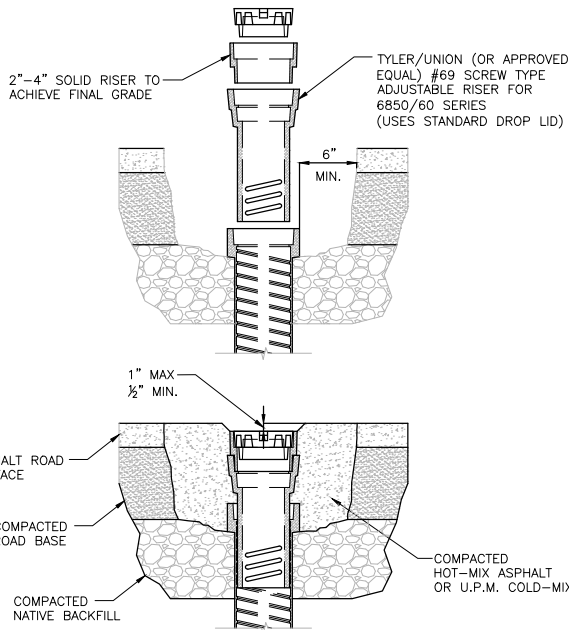








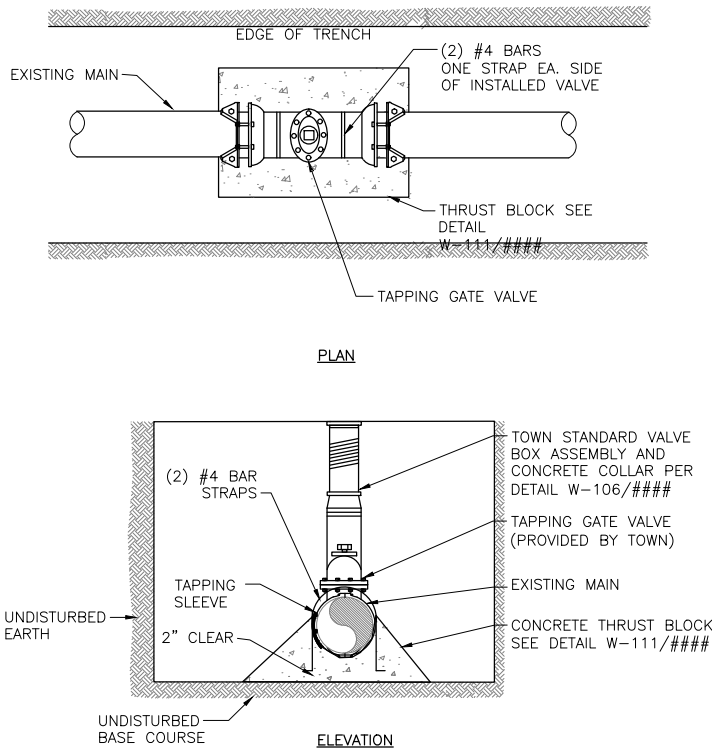
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- NOTES:
1. ADJUST WATER VALVES UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING.
  2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT PRIOR TO AND POST BACKFILLING.
  3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES.

**W-106 WATER VALVE COLLAR ASSEMBLY**  
C4.1

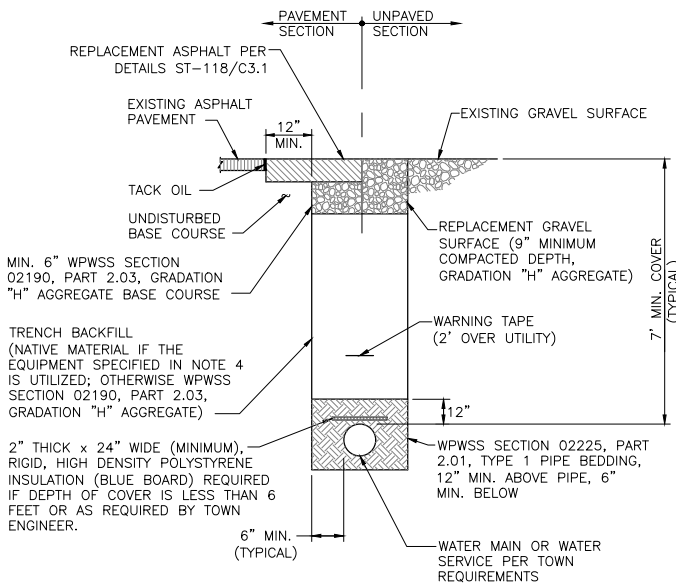
W-106 DATE: 1/16/13 SCALE: NTS



- NOTES:
1. THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
  2. TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
  3. 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE INSTALLED BETWEEN THRUST BLOCK AND WATER PIPE.

**W-119 IN LINE WATER VALVE**  
C4.1

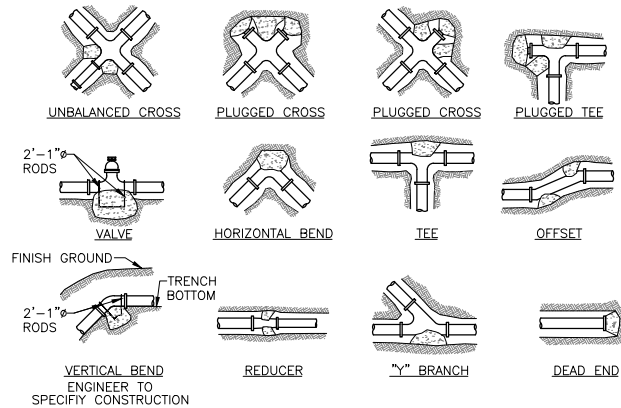
W-119 DATE: 1/18/13 SCALE: NTS



- NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
    - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
    - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
  2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
  3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
  4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
  5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

**W-100 WATER MAIN AND SERVICE LINE TRENCH**  
C4.1

W-100 DATE: 1/14/13 SCALE: NTS

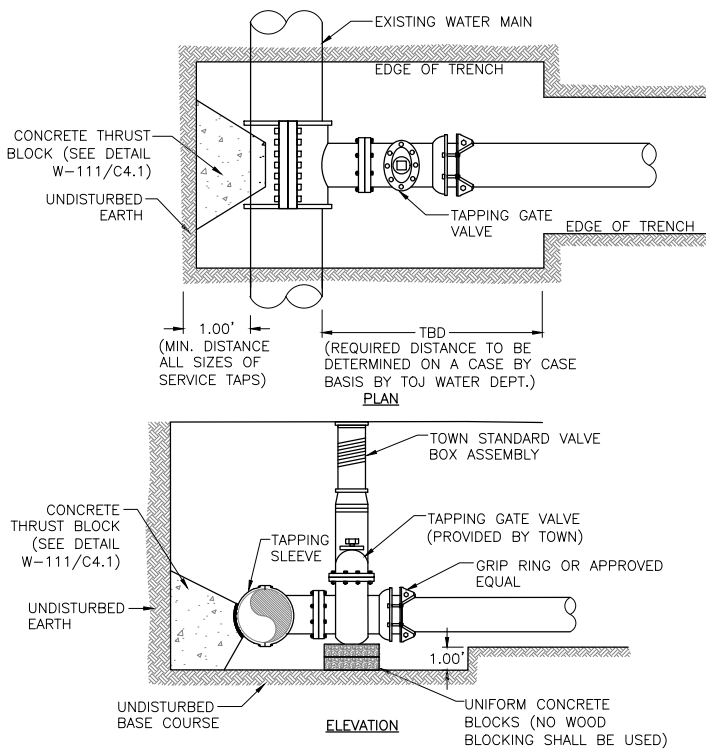


| MINIMUM DIMENSIONS FOR THRUST BLOCKING |              |        |           |        |                  |        |                          |        |               |       |  |
|--|--------------|--------|-----------|--------|------------------|--------|--------------------------|--------|---------------|-------|--|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

- NOTES:
1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK.
  2. ALL BLOCKING SHALL BEAR AGAINST UNDISTURBED MATERIAL.
  3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
  4. 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE.

**W-111 THRUST BLOCK DETAILS**  
C4.2

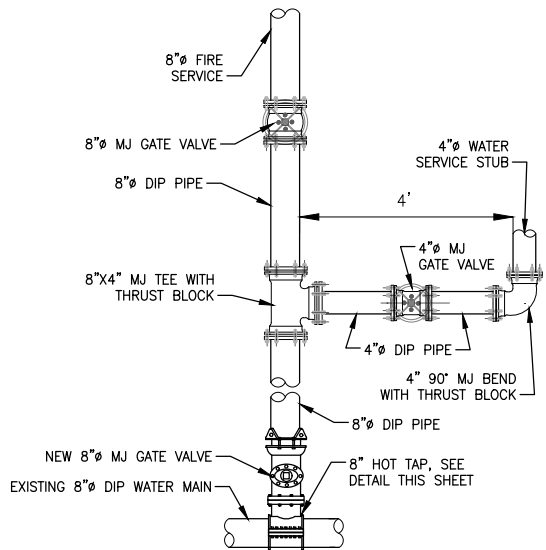
W-111 DATE: 1/16/13 SCALE: NTS



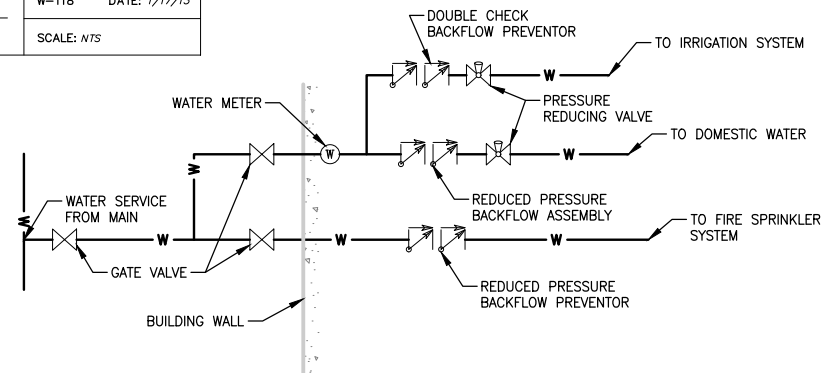
- NOTES:
1. TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
  2. EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.
  3. THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.

**W-118 WATER MAIN TAPPING DETAIL**  
C4.1

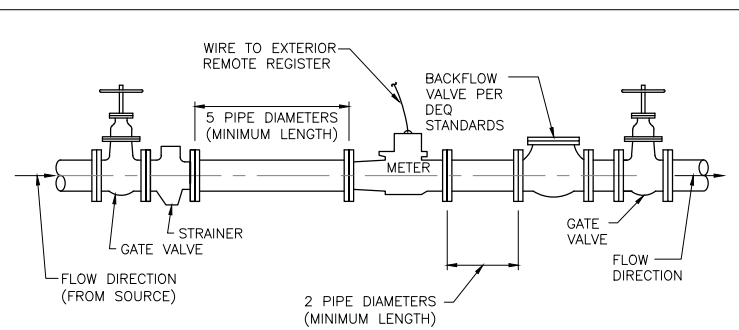
W-118 DATE: 1/17/13 SCALE: NTS



**1 WATER SERVICE CONNECTION DETAIL**  
C4.1



**2 WATER SERVICE FIRE ENTRY SCHEMATIC DETAIL**  
C4.1



- NOTES:
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
  2. METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
  3. CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
  4. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

**W-113 WATER METER INSTALLATION (1.5" & LARGER METERS, INTERIOR INST.)**  
C4.1

W-113 DATE: 1/16/13 SCALE: NTS

2-6-20 COORDINATION SET

| REV.     | DATE | SURVEYED | ENGINEERED | DRAWN | CHECKED | APPROVED |
|----------|------|----------|------------|-------|---------|----------|
| 2/6/2020 | NE   | FPD      | FPD        | MB    | MB      |          |

**NELSON ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

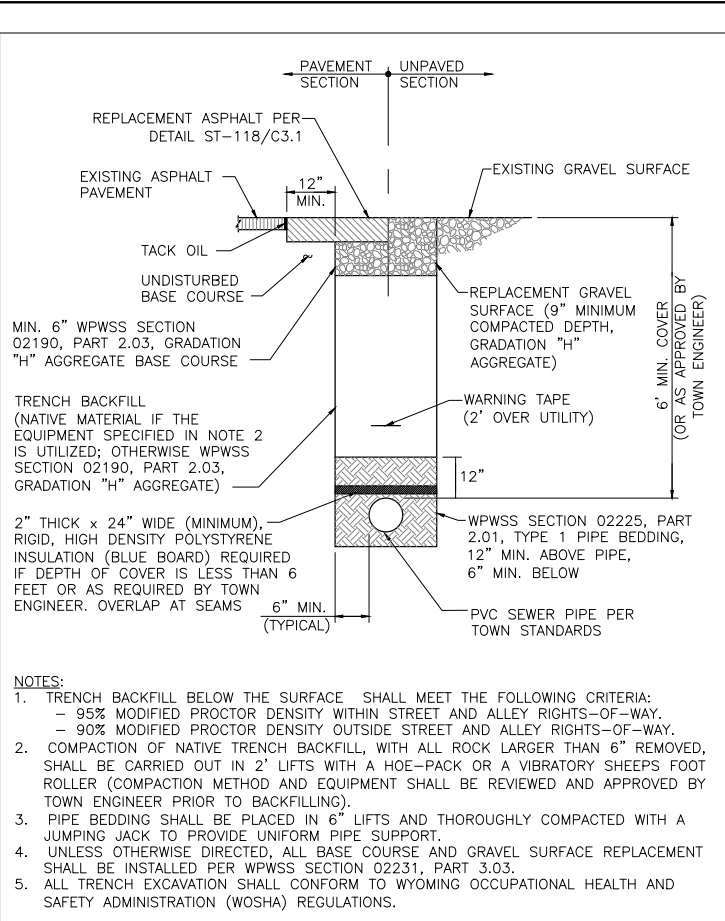
DRAWING TITLE  
**WATER DETAILS**

JOB TITLE  
JHCHT KING STREET  
174 N KING STREET  
JACKSON, WY

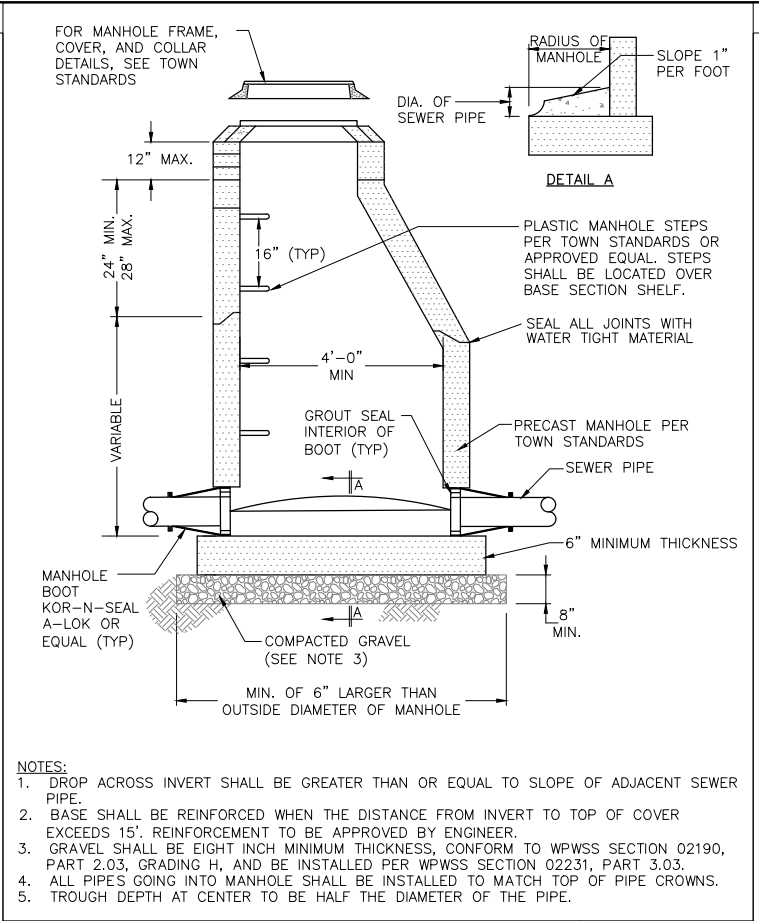
DRAWING NO  
C4.1  
JOB NO  
19-318-02



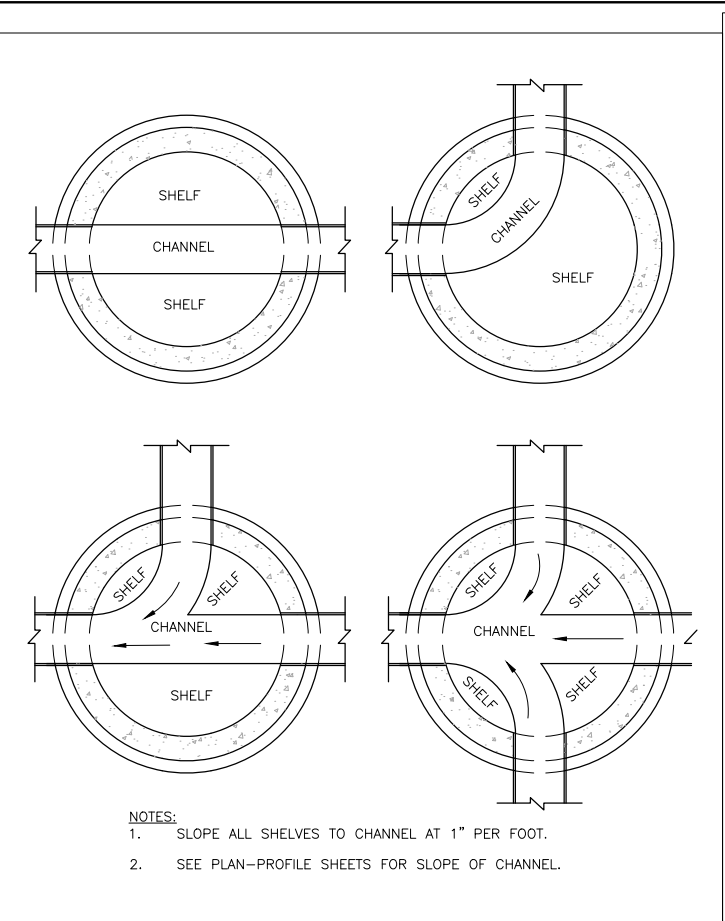
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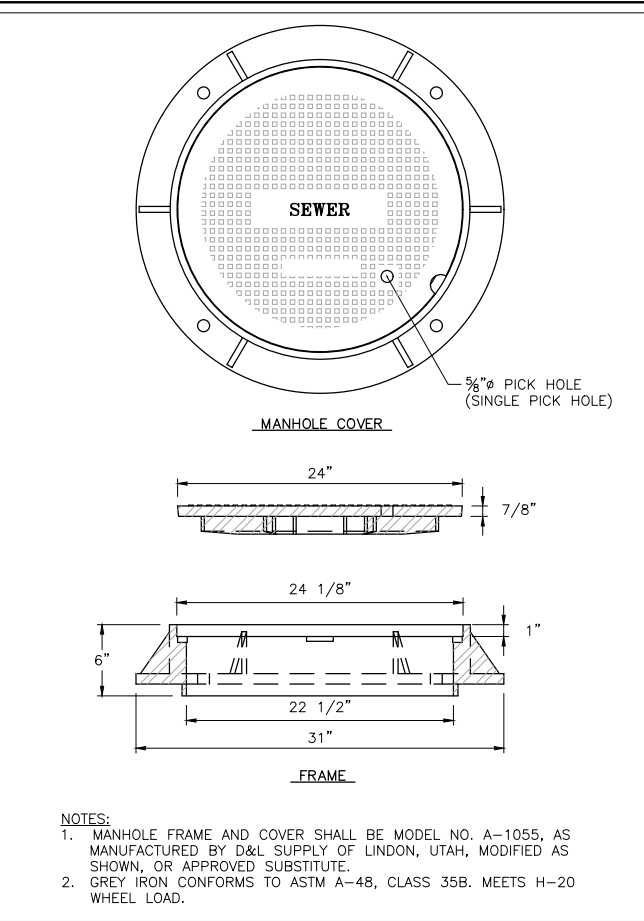
SS-100 C4.2 SEWER MAIN & SERVICE TRENCH DETAIL STANDARD SS-100 DATE: 1/10/13 SCALE: NTS



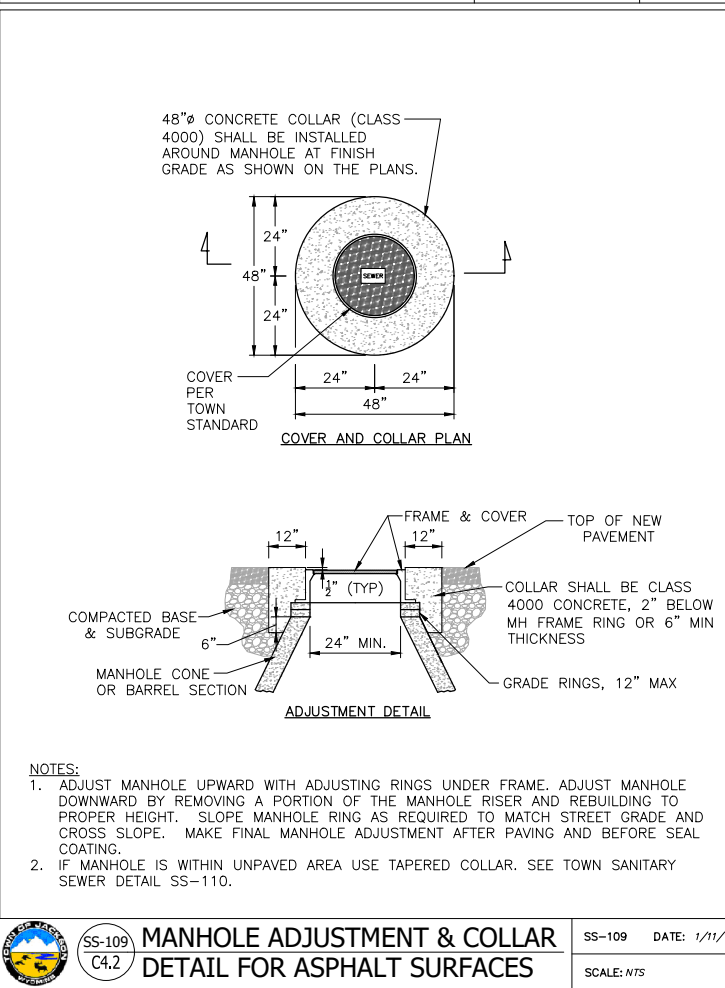
SS-101 C4.2 SANITARY SEWER MANHOLE SS-101 DATE: 1/11/13 SCALE: NTS



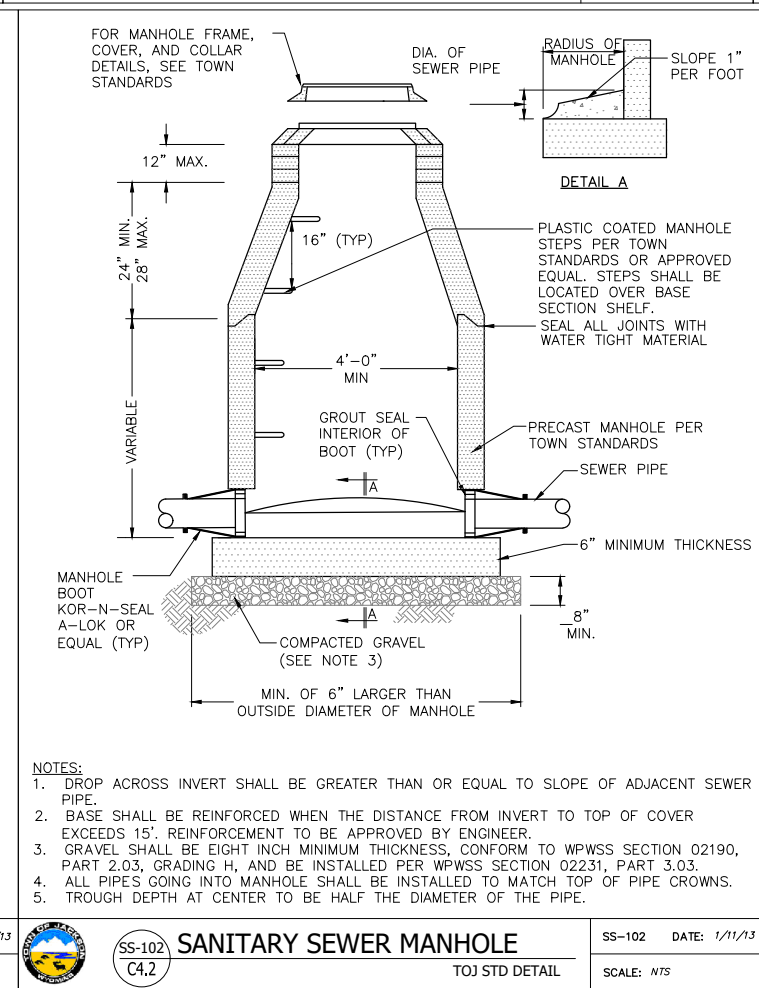
SS-107 C4.2 MANHOLE CHANNEL DETAILS SS-107 DATE: 1/11/13 SCALE: NTS



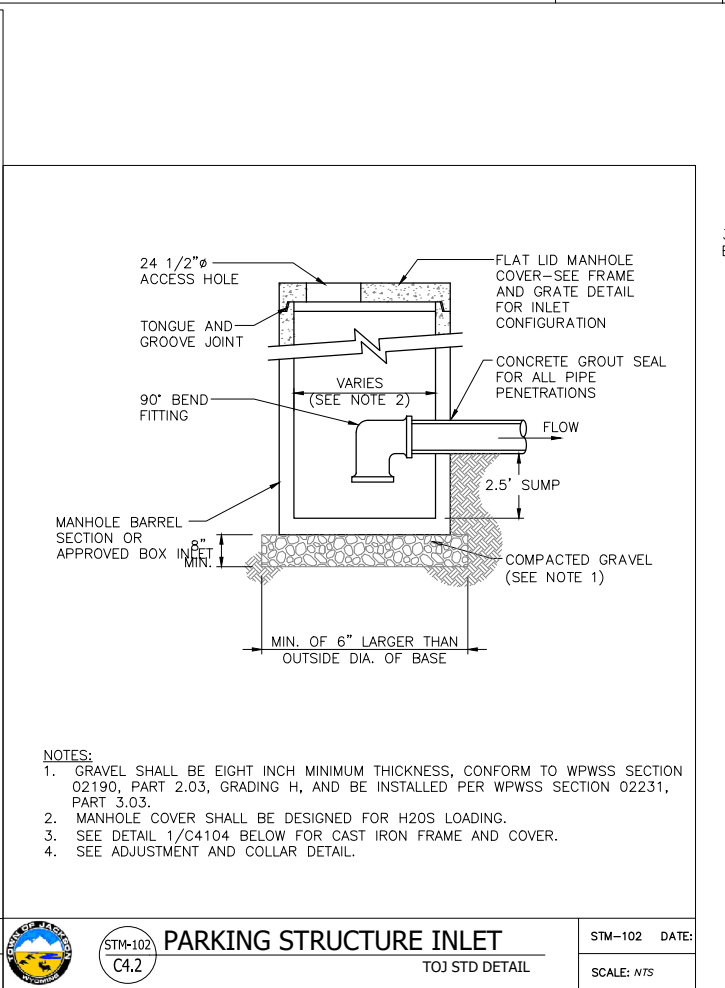
SS-108 C4.2 SEWER MANHOLE FRAME & COVER SS-108 DATE: 1/24/13 SCALE:



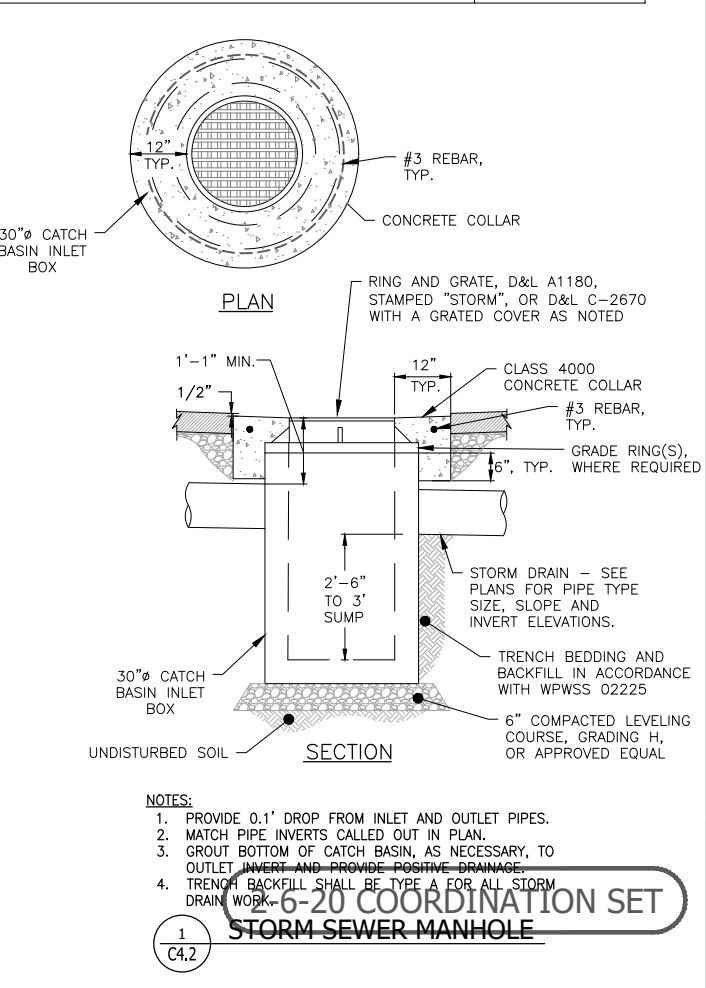
SS-109 C4.2 MANHOLE ADJUSTMENT & COLLAR DETAIL FOR ASPHALT SURFACES SS-109 DATE: 1/11/13 SCALE: NTS



SS-102 C4.2 SANITARY SEWER MANHOLE TOJ STD DETAIL SS-102 DATE: 1/11/13 SCALE: NTS



STM-102 C4.2 PARKING STRUCTURE INLET TOJ STD DETAIL STM-102 DATE: SCALE: NTS



2-6-20 COORDINATION SET STORM SEWER MANHOLE 1 C4.2

| REV.     |          |            |       |         |
|----------|----------|------------|-------|---------|
| DATE     | SURVEYED | ENGINEERED | DRAWN | CHECKED |
| 2/6/2020 | NE       | FPD        | FPD   | MB      |

**NELSON ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: SEWER DETAILS

JOB TITLE: JHCHT KING STREET

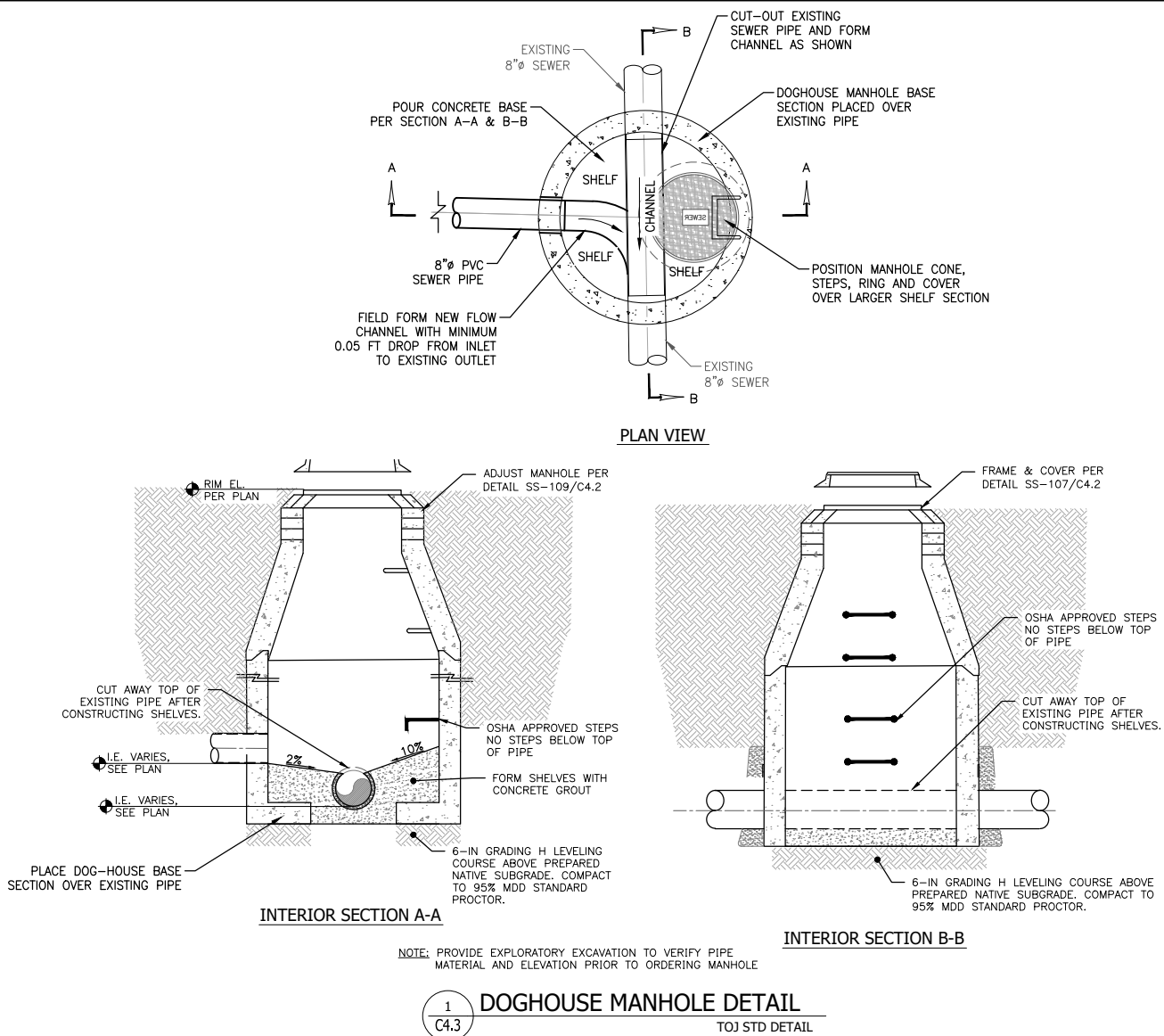
JOB NO: 174 N KING STREET JACKSON, WY

DRAWING NO: C4.2

JOB NO: 19-318-02

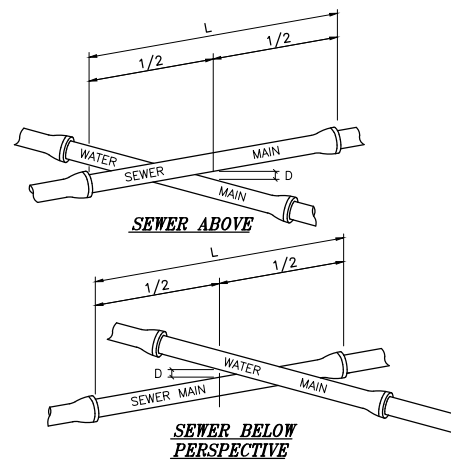
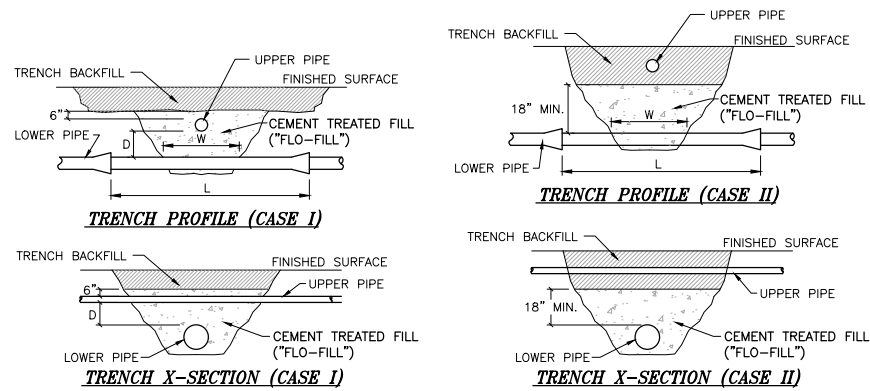


S:\pro\2019\318-02 (174 N King Street - Northwicks - C4.3) Drawings\DWG\2019\201902 UTILITY-RECON\dwg C4.3 CIVIL DETAILS.dwg - Feb 06 2020 09:05:31 pm PLOTTED BY: doster DWG FORMAT: 230



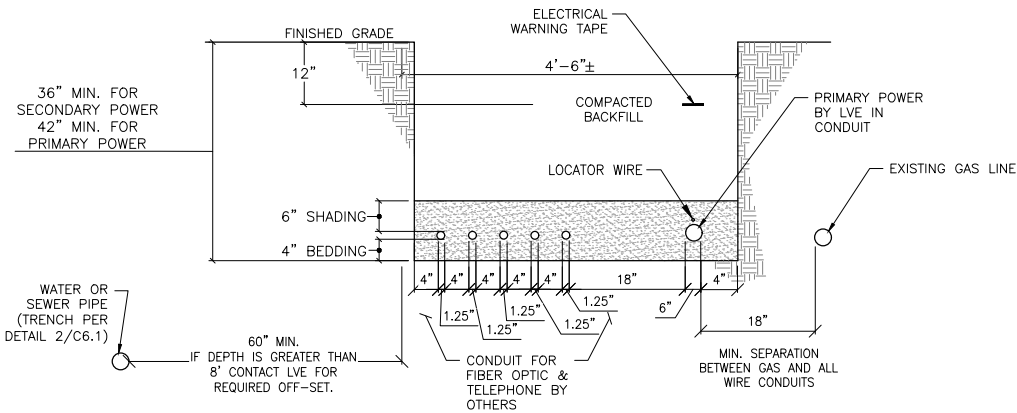
- NOTES:
- WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
  - CONSUMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
  - ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
  - 18" SEPARATION MUST BE OBTAINED BETWEEN PE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
  - BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

**2**  
C4.3 **MIXED UTILITY TRENCH & SPACING REQUIREMENTS**  
SCALE: NTS



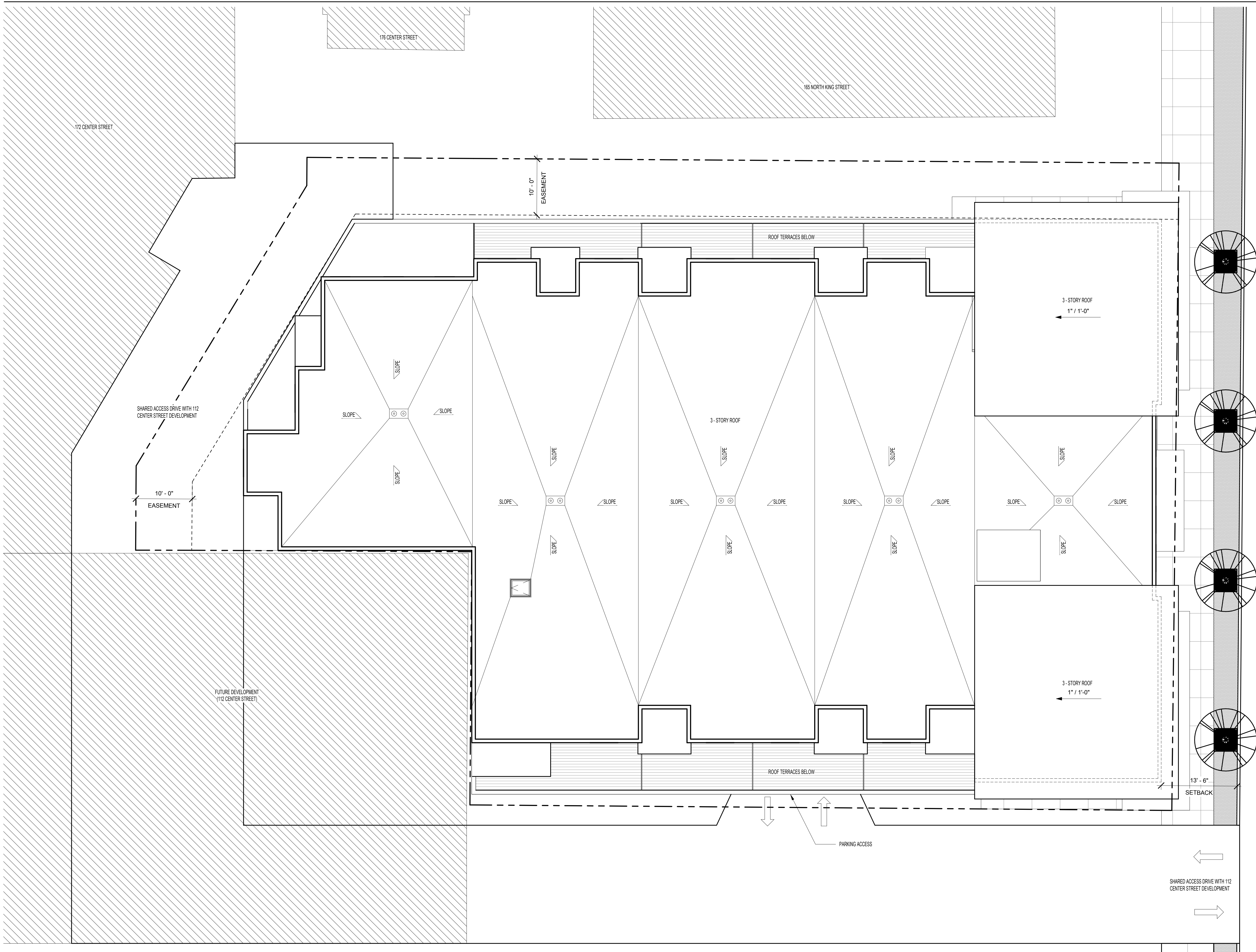
- NOTES:
- CEMENT TREATED FILL ("FLOWABLE FILL") SHALL CONFORM TO WPDSS SECTION 02225, PART 2.01B.
  - CASE I: DIMENSION D<24 INCHES. CEMENT TREATED FILL SHALL BE PLACED FROM BOTTOM OF LOWER PIPE TO 6 INCHES ABOVE THE UPPER PIPE.
  - CASE II: DIMENSION D>24 INCHES. CEMENT TREATED FILL SHALL BE PLACED AROUND THE LOWER PIPE TO AT LEAST 18 INCHES ABOVE THE TOP OF PIPE. ALL OTHER DIMENSION REMAIN AS INDICATED.
  - DIMENSION D (THE VERTICAL SEPARATION BETWEEN THE OUTSIDES OF THE UPPER AND LOWER PIPES) SHALL BE 18 INCHES MINIMUM.
  - DIMENSION W SHALL EQUAL 3D PLUS 1 FOOT.
  - DIMENSION L SHALL EQUAL 20 FEET MINIMUM.
  - WHERE THE MINIMUM REQUIRED CLEARANCES FOR DIMENSIONS D AND L CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED WITHIN A SEPARATE SLEEVE.

**3**  
C4.3 **WATER & SEWER CROSSING DETAIL**  
SCALE: NTS



2-6-20 COORDINATION SET

| DRAWING NO | JOB TITLE                        | DRAWING TITLE | REV.     |          |            |       |         |
|------------|----------------------------------|---------------|----------|----------|------------|-------|---------|
|            |                                  |               | DATE     | SURVEYED | ENGINEERED | DRAWN | CHECKED |
| C4.3       | JHCHT KING STREET                | CIVIL DETAILS | 2/6/2020 | NE       | FPD        | FPD   | MB      |
| 19-318-02  | 174 N KING STREET<br>JACKSON, WY |               |          |          |            |       |         |



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## PROFESSIONAL SEAL

Project  
JHCHT KING STREET

174 N King St. Jackson, WY 83001

|            |             |
|------------|-------------|
| 1933       | Project No. |
| Author     | Drawn By    |
| Checker    | Checked By  |
| Discipline | Drawing No. |

A0.00

Drawing Name  
ARCHITECTURAL SITE PLAN

Design Development

| NO. | ISSUED DATE | ISSUED FOR |
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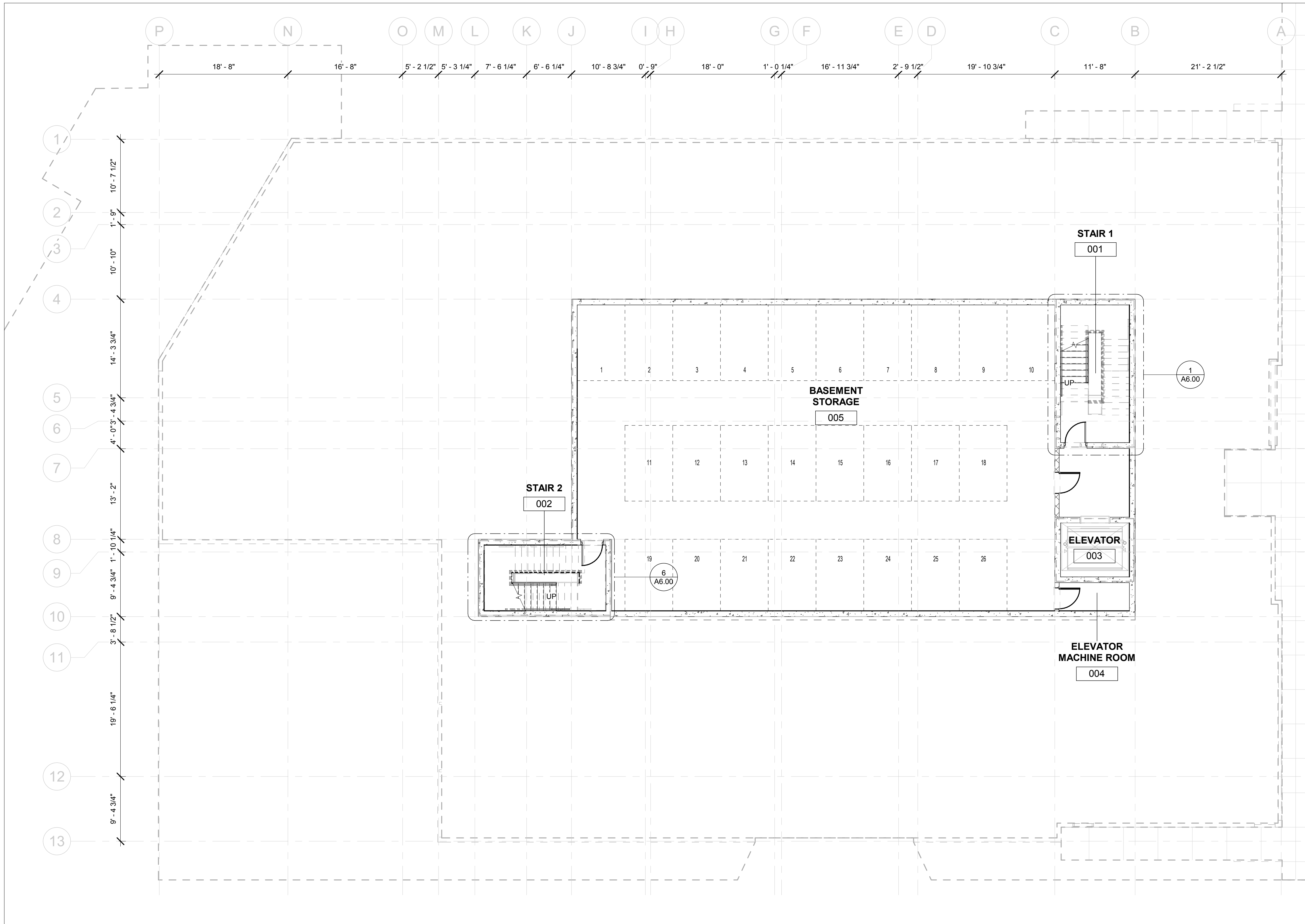
Project  
JHCHT KING STREET

174 N King St. Jackson, WY 83001

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| 1933       | Project No. |
| AP, JB, EY | Drawn By    |
| AJ, AD     | Checked By  |
| Discipline | Drawing No. |

A1.00

Drawing Name  
BASEMENT FLOOR PLAN



1 FOOTING & FOUNDATION PLAN  
1/8" = 1'-0"



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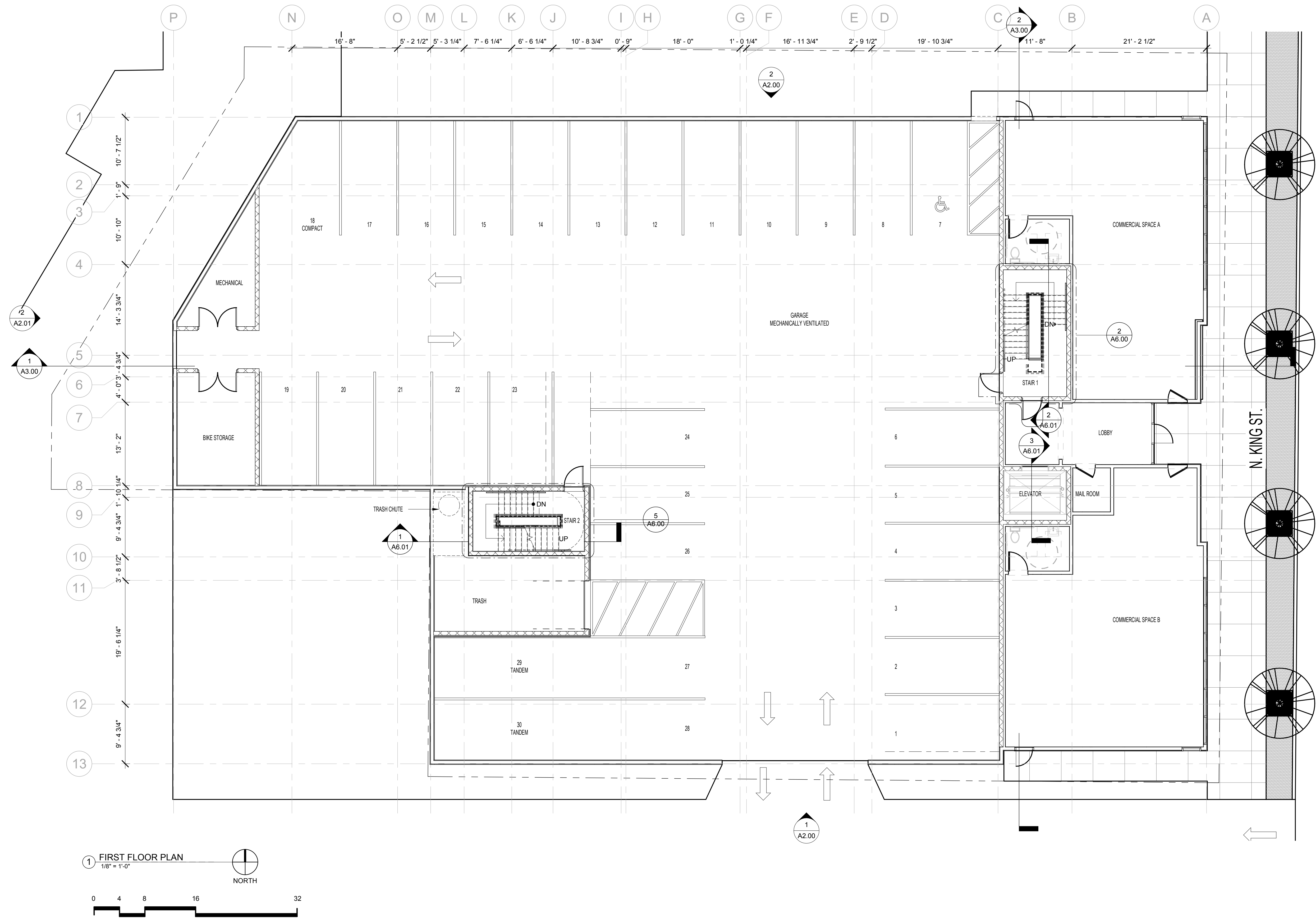
PROFESSIONAL SEAL

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| 1933       | Project No. |
| AP, JB, EY | Drawn By    |
| AJ, AD     | Checked By  |
| Discipline | Drawing No. |

## A1.01

Drawing Name

FIRST FLOOR PLAN



| NO. | ISSUED DATE | ISSUED FOR |
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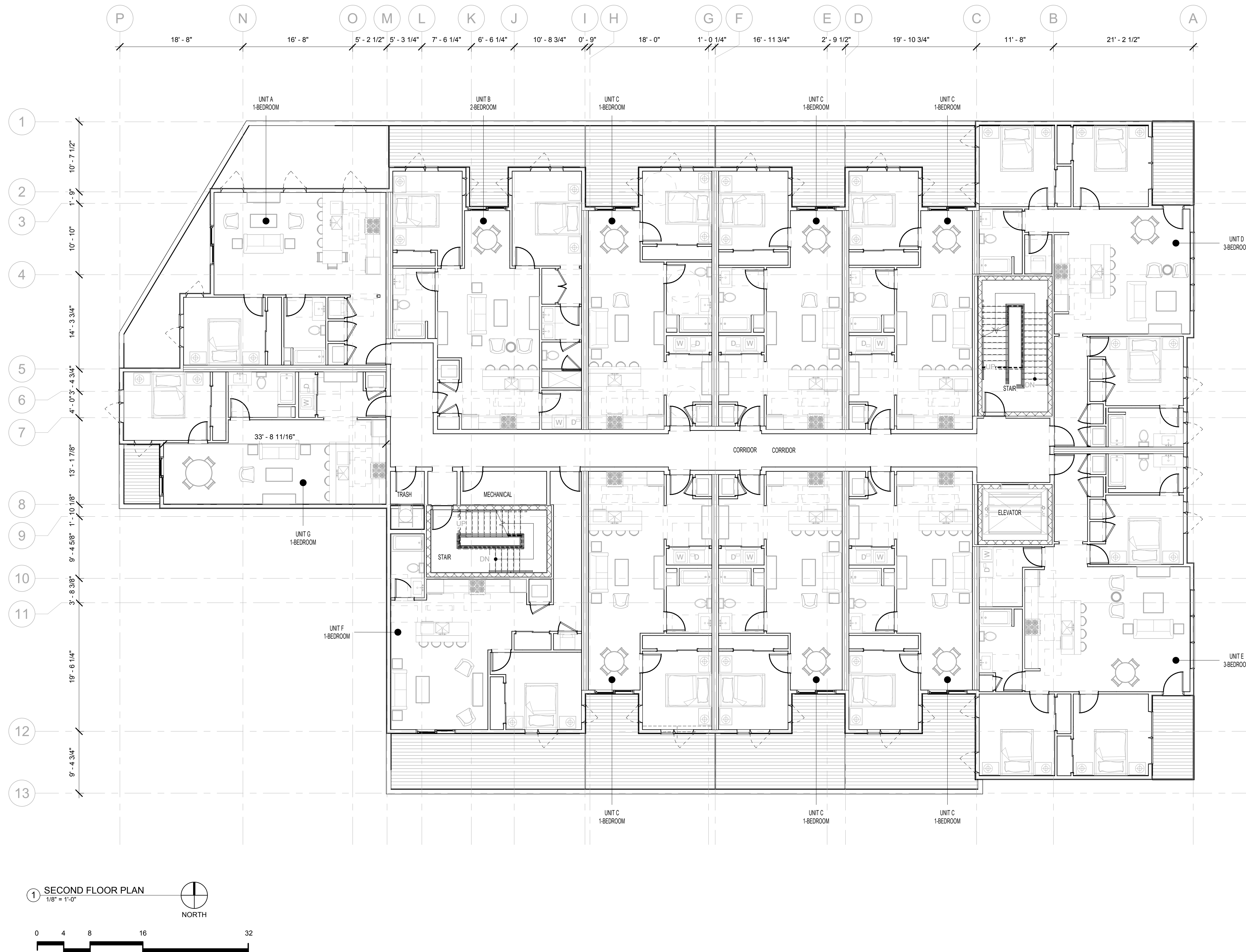
Project  
JHCHT KING STREET

174 N King St. Jackson, WY 83001

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| 1933       | Project No. |
| Author     | Drawn By    |
| Checker    | Checked By  |
| Discipline | Drawing No. |

A1.02

Drawing Name  
SECOND FLOOR PLAN



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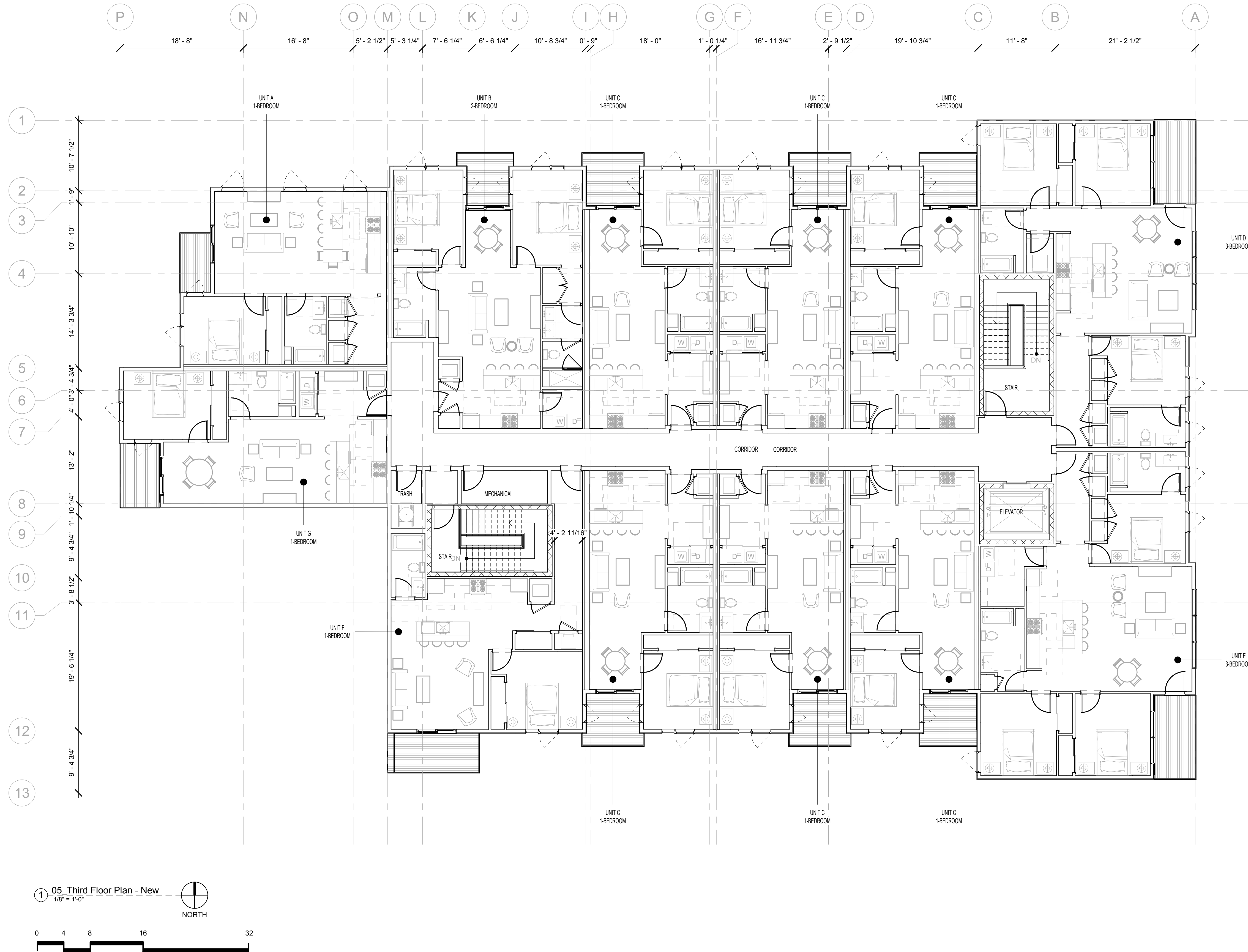
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174 N King St. Jackson, WY 83001

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| 1933       | Project No. |
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| Discipline | Drawing No. |

A1.03

Drawing Name  
THIRD FLOOR PLAN



[illegible]

## Design Development

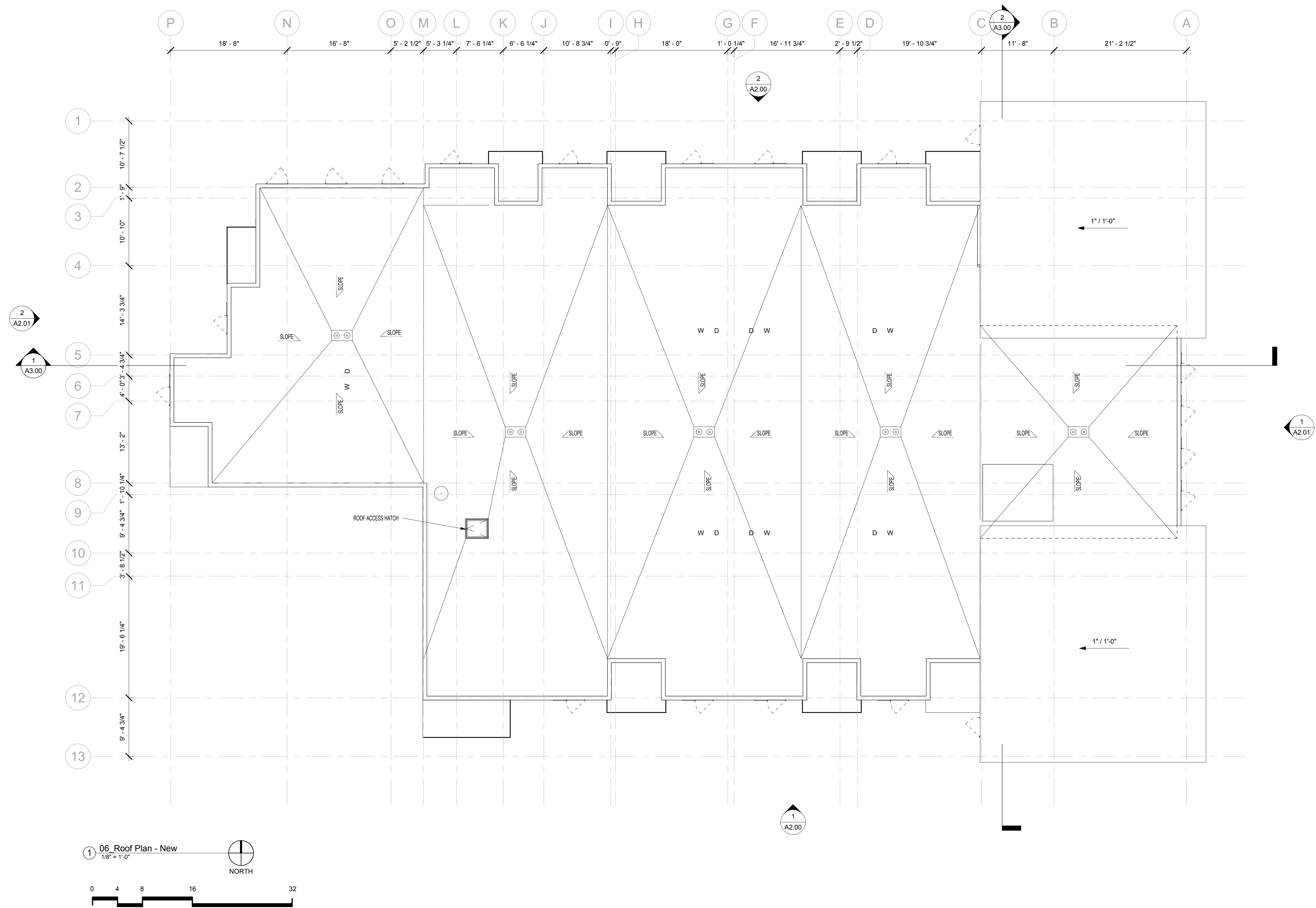
PROFESSIONAL SEAL

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| 1933       | Project No. |
| Author     | Drawn By    |
| Checker    | Checked By  |
| Discipline | Drawing No. |

## A1.04

Drawing Name

ROOF PLAN





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ELEVATION M  
MATERIAL HA  
SURFACE HA  
MODELED MA

OR

ARCHITECTU  
(KEYNOTES -  
(NWKS COMM  
WHAT? HOW  
LIST? ELEVAT  
SECTION KEY

MATERIALS LEGEND

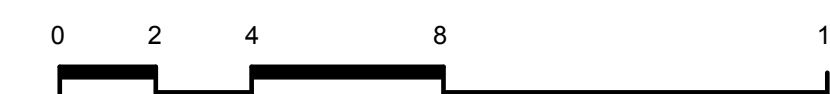
- VERTICAL WOOD SIDING  
HORIZONTAL WOOD SIDING  
GFRG PANEL



2 BUILDING ELEVATION NORTH  
1/8" = 1'-0"



1 SOUTH ELEVATION  
1/8" = 1'-0"



Design Development

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PROFESSIONAL SEAL

Project  
JHCHT KING STREET

174 N King St. Jackson, WY 83001

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| 1933       | Project No. |
| Author     | Drawn By    |
| Checker    | Checked By  |
| Discipline | Drawing No. |

A2.00

Drawing Name  
EXTERIOR ELEVATIONS

| NO. | ISSUED DATE | ISSUED FOR |
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PROFESSIONAL SEAL

Project  
JHCHT KING STREET


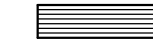
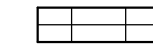
174 N King St. Jackson, WY 83001

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| 1933       | Project No. |
| Author     | Drawn By    |
| Checker    | Checked By  |
| Discipline | Drawing No. |

A2.01

Drawing Name  
EXTERIOR ELEVATIONS

MATERIALS LEGEND

|   |                        |
|---|------------------------|
|  | VERTICAL WOOD SIDING   |
|  | HORIZONTAL WOOD SIDING |
|  | GFRc PANEL             |



② WEST ELEVATION  
1/8" = 1'-0"



① EAST ELEVATION  
1/8" = 1'-0"



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PROFESSIONAL SEAL

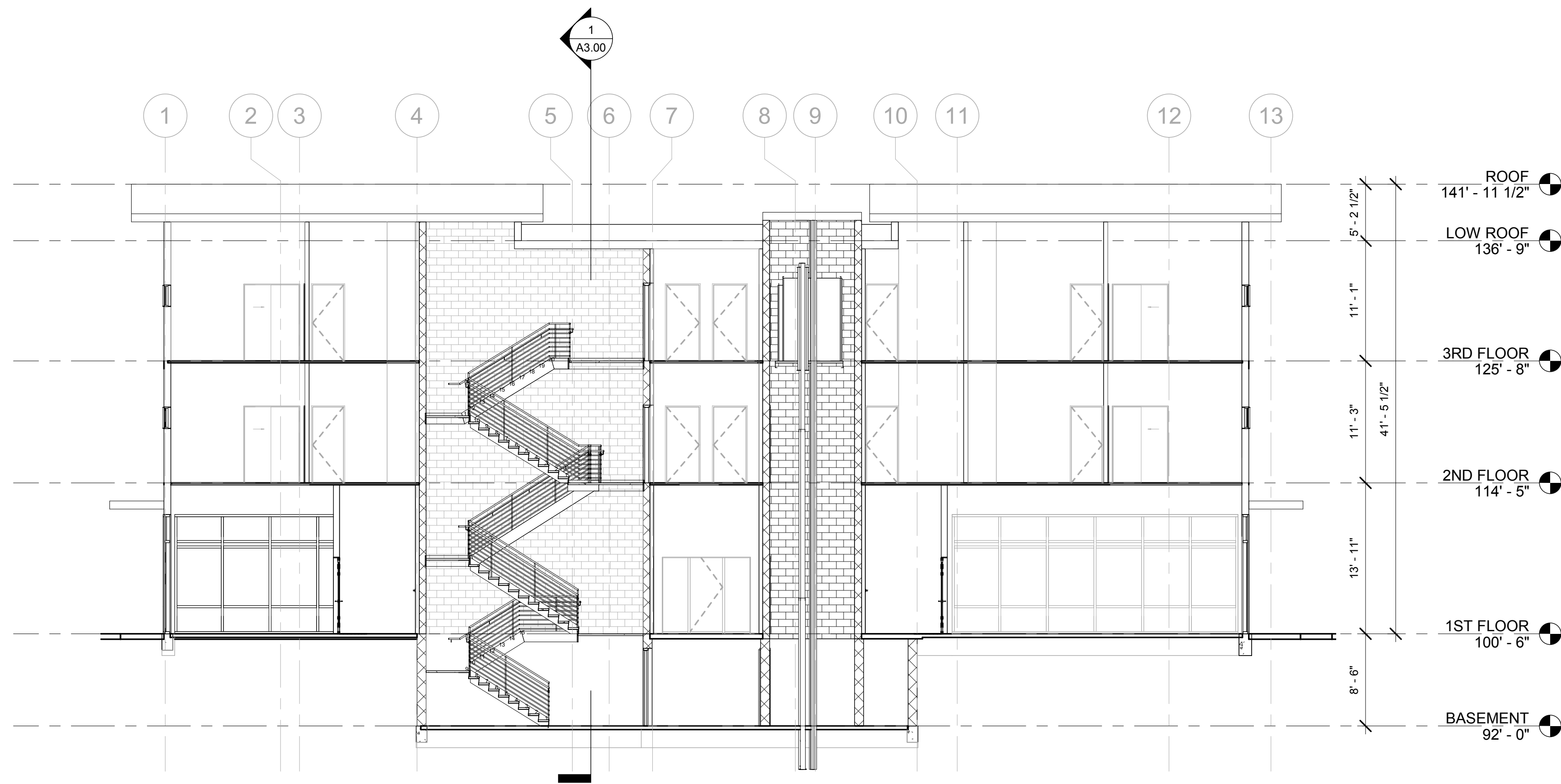
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JHCHT KING STREET

174 N King St. Jackson, WY 83001

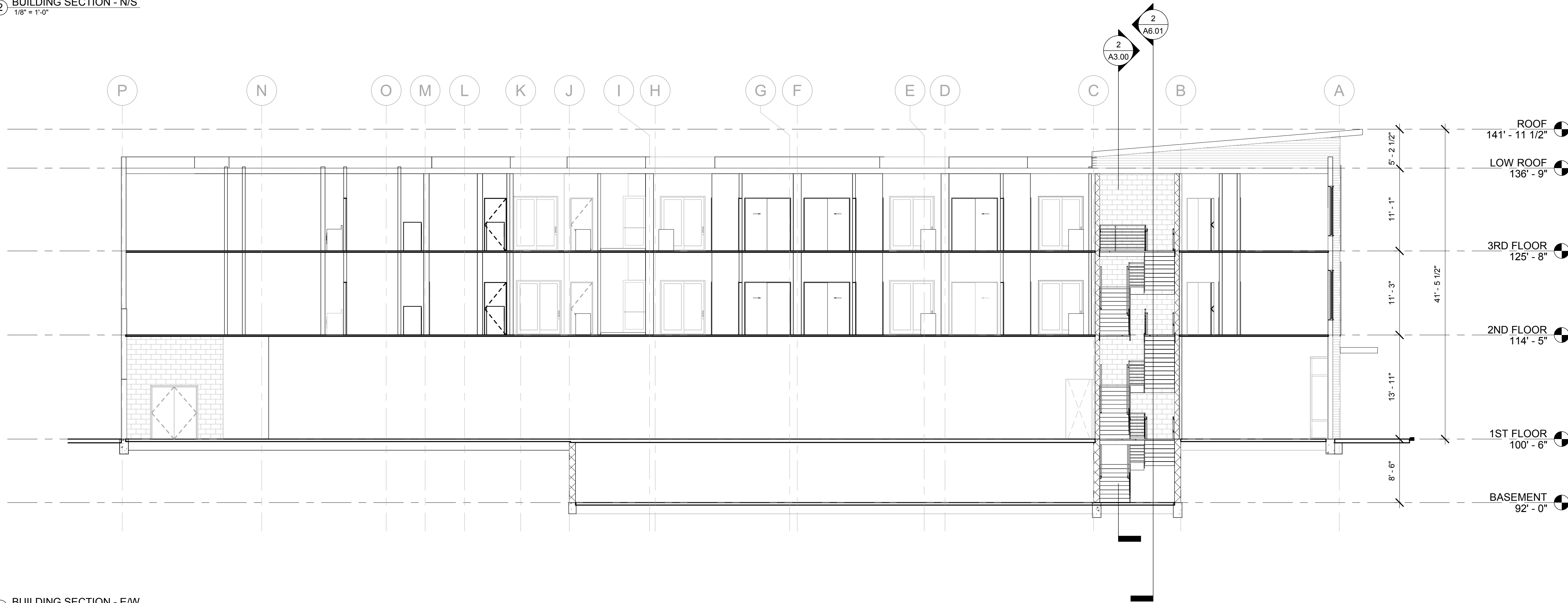
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| 1933       | Project No. |
| Author     | Drawn By    |
| Checker    | Checked By  |
| Discipline | Drawing No. |

A3.00

Drawing Name  
BUILDING SECTIONS



2 BUILDING SECTION - N/S  
1/8" = 1'-0"



1 BUILDING SECTION - E/W  
1/8" = 1'-0"

