



# 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 21, 2020	<b>REQUESTS:</b>  The applicant is submitting a request for a Grading Pre-Application for the property located at 310 Hidden Hollow Drive legally known as, LOTS 16, 17, 18, and 20 of Hidden Hollow S/D.  For questions, please call Brain Lenz at 733-3079, x1410 or email to the address shown below. Thank you.
Item #: P20-031	
Planner: Brendan Conboy	
Phone: 733-0440 ext. 1302	
Email: bconboy@jacksonwy.gov	
<b>Owner:</b> Hidden Hollow 2251 N. Holmes Ave. Idaho Falls, ID 83404	
<b>Applicant:</b> Jorgensen Associates – Aaron Japel PO Box 9550 Jackson, WY 83002	
<b>Please respond by:</b> N/A	

**Owner:**

Hidden Hollow  
2251 N. Holmes Ave.  
Idaho Falls, ID 83404

**Applicant:**

Jorgensen Associates – Aaron Japel  
PO Box 9550  
Jackson, WY 83002

The applicant is submitting a request for a Grading Pre-Application for the property located at 310 Hidden Hollow Drive legally known as, LOTS 16, 17, 18, and 20 of Hidden Hollow S/D.

For questions, please call Brain Lenz at 733-3079, x1410 or email to the address shown below. Thank you.

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



February 18, 2020

Brendan Conboy  
Town of Jackson Planning and Building Dept.  
P.O. Box 1687  
150 East Pearl Street  
Jackson, WY 83001

Hand Delivered

**RE: Pre-application Conference Request – Includes Grading**

Dear Brendan,

Enclosed you will find the necessary materials for a Pre-application Conference Request, that includes grading, that we are submitting on behalf of our client, Hansen & Hansen, LLP.

The properties include Lots 16, 17, 18, and 20 of the Hidden Hollow Subdivision, Plat 1389. Our client proposes to develop 20 multi-family townhome units that are a part of the approved Hidden Hollow PUD. Infrastructure and preliminary grading to prepare these sites has already been completed under the previous grading permits for Phases 1a and 1b of the Hidden Hollow PUD and Hidden Hollow First Addition Subdivision.

Included with this transmittal you will find the following:

- Pre-Application Conference request form
- Deed and Letter of Authorization
- Jorgensen Associates Check No. 10996 for \$150
- Site plan
- Grading and Erosion Control Information

A digital version of this submittal will be emailed to the Planning Office Manager. Please call me if you have any questions, or if you require additional information at this time. Thank you for your assistance.

Sincerely,

JORGENSEN ASSOCIATES, INC.

Ron Levy  
Land Use Technician II



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

150 E Pearl Ave. | ph: (307) 733-0440 fax:  
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 processed 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: **Hidden Hollow - Townhomes**

Physical Address: **310 Hidden Hollow Drive**

Lot, Subdivision: **Lots 16, 17, 18, and 20 of Hidden Hollow S/D**

PIDN: **22-41-16-27-3-34-016-018 and 020**

**PROPERTY OWNER.**

Name: **Hidden Hollow, LLC**

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

Mailing Address: **P.O. Box 50106 Idaho Falls**

ZIP: **83405**

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

**APPLICANT/AGENT.**

Name, Agency: **Jorgensen Associates, Inc. c/o Aaron Japel**

Phone: **307-733-5150**

Mailing Address: **P.O. Box 9550 Jackson**

ZIP: **83002**

E-mail: **ajapel@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: \_\_\_\_\_ 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).

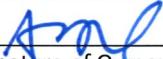
**Narrative Project Description.** Please attach a short narrative description of the project that addresses:  
 Existing property conditions (buildings, uses, natural resources, etc)  
 Character and magnitude of proposed physical development or use  
 Intended development options or subdivision proposal (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.



Signature of Owner or Authorized Applicant/Agent

Aaron Japel

Name Printed



Date

Project Manager

Title

## LETTER OF AUTHORIZATION

Hidden Hollow, LLC , "Owner" whose address is: \_\_\_\_\_

P.O. Box 50106, Idaho Falls

**(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)**  
Hidden Hollow, LLC, as the owner of property  
**more specifically legally described as:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,  
19, 20, 21, and 22 of the HIDDEN HOLLOW 1st ADDITION TO THE TOWN OF JACKSON, Plat 1389

**(If too lengthy, attach description)**

HEREBY AUTHORIZES Zane Powell 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:**

Kidney

**(SIGNATURE) (SIGNATURE OF CO-OWNER)**

Title: President

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

STATE OF IDAHO

)

COUNTY OF *Bonneville*

14

The foregoing instrument was acknowledged before me by Leann Hansen this 21 day of July, 2020.

WITNESS my hand and official seal.

WITNESS my hand and official seal

~~Notary Public~~

A circular notary seal with a double-lined border. The outer border contains the text "NOTARY PUBLIC" at the top and "STATE OF IDAHO" at the bottom. The inner border contains "JEFFERY C. WALBOM" at the top and "Comm. No. 9858" at the bottom. The center of the seal features a small horizontal line with two small circles on either side.

## LETTER OF AUTHORIZATION

Hidden Hollow, LLC \_\_\_\_\_, "Owner" whose address is: \_\_\_\_\_

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hidden Hollow, LLC \_\_\_\_\_, as the owner of property  
more specifically legally described as: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,  
19, 20, 21, and 22 of the HIDDEN HOLLOW 1st ADDITION TO THE TOWN OF JACKSON, Plat 1389

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc. 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:

Cecile Hansen

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President

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

STATE OF IDAHO

)

)SS.

COUNTY OF Bonneville

)

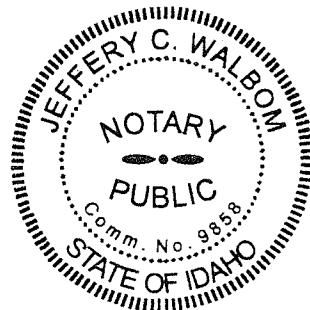
The foregoing instrument was acknowledged before me by Cecile Hansen this 21 day of  
February, 2022.

WITNESS my hand and official seal.

Jeffery C. Walbom  
(Notary Public)

My commission expires:

(Seal)



WHEN RECORDED MAIL TO:  
AND MAIL TAX STATEMENTS TO:

Released	
Indexed	✓
Abstracted	✓
Scanned	

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

FSREA Sale, Jackson Admin. Site, B-T NF  
APN: 22-41-16-27-3-00-020

GRANTOR: UNITED STATES OF AMERICA

GRANTEE: HANSEN & HANSEN LLP

Doc 0895616 bk 910 pg 186-191 Filed At 14:59 ON 12/04/15

Sherry L. Daigle Teton County Clerk fees: 27.00

By Mary Smith Deputy

X 2

## QUITCLAIM DEED

**THIS QUITCLAIM DEED** is made this 27th day of November, 2015, by and between the **UNITED STATES OF AMERICA**, acting by and through the Forest Service, Department of Agriculture, hereinafter called **GRANTOR**; and **HANSEN & HANSEN, LLP, an Idaho limited liability partnership**, P.O. Box 50106, Idaho Falls, ID 83405, hereinafter called **GRANTEE**.

**WITNESSETH:** The Grantor, as authorized by the Forest Service Realignment and Enhancement Act of 2005 (16 U.S.C. 580d note; P.L. 109-54, Title V; 119 Stat. 559-563, as amended) (FSREA), the provisions of which have been met, has determined that this conveyance is in the public interest.

**NOW THEREFORE**, the Grantor, for and in consideration of the amount set forth in the *Contract to Buy and Sell Commercial Real Estate*, a binding document signed and sealed by both the Grantee and Grantor, the receipt of which is hereby duly acknowledged, does hereby remise, release, and quitclaim unto the **GRANTEE**, its successors and assigns, all its right, title, interest, and claim in and to the real property situated in the County of Teton, State of Wyoming, more particularly described as follows:

Sixth Principal Meridian

JB 11-30-2015  
Checked as to price, acreage, description, and  
condition of sale, and found to be correct.

T. 41 N., R. 116 W.,  
Sec. 27, a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ , more particularly described as follows:

Commencing at the southwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S. 89°54' E., 40.0 feet to a point on the east right-of-way line of State Highway 26-89-191 which is the **True Point of Beginning**; thence N. 00°08' W., 40.0 feet along said right-of-way line; thence S. 89°54' E., 550.4 feet; thence N. 00°08' W., 537.5 feet; thence S. 89°52' W., 241.3 feet; thence N. 00°08' W., 203.2 feet; thence S. 89°24' E., 582.0 feet; thence S. 18°37' E., 818.3 feet; thence N. 89°52' W., 600.1 feet; thence N. 89°54' W., 550.4 feet to said right of way line, the **Point of Beginning**.

Containing 10.00 acres, more or less.

**TOGETHER WITH:**

1. All improvements thereon, other appurtenances, and all fixtures of a permanent nature currently on the premises, in their present condition, ordinary wear and tear excepted, and including all personal property described herein, and specifically including a horse corral and the following eleven (11) buildings:

UNIT	BUILDING INFRA ID#	BUILDING NAME	CATEGORIES	GROSS SQ FEET	YEAR BUILT
SO	TN806014	Jackson Car Barn	Utility	3,840	1933
SO	TN809013	Fire Storage Shed	Storage/Shed	572	1933
SO	TN810010	Jackson Gas House	Storage/Gas/Oil	630	1933
D4	TN805016	Fire Crew Building	Office	1,000	1954
SO	TN809023	45 Rosencrans	Shed	96	1985
SO	TN809024	55 Rosencrans	Shed	96	1985
SO	TN809025	65 Rosencrans	Shed	96	1985
SO	TN809026	70 Rosencrans	Shed	96	1985
SO	TN809028	75 Rosencrans	Shed	96	1985
SO	TN809029	80 Rosencrans	Shed	96	1985
SO	TN809030	90 Rosencrans	Shed	96	1985

2. An easement to maintain that portion of the Jackson Car Barn (TN806014) that encroaches approximately two (2) feet by ninety-six (96) feet onto property retained by the Grantor for a period not to exceed five (5) years from the date of closing. On or before expiration of said easement at the end of the five-year term, Grantee, or its successors in interest, shall remove that portion of the structure that encroaches upon the property retained by Grantor.

**EXCEPTING AND RESERVING TO THE UNITED STATES:** A 40-foot easement for access and utilities, more particularly described as follows:

Sixth Principal Meridian

T. 41 N., R. 116 W.,  
Sec. 27, NW1/4SW1/4, that portion described as follows:

Beginning at the southwest corner of the parcel, which is on the east right-of-way line of State Highway 26-89-191 and North Cache Street and bears S. 89°54' E., 40.0 feet from the south one-sixteenth corner between said Sec. 27 and Sec. 28; thence S. 89°54' E., 590.4 feet along the south one-sixteenth line; thence N. 00°08' W., 40.0 feet; thence N. 89°54' W., 590.4 feet to and then along the south property boundary of the Bridger-Teton National Forest Supervisor's Office Parcel to the east right-of-way line for State Highway 26-89-191 and North Cache Street; thence S. 00°08' E., 40.0 feet to the Point of Beginning.

Said reservation contains 0.54 acre, more or less, is 590.5 feet long and 40.0 feet wide, and includes the right, but not the obligation, to remove Building Nos. TN806014, TN809013, and TN810010 (the Jackson Car Barn, Fire Storage Shed, and Jackson Gas House, respectively), located within the above-reserved easement, if they are not removed by Grantee.

If the Regional Forester determines that all or any portion of the easement herein reserved is no longer needed, the easement or such portion(s) thereof shall terminate. The termination shall be evidenced by a statement in recordable form furnished by the Regional Forester to Grantee or its successors or assigns in interest.

### **NOTICE REGARDING HAZARDOUS SUBSTANCE ACTIVITY**

Pursuant to Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9620(h)(3)(A)(i), and based upon a complete search of agency files, the **UNITED STATES** gives notice of no hazardous substance activity at the subject property by providing the **GRANTEE** with the following documents:

**GRANTEE** acknowledges receipt of the following document provided by **GRANTOR: Forest Service Land Transaction Screening Process Worksheets**, Forms 1-5 inclusive.

### **CERCLA COVENANT**

Pursuant to Section 120(h)(3)(A)(ii) of the CERCLA, 42 U.S.C. § 9620(h)(3)(A)(ii), the **UNITED STATES** hereby warrants and covenants that:

- (1) All response action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property prior to this conveyance has been taken before the date of this conveyance; and
- (2) It shall take any additional response action found to be necessary after this conveyance with respect to hazardous substances that were located on the property prior to this conveyance. This covenant shall not apply:
  - (a) In any case in which the **GRANTEE**, its successors, or assigns, is a Potentially Responsible Party (PRP) with respect to the subject property prior to this conveyance; OR
  - (b) To the extent, but only to the extent, that such additional response action or part thereof found to be necessary is the result of a failure to act of the **GRANTEE**, its successors or assigns, or any party in possession after the date of this conveyance that either:
    - (i) Results in a release or threatened release of a hazardous substance that was not located on the property on the date of this conveyance; OR

- (ii) Causes or exacerbates the release or threatened release of a hazardous substance, the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

These warranties and covenants do not apply with respect to lead-based paint (LBP) or asbestos-containing building materials (ACBM) associated with structures related to the subject property, as those matters are addressed elsewhere in this Deed, in accordance with the FSREA.

### **CERCLA ACCESS**

Pursuant to Section 120(h)(3)(A)(iii) of CERCLA, 42 U.S.C. § 9620(h)(3)(A)(iii), the **UNITED STATES** reserves a right of access to all portions of the property for environmental investigation, remediation, or response, as needed to take action in accordance with the covenant, set forth above and made under Section 120(h)(3)(A)(ii) of CERCLA. If, after the date of transfer, the **UNITED STATES** finds that such additional response action is necessary with respect to hazardous substances released on the property prior to the date of transfer, the **UNITED STATES**, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the property and conduct investigations and surveys, and to conduct any additional response action or corrective action that is necessary. For the purposes of this paragraph, "access" includes, but is not limited to, the authority to enter the property; the authority to remove, to relocate, or to dispose of hazardous substances which are located on the property; the authority to remove, to relocate, or to dispose of solid and liquid materials including chemicals, wastes, soil, water and contaminated portions of equipment, facilities, and structures on the property for the purposes of performing necessary response measures; and the authority to take all other actions which are reasonably incidental or necessary to conduct any of the foregoing activities. Any such entry shall be coordinated with the record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

### **FSREA DISCLOSURES AND WRITTEN ASSURANCES**

Pursuant to Section 504(d)(3)(A) of the FSREA, the **UNITED STATES** hereby provides notice that no LBP or risk assessments, or ACBM inspections have been conducted on the property to be conveyed. FSREA exempts the agency from abatement of LBP and ACBM.

Due to their age, four of the buildings that will remain on the parcel may contain ACBM. Section 504(d)(3) of the FSREA exempts the agency from abatement of LBP and ACBM. No disclosure prior to sale, other than provisions of the afore-mentioned *Forest Service Land Transaction Screening Process Worksheets*, Forms 1-5 inclusive, with attachments, is required.

The **GRANTEE** hereby agrees to comply with any and all applicable Federal, State, and local laws relating to the management of LBP and ACBM associated with the property, including but not limited to, any such laws relating to the mitigation, abatement, remediation, cleanup, or disposal of LBP or ACBM associated with structures on the property, or the renovation or demolition of existing structures with LBP or ACBM.

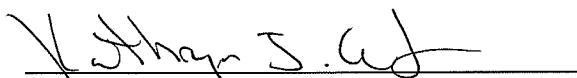
Notwithstanding the covenants provided by the **UNITED STATES** in the previous paragraphs, the **GRANTEE** hereby agrees to hold harmless, defend, and indemnify the **UNITED STATES** from and against any liability, judgment, claim, penalty, fine, or other adverse action (whether legal or equitable in nature, and including without limitation, court costs and attorneys' fees) brought against the **UNITED STATES** after the date of this instrument by any person or entity under any Federal, State, or local law, including but not limited to environmental and tort laws, with respect to any LBP and/or ACBM associated with the property. This covenant to comply with applicable laws and to indemnify, release, defend, and hold harmless the **UNITED STATES** shall survive the subsequent conveyance of all or any portion of the property to any person and shall be construed as running with the real property, and may be enforced by the **UNITED STATES** in a court of competent jurisdiction.

These covenants by the **UNITED STATES OF AMERICA** and the **GRANTEE** shall be construed as running with the land, and may be enforced by the **UNITED STATES OF AMERICA** or the **GRANTEE** in a court of competent jurisdiction.

**TO HAVE AND TO HOLD** the property described herein unto the **GRANTEE** and its assigns, together with all hereditaments and appurtenances thereunto belonging.

**IN WITNESS WHEREOF**, the Grantor, by its duly authorized representative, has executed this Quitclaim Deed on the day and year first above written pursuant to the delegation of authority promulgated in Title 7 CFR 2.60 and 49 F.R. 34283, August 29, 1984.

**UNITED STATES OF AMERICA**

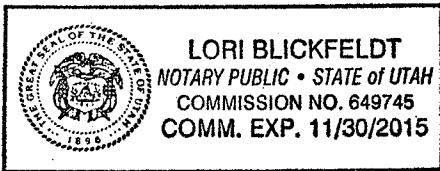


**KATHRYN J. CONANT**  
Director of Lands & Minerals  
Intermountain Region  
USDA Forest Service

## ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF WEBER } ss

On this 27th day of November, 2015, before me, Lori Blickfeldt, a Notary Public in and for Weber County, personally appeared **KATHRYN J. CONANT, Director of Lands & Minerals, Intermountain Region, Forest Service, U.S. Department of Agriculture**, the signer of the within instrument, who acknowledged to me that she executed the foregoing instrument, by duly delegated authority.



Lori Blickfeldt  
Notary Public for the State of Utah  
Residing in Perry, UT  
My Commission Expires 11/30/2015



# HIDDEN HOLLOW HANSEN AND HANSEN, LLP INFRASTRUCTURE IMPROVEMENTS PHASE 3 - TOWNHOMES JACKSON, WYOMING

LOCATED WITHIN THE NW $\frac{1}{4}$  SW $\frac{1}{4}$   
SECTION 27,  
T41N, R116W, 6TH P.M.  
TETON COUNTY, WYOMING



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



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

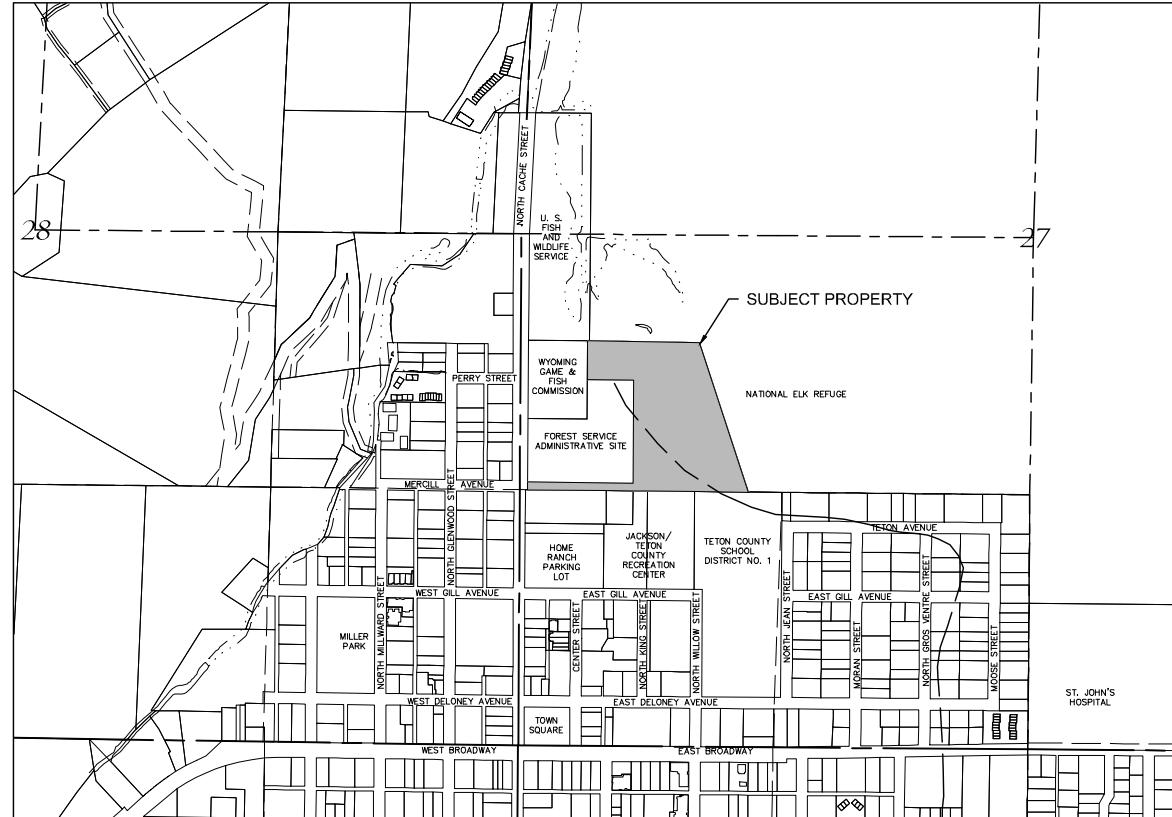
 JORGENSEN

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

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

ARCHITECT  
Hoyt Architects  
1110 Maple Way, Suite F  
Jackson, WY 83001  
(307) 733-9955

HERSHBERGER DESIGN  
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN



## VICINITY MAP

1" = 500' for 22x34 Prints  
1" = 1,000' for 11x17 Prints

## SHEET INDEX

Sheet Number	Sheet Title
C1.1	TITLE, VICINITY MAP, SHEET INDEX
C1.2	GENERAL NOTES & LEGEND
C1.3	EXISTING CONDITIONS
C2.1	CIVIL OVERVIEW
C3.1	TOWNHOMES 1-10 SITE PLAN
C3.2	TOWNHOMES 11-15 SITE PLAN
C3.3	TOWNHOMES 16-21 SITE PLAN
C4.1	ROAD DETAILS
C4.2	GRADING DETAILS
C4.3	UTILITY DETAILS

SHEET TITLE: <b>TITLE</b>	
DRAFTED BY: PY	
REVIEWED BY: AJ	
PLAN VERSION DATE	
TOJ PRE-APP 2/17/2020	
PROJECT NUMBER <b>16016.12</b>	
SHEET <b>C1.1</b>	

**- PRELIMINARY -**  
**SUBJECT TO CORRECTION**  
**AND APPROVAL**

PROJECT TITLE: **HIDDEN HOLLOW  
HANSEN & HANSEN, LLP  
PHASE 3 - TOWNHOMES  
TOWN OF JACKSON, WYOMING**

HEET TITLE:

PROJECT NUMBER  
16016.12  
SHEET  
C1.1

## LINE LEGEND

EXISTING	PROPOSED
— — — — —	boundary, SUBJECT PROPERTY
— — — — —	boundary, EASEMENT, as noted
— — — — —	boundary, ADJACENT PROPERTY
— — — — —	edge of road
— — — — —	gutterline
— — — — —	edge of curb
— — — — —	edge of sidewalk/bike path
— — — — —	edge of gravel
— — — — —	parking demarcation
— — — — —	edge of retaining wall
— — — — —	edge of building envelope
— — — — —	waterline
— — — — —	waterline 8"
— — — — —	waterline 12"
— — — W — — —	water service line
— — — GWS — — —	geothermal supply line
— — — GWR — — —	geothermal return line
— — — 8"S — — —	sanitary sewer line (size in linetype)
— — — — —	sanitary sewer connection line
— — — UT — — —	storm sewer line
— — — UT — — —	electric line
— — — UT — — —	utility line
— — — — —	gas service (abandoned)
— — — — —	edge of wetlands
— — — — —	edge of F.E.M.A. FLOOD ZONE A
— — — — —	top of bank
— — — — —	fence, wood post & rail
— — — — —	fence, metal post with welded wire fabric
— — — — —	edge of material stockpile area
— — — — —	index contour (5' interval)
— — — — —	intermediate contour (1' interval)
— — — — —	Jorgensen proposed easement
— — — — —	Hershberger Design proposed lot lines
— — — — —	lane line/foq line, approximate

## SYMBOL LEGEND

EXISTING		PROPOSED
39°55'57"E 320.51' (89°56'20"W) (149.88')		measured bearing & distance or curve geometry record bearing & distance or curve geometry
T		telephone pedestal
FO		fiber optic vault
TV		broadband vault
G		natural gas valve
S		gas service (abandoned)
E		electric junction box
M		electric meter/service
P	(E)	electric power transformer
U		electric utility vault
P		utility pole
A		guy anchor
C	(C)	sanitary sewer cleanout
S	(S)	sanitary sewer manhole
	+	sanitary sewer connection
I		storm drain inlet
D	(D)	storm drain manhole
H	(H)	hydrant, fire protection
W	(W)	water curbstop
G	(G)	geothermal curbstop
B	(B)	water service w/ curbstop and backflow
S		spigot
V		water valve
G		geothermal valve
	+	geothermal discharge connection
D	(D)	geothermal discharge well
S	(S)	geothermal supply well
TSC		traffic signal control vault
MW	1	monitoring well
TP	1	test pit
TSP		traffic signal pole and mast-arm
S		sign, traffic regulatory or informational
L		light pole
T		tree, deciduous
CLC		Certified Land Corner of Record, monument below surface in water valve box
A	3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049" with other appropriate markings, found this survey	
A	3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 1985 RLS 164" with other appropriate markings, found this survey	
B	3" diameter brass cap inscribed "PE&LS 578" with other appropriate markings, found this survey; NOTE: "VC" indicates witness corner--see detail	
B	3-1/4" diameter brass cap inscribed "1967 RLS 164" with other appropriate markings, found this survey	

## ABBREVIATIONS

@	AT	FH	FIRE HYDRANT
ADJ	ADJACENT	FL	FLOW LINE
ALT	ALTERNATE	FLG	FLANGE
APPROX	APPROXIMATE	FT	FOOT OR FEET
AVE	AVERAGE	FTG	FOOTING
BLDG	BUILDING	GRND	GROUND
BF	BOTTOM OF FOOTING	GRD	GRADE
BM	BENCH MARK	H	HEIGHT
BOW	BOTTOM OF WALL	HORIZ	HORIZONTAL
BVC	BEGINNING VERTICAL CURVE	ID	INSIDE DIAMETER
CFS	CUBIC FEET PER SECOND	IN	INCH
C&G	CURB AND GUTTER	INV	INVERT
¢	CENTERLINE	K	RATE OF VERTICAL CURVATURE
CMP	CORRUGATED METAL PIPE	LB	POUNDS
CMU	CONCRETE MASONRY UNIT	LF	LINEAR FEET
CO	CLEANOUT	LT	LEFT
CONC	CONCRETE	MAX	MATRIX
COORD	COORDINATE	MECH	MECHANICAL
CP	CONTROL POINT	MFR	MANUFACTURER
CF	CUBIC FOOT	MGD	MILLION GALLONS PER DAY
CY	CUBIC YARD	MH	MANHOLE
Δ	CENTRAL ANGLE	MI	MILE, MILES
DESC	DESCRIPTION	MIN	MINIMUM
DET	DETAIL	MISC	MISCELLANEOUS
DI	DROP INLET	MJ	MECHANICAL JOINT
DIA	DIAMETER	MON	MONUMENT
DIP	DUCTILE IRON PIPE	N	NORTH
DWG	DRAWING	NIC	NOT IN CONTRACT
E	EAST	NO.	NUMBER
EA	EACH	NOM	NOMINAL
EJ	EXPANSION JOINT	NTS	NOT TO SCALE
ELEV	ELEVATION	OC	ON CENTER
ENG	ENGINEER	OD	OUTSIDE DIAMETER, OVERFLOW
EVC	ENDING VERTICAL CURVE	PC	POINT OF CURVATURE
EW	EACH WAY	PCF	POUNDS PER CUBIC FOOT
EX	EXISTING	PI	POINT OF INTERSECTION
EXT	EXTERIOR	PK NAIL	SURVEY REFERENCE POINT
FDN	FOUNDATION	PL	PROPERTY LINE
FF	FINISHED FLOOR	POB	POINT OF BEGINNING
FG	FINISH GRADE	POC	POINT ON CURVE

## GENERAL PROJECT NOTES:

PROJECT SCOPE: SITE GRADING AND UTILITY INFRASTRUCTURE FOR PROPOSED TOWNHOUSE DEVELOPMENT PROJECT.

PROJECT SCHEDULE: BEGIN IN SUMMER 2020 AND END IN FALL 2021.

PROPERTY IS ZONED PUD NH-1 IN THE TOWN OF JACKSON.

PROPERTY AREA: 10 ACRES; PROJECT AREA: 1.41 ACRES

THE PROPERTY IS NOT WITHIN THE WILD LAND URBAN INTERFACE, THE NATIONAL WILD AND SCENIC RIVER CORRIDOR, NATURAL RESOURCES OVERLAY, OR THE SCENIC RESOURCES OVERLAY.

Y2 CONSULTANTS, LLC PERFORMED A GEOTECHNICAL INVESTIGATION OF THE PROPERTY ON 3/27/2016 CONSISTING OF 6 BOREHOLES AND 2 TEST PITS. THE PROPERTY CONSISTS OF 2.5 TO 16.5 FEET OF FINE-GRAINED FLOOD PLAIN AND SWAMP DEPOSITS, WITH THE THICKEST DEPOSITS OCCURRING AT THE NORTHWEST CORNER AND THINNING TO THE SOUTHEAST. THESE FINE-GRAINED SOILS CONSIST OF PRIMARILY SILT AND CLAY WITH SAND. THE SWAMP AND FLOOD PLAIN DEPOSITS OVERLIE MEDIUM DENSE TO DENSE SANDY COBBLE AND GRAVEL ALLUVIUM TO DEPTHS IN EXCESS OF 40 FEET.

JORGENSEN ASSOCIATES, P.C. PERFORMED THE TOPOGRAPHIC SURVEYS FOR THIS PROPERTY IN APRIL AND MAY OF 2016 ON NAVD 88 VERTICAL DATUM. SPECIFIC COORDINATE DATA IS AVAILABLE UPON REQUEST.

VEGETATION CONSISTS PRIMARILY OF DISTURBED PASTURE, MIXED BLUE SPRUCE-ASPEN-COTTONWOOD, WILLOW SHRUBLAND, MIXED GRASSLAND, FLOODED MEADOW, AND LAWNS AND LANDSCAPING.

PART OF THE NORTHERN END OF THE PROPERTY CURRENTLY LIES WITHIN THE FEMA SPECIAL FLOOD HAZARD ZONE A. THE AREA IS SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD WITH NO BASE ELEVATION FLOOD ELEVATIONS DETERMINED. HARMONY DESIGN AND ENGINEERING PERFORMED A HYDRAULIC STUDY IN THE FALL OF 2016 AND THE BFE WAS FOUND TO BE 6217.48' ON VERTICAL DATUM NAVD 88.

VERBAL NOTICE OF ANY CHANGES OR MODIFICATIONS THAT ARE NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE BUILDING PERMIT SHALL BE GIVEN TO THE TOWN ENGINEERING DEPARTMENT AT 307 733-3079. THE TOWN ENGINEERING DEPARTMENT MAY REQUIRE ADDITIONAL WRITTEN NOTICE OR INFORMATION BE SUBMITTED THROUGH THE TOWN'S BUILDING DEPARTMENT AND ADDITIONAL REVIEW FEES MAY APPLY.

PRIOR TO START OF CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL CONTACT THE TOWN OF JACKSON ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO MEET WITH THE ENGINEERING DEPARTMENT PRIOR TO START OF CONSTRUCTION ACTIVITIES WILL RESULT IN STOPPAGE OF WORK ON SITE. THE TOWN ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

THE DESIGN ENGINEER OF RECORD FOR ALL INFRASTRUCTURE AND GRADING SHALL INSPECT AND

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 COMPAKTED 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 OR GRADING W.

CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPAKTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).

DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RE-SEEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.

EXISTING WETLANDS THAT WILL REMAIN SHALL HAVE SILT FENCE BORDERING THEM. THERE SHALL BE NO DISTURBANCE OF THEM IN ANY MANNER.

STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS. EXISTING WETLANDS TO BE STRIPPED AND STOCKPILE SEPARATELY FROM THE REST OF THE SITE TOPSOIL. REFER TO PROPOSED WETLAND DESIGN PLANS FOR MORE DETAIL.

WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS. FOLLOW INVASIVE SPECIES MANAGEMENT PLAN SUBMITTED WITH GRADING PERMIT. REDUCE THE SPREAD OF NOXIOUS WEEDS AND INTRODUCTION OF OTHER INVASIVE SPECIES PRIOR TO CONSTRUCTION, DURING CONSTRUCTION, DURING REVEGETATION, AND AFTER CONSTRUCTION.

FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.

ANY MUD TRACKED ONTO CACHE STREET SHALL BE SWEPT UP ON A DAILY BASIS OR OTHERWISE REQUESTED BY THE TOWN OF JACKSON.

CONSTRUCTION SITE SHALL REMAIN CLEAN AND ALL TRASH AND CONSTRUCTION DEBRIS SHALL NOT ENTER INTO ADJACENT PROPERTIES OR THE NATIONAL ELK REFUGE.

ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.

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.

CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.

#### REVEGETATION SPECIFICATION

(FOLLOW MITIGATION PLAN. FOLLOW THESE SPECIFICATIONS WHERE NOTHING IS SPECIFIED ON MITIGATION PLANS OR BY LANDSCAPE ARCHITECT.)

EACH SUBDIVISION PLAT.

4. RECORD DESIGN PLANS SHALL BE SUBMITTED ELECTRONICALLY TO THE TOWN OF JACKSON IN PORTABLE DOCUMENT FORMAT (PDF) WITH A CORRESPONDING AUTOCAD COMPATIBLE (DWG) AND A GIS SHAPE FILE.

**GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:**

ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. ANY CONSTRUCTION RELATED ACTIVITIES NOT IN CONFORMANCE WITH APPROVED AND PERMITTED PLANS AND/OR SEQUENCING MAY RESULT IN TERMINATION OF WORK.

THE APPROVED EROSION CONTROL PLAN SHALL BE LOCATED ON SITE. EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAIN AND AT LEAST ONCE EACH WEEK. EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS AS A RESULT OF LAND DEVELOPING OR DISTURBING ACTIVITIES SHALL BE REPAIRED IMMEDIATELY.

THE TOWN ENGINEER SHALL BE ALLOWED TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.

COPIES OF ALL AGREEMENTS AND/OR EASEMENTS SHALL BE PROVIDED TO THE TOWN OF JACKSON PRIOR TO GRADING ON ADJACENT PROPERTIES FOR TEMPORARY OR PERMANENT CONSTRUCTION ACTIVITIES.

CONSTRUCTION WORK HOURS SHALL BE CONSISTENT WITH CURRENT TOWN OF JACKSON POLICIES.

ALL PUBLIC STREETS SHALL BE MAINTAINED CLEAR OF DEBRIS DURING CONSTRUCTION. SHOULD DEBRIS BE TRACKED ONTO PUBLIC STREETS FROM THE CONSTRUCTION SITE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE AFFECTED STREETS.

CONSTRUCTION SITE DELINEATION FENCING SHALL BE PROVIDED AS NEEDED TO PROTECT THE PUBLIC

1. 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

2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.

3. 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.

4. 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.

5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.

6. 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.

7. 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. REVEGETATION SHALL OCCUR UPON COMPLETION OF CONSTRUCTION.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES

APPROVED SEDIMENTATION CONTROLS AND SILT RETENTION SHALL BE PLACED AND PROVIDED DURING CONSTRUCTION AS NEEDED TO PREVENT OFFSITE STORM FLOW AS IDENTIFIED IN THE APPROVED GRADING AND EROSION CONTROL PLAN. THE TOWN ENGINEER SHALL BE NOTIFIED UPON COMPLETION OF EROSION CONTROL MEASURES WITHIN 2 CALENDAR DAYS AFTER INSTALLATION.

IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY WYPPDES STORMWATER PERMIT AND / OR CONSTRUCTION Dewatering PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THIS.

1. ALL CONSTRUCTION EQUIPMENT WILL BE CLEANED PRIOR TO ENTERING SITE.
2. SOIL STOCKPILES WILL BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
3. DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE WILL BE KEPT ON ACTIVE MANAGEMENT USING THE METHODS LISTED BELOW. THIS AREA WILL BE MONITORED AND TREATED TWICE EACH GROWING SEASON.

#### POST CONSTRUCTION MANAGEMENT STRATEGIES

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. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER LINES, SEWER LINES.

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANcies.
2. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
3. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
4. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

1. REVEGETATION WILL OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT ESTABLISHMENT OF INVASIVE SPECIES IN THE DISTURBED AREAS.

2. NURSERY STOCK WILL BE USED IN ACCORDANCE WITH W.S. 11-9-101-109 (WYOMING NURSERY STOCK LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH DEALER LICENSED BY WYOMING DEPARTMENT OF AGRICULTURE.

3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL WILL BE UTILIZED AS MUCH AS POSSIBLE.

4. TETON COUNTY WEED AND PEST WILL BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

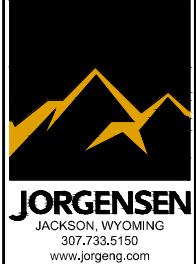
**- PRELIMINARY -**  
**SUBJECT TO CORRECTION**  
**AND APPROVAL**



PROJECT TITLE: **HIDDEN HOLLOW  
HANSEN & HANSEN, LLP  
PHASE 3 - TOWNHOMES  
TOWN OF JACKSON, WYOMING**

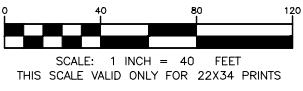
HEET TITLE: **GENERAL NOTES & LEGEND**





JACKSON, WYOMING  
307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

**- PRELIMINARY -**  
**SUBJECT TO CORRECTION  
AND APPROVAL**



THIS SCALE VALID ONLY FOR 22X34 PRINTS

PROJECT TITLE: **HIDDEN HOLLOW  
HANSEN & HANSEN, LLP  
PHASE 3 - TOWNHOMES  
TOWN OF JACKSON, WYOMING**

**PROJECT TITLE:**

SHEET TITLE:

DRAFTED BY:	PY
REVIEWED BY:	AJ
PLAN VERSION	DATE
TOJ PRE-APP	2/17/2020

PROJECT NUMBER  
16016.12

SHEET



**JORGENSEN**  
JACKSON, WYOMING  
307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

PROJECT TITLE: **HIDDEN HOLLOW**  
HANSEN & HANSEN, LLP  
PHASE 3 - TOWNHOMES  
TOWN OF JACKSON, WYOMING

# TOWNHOMES 1-10 SITE PLAN

DRAFTED BY:	
REVIEWED BY:	
PLAN VERSION	DATE
QJ PRE-APP	2/17/2020

\_\_\_\_\_

\_\_\_\_\_

## ANSWER

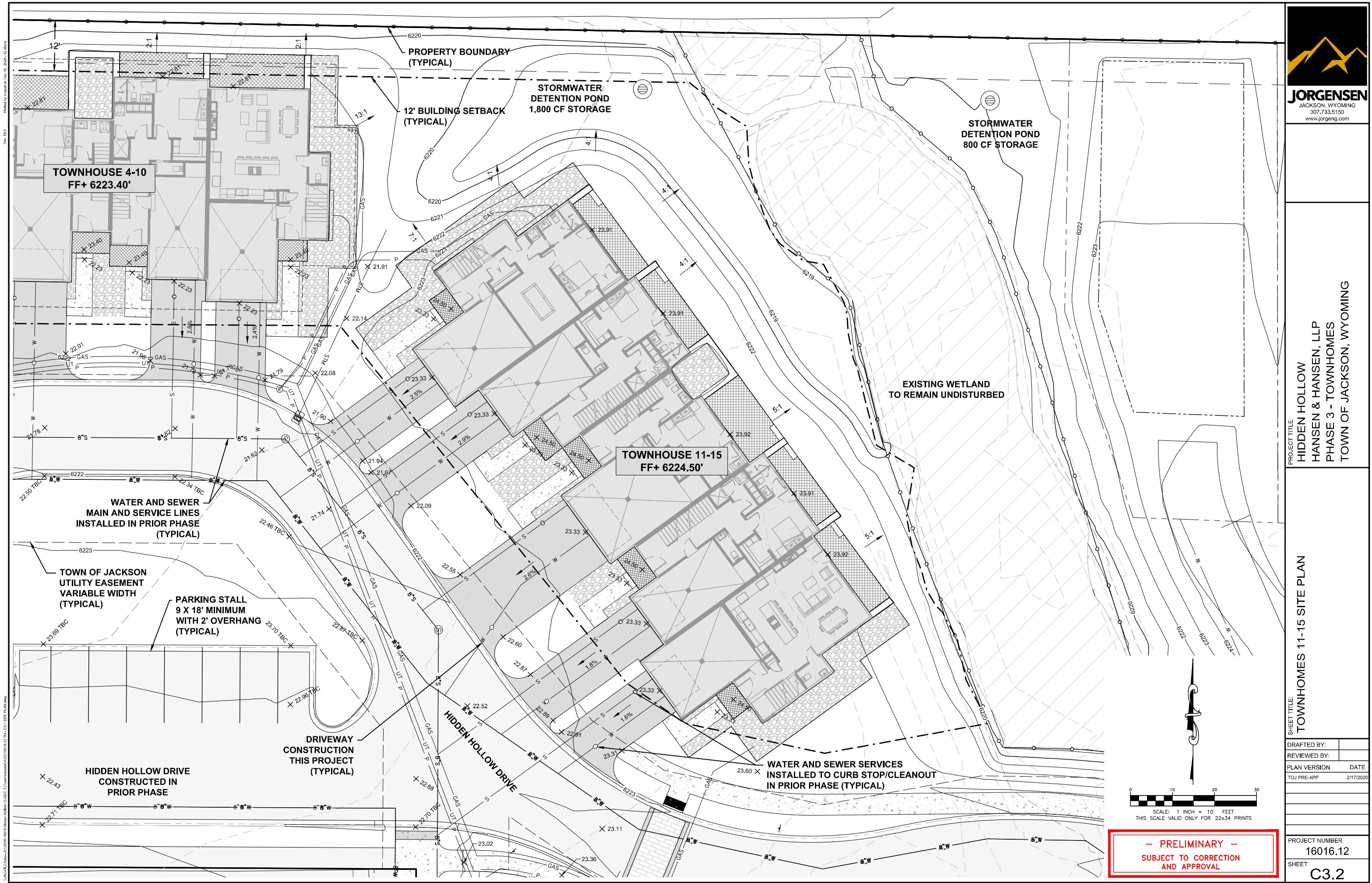
PROJECT NUMBER  
16016 12

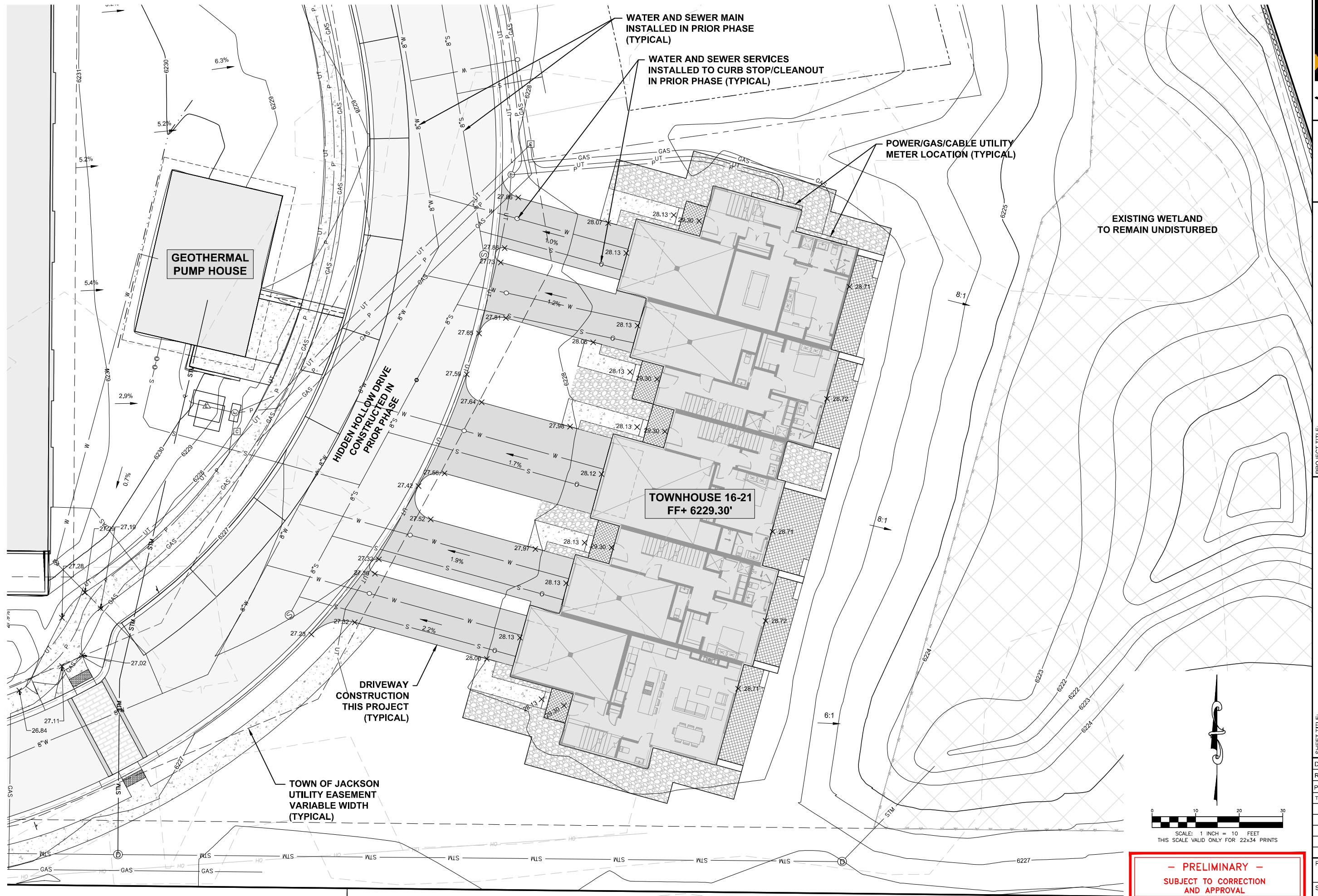
10010.12

C3.1

This architectural site plan illustrates the layout of three townhouses (1-3, 4-10, and 11-15) and associated infrastructure. The plan includes:

- Building Footprints:** Townhouse 1-3 (FF+ 6223.90'), Townhouse 4-10 (FF+ 6223.40'), and Townhouse 11-15 (FF+ 6224.50').
- Setbacks:** 10' PATHWAY (TYPICAL) and 12' BUILDING SETBACK (TYPICAL).
- Stormwater Detention Pond:** STORMWATER DETENTION POND, 1,800 CF STORAGE.
- Driveway Construction:** DRIVEWAY CONSTRUCTION THIS PROJECT (TYPICAL).
- Utility Infrastructure:**
  - Water and Sewer Main and Service Lines installed in prior phase.
  - Water and Sewer Services installed to curb stop/cleanout in prior phase.
  - Hidden Hollow Drive constructed in prior phase.
  - Town of Jackson Utility Easement Variable Width (TYPICAL).
  - Parking Stall 9 x 18' minimum with 2' overhang (TYPICAL).
  - Stormwater Detention Pond 1,800 CF Storage.
- Property Boundary:** PROPERTY BOUNDARY (TYPICAL).
- Scale:** 1 INCH = 10 FEET. THIS SCALE VALID ONLY FOR 22x34 PRINTS.
- Notes:**
  - BUILDING PATIO 5' MAXIMUM ENCROACHMENT INTO SETBACK (TYPICAL).
  - STORMWATER DETENTION POND 1,800 CF STORAGE.
  - PRELIMINARY - SUBJECT TO CORRECTION AND APPROVAL.





HIDDEN HOLLOW  
HANSEN & HANSEN, LLP  
PHASE 3 - TOWNHOMES  
TOWN OF JACKSON, WYOMING

TOWNHOMES 16-21 SITE PLAN

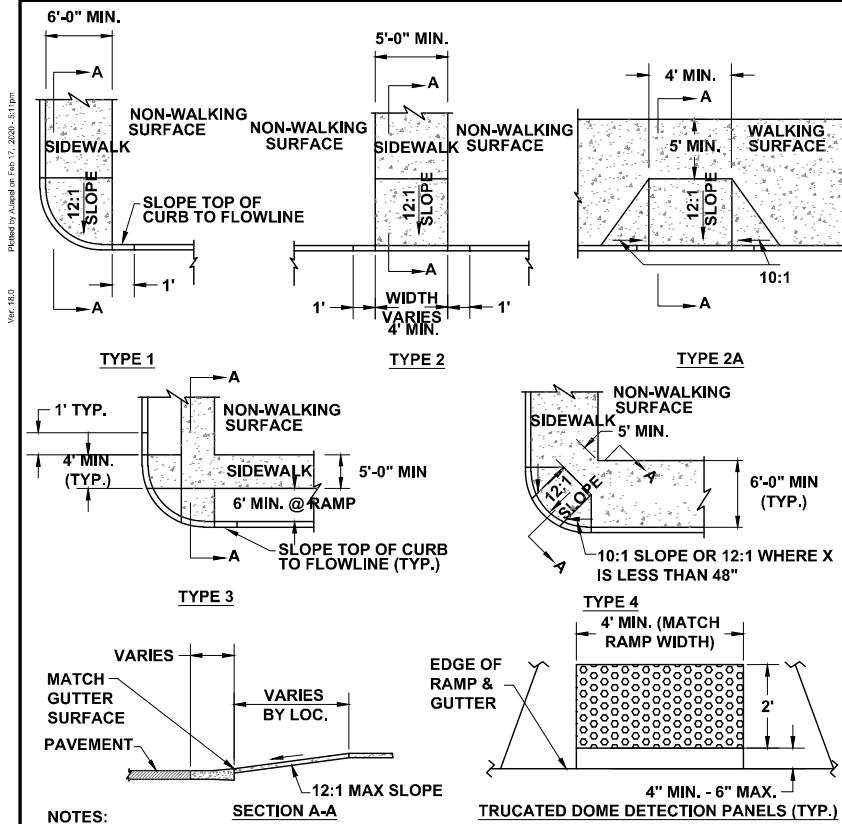
APPLIED BY:	PY
VIEWED BY:	AJ
IN VERSION	DATE
PRE-APP	2/17/2020

PROJECT NUMBER  
16016 12

10010.12

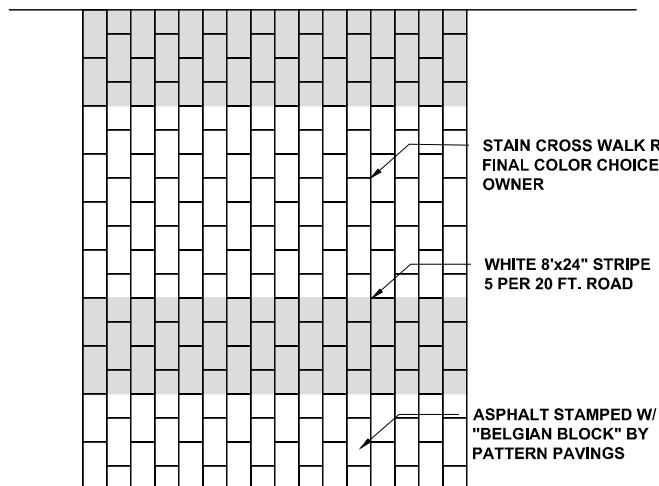
**- PRELIMINARY -**  
**SUBJECT TO CORRECTION**  
**AND APPROVAL**

### **C3.3**



### 1 PEDESTRIAN RAMP DETAILS

C4.1 NOT TO SCALE

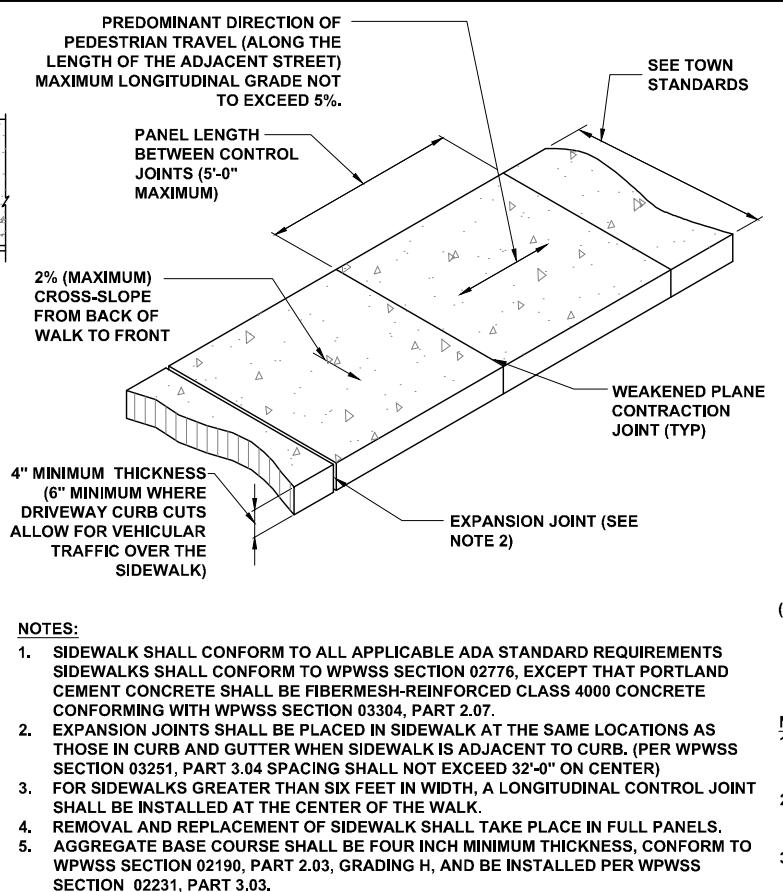


**NOTES:**

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

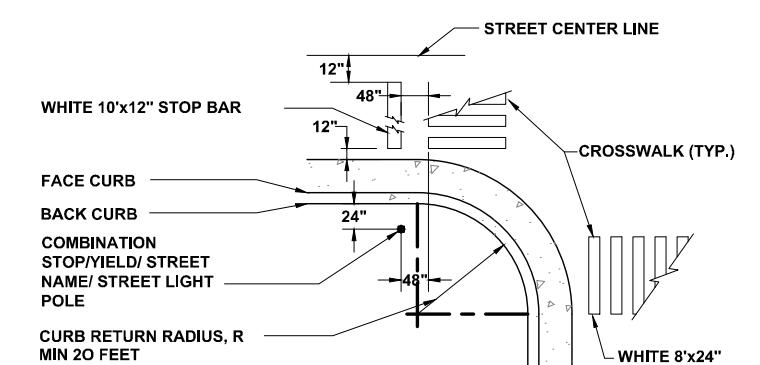
### 5 CROSSWALK DETAIL

C4.1 NOT TO SCALE



### 2 SIDEWALK DETAIL

C4.1 NOT TO SCALE



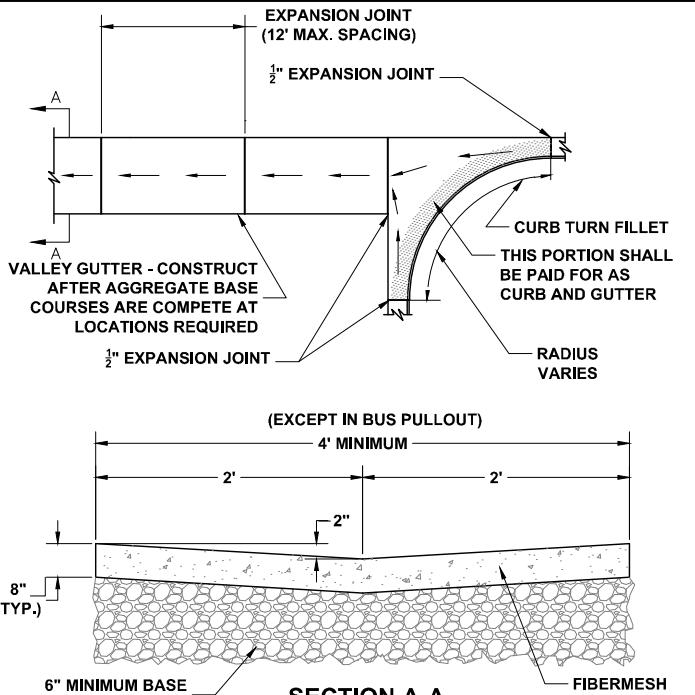
### CURB RETURN PLAN DETAIL

#### NOTES:

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

### 6 STREET INTERSECTION DETAILS

C4.1 NOT TO SCALE



### SECTION A-A

FIBERMESH CONCRETE CLASS 400

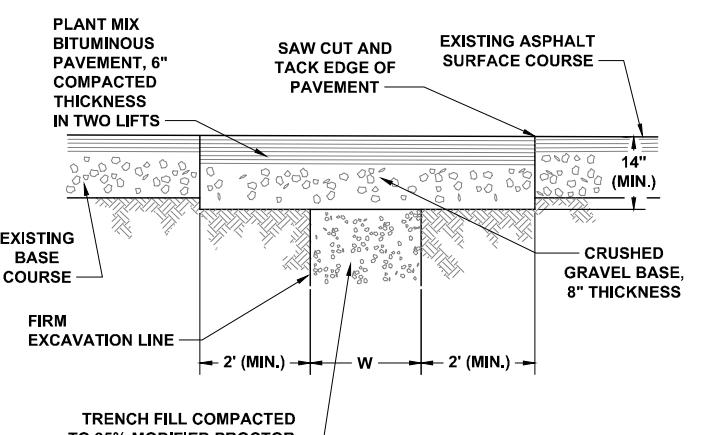
6" MINIMUM BASE COURSE

NOTES:

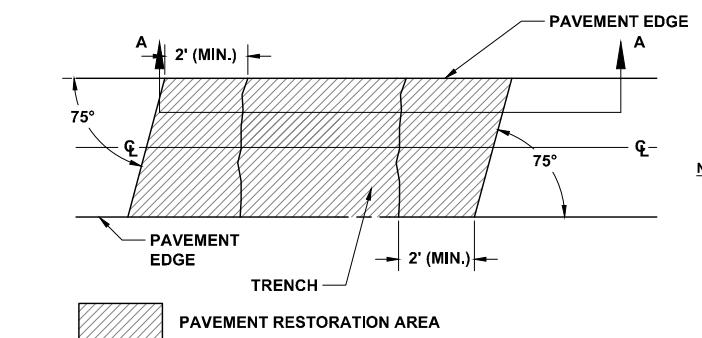
1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADE H, AND BE 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.

### 3 VALLEY GUTTER DETAIL

C4.1 NOT TO SCALE

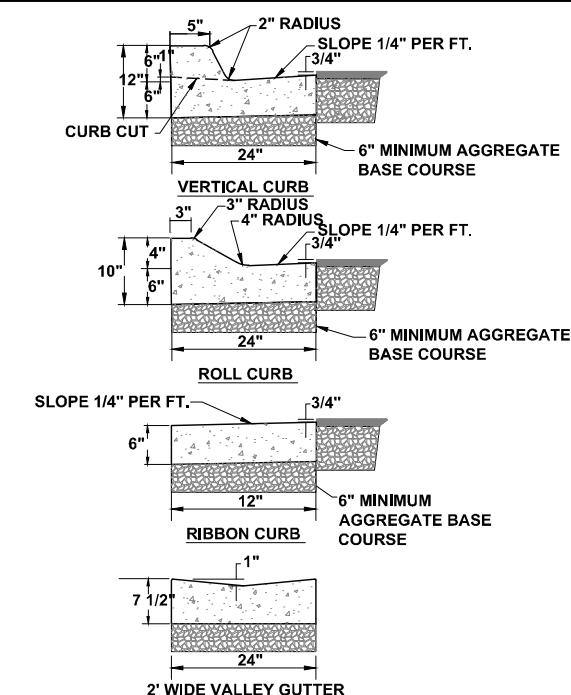


### SECTION A-A



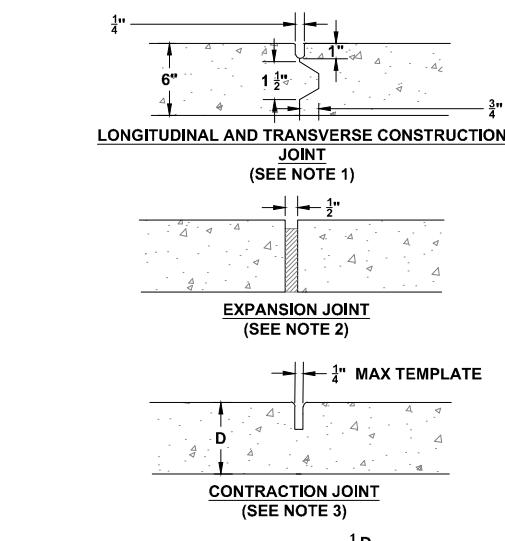
### 7 PERMANENT CO. ROAD RESTORATION DETAIL

C4.1 NOT TO SCALE



### 4 CURB DETAILS

C4.1 NOT TO SCALE

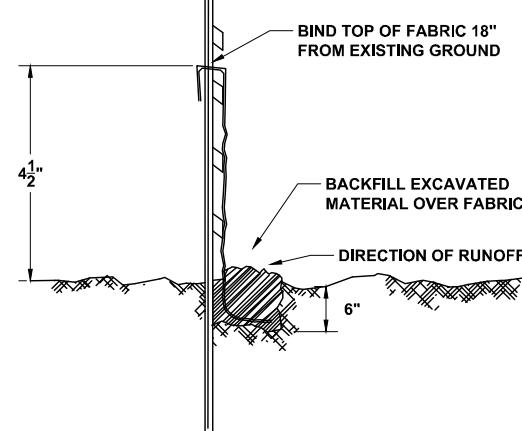


**NOTES:**

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

### 8 PAVING AND CONCRETE JOINT DETAILS

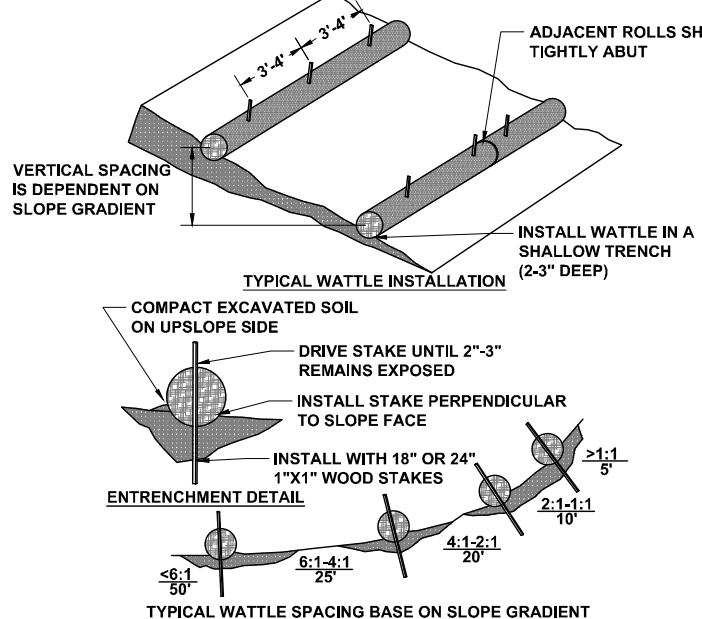
C4.1 NOT TO SCALE



**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.

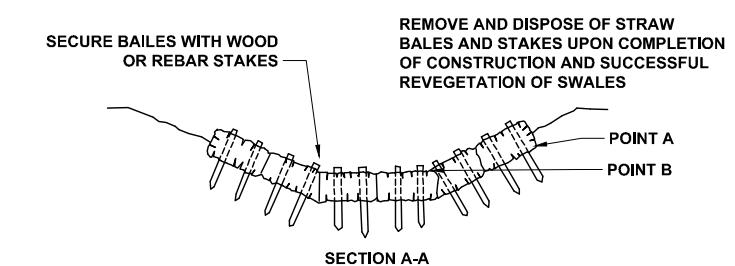
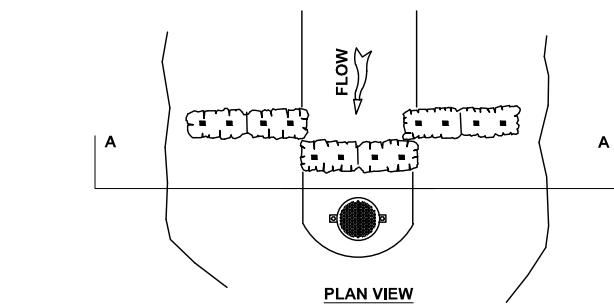
**1 C4.2** SILT FENCE BARRIER ILLUSTRATIVE DETAIL  
NOT TO SCALE



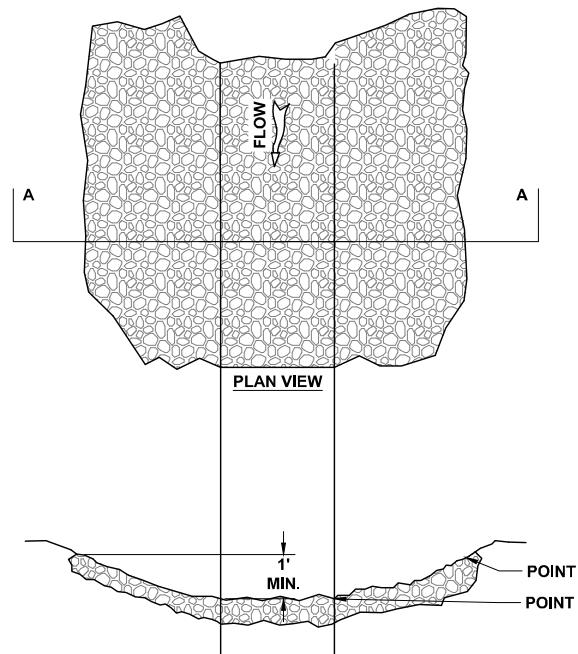
**NOTE:**

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2'-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTERLS SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4" AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2'-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTERLS SHALL BE APPROVED BY THE TOJ PUBLIC WORKS DEPARTMENT.

**2 C4.2** TYPICAL STRAW WATTLE DETAIL  
NOT TO SCALE

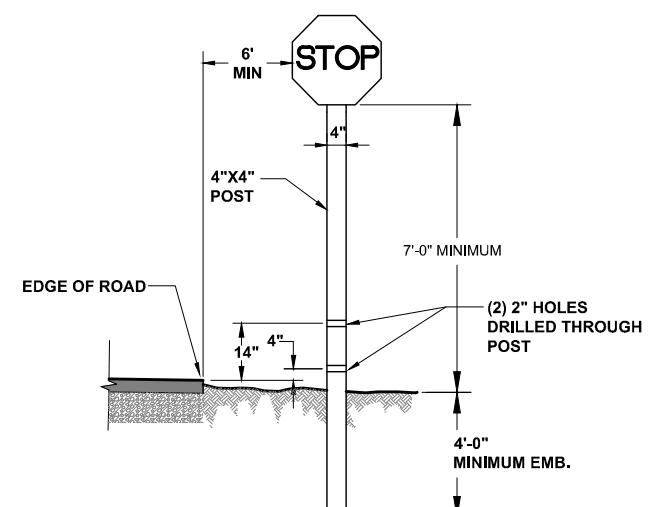


ELEVATION: POINT A SHOULD BE HIGHER THAN POINT B.  
FOR SMALL DITCHES USE ONLY 3 STRAW BALES.



ELEVATION: POINT A SHOULD BE HIGHER THAN POINT B.  
USE 6" OF 2" CRUSH TO LINE DRAINAGE DITCH

**4 C4.2** DRAINAGE DITCH DETAIL  
NOT TO SCALE



**NOTES:**

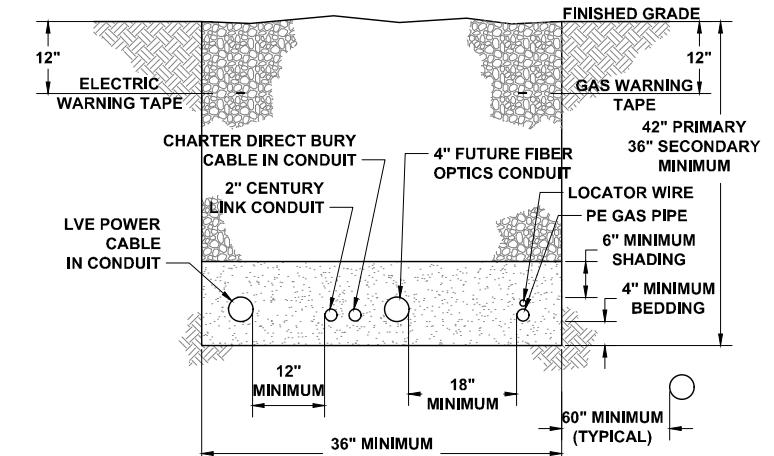
1. HARDWARE TO BE GALVANIZED STEEL OR ALUMINUM ALLOY BOLTS, NUTS AND WASHERS
2. SEE LANDSCAPE PLAN, SHEET L1.01 OF THIS DRAWING SET, FOR DETAILS ON STREET NAME SIGNS.

**SIGN TABLE**

SIGN	MUTCD CODE	SIZE, INCHES
STOP	R1-1	30x30
NO PARKING ON PAVEMENT	R8-1	24x30
SPEED LIMIT	R2-1	24x30
ROAD NAME SIGN	D3-1*	VARIES

\* OR APPROVED EQUAL,

**5 C4.2** SIGN DETAIL  
NOT TO SCALE



**NOTE:**

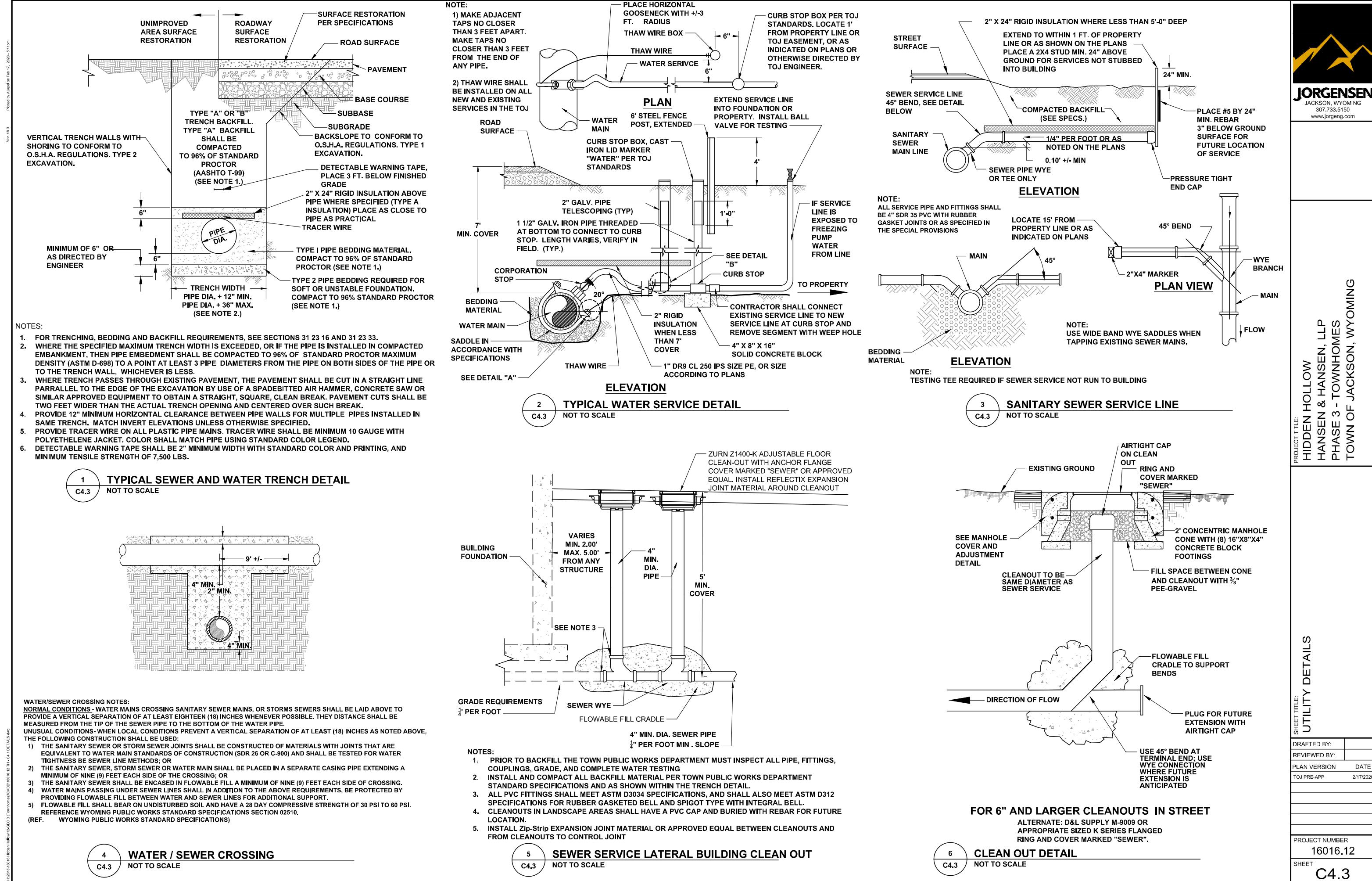
1. CONTRACTOR SHALL VERIFY EXISTING UTILITIES TYPE, SIZE, AND DEPTH PRIOR TO ORDERING MATERIALS.
2. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER, SEWER, AND/OR GAS PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NO LESS THAN 48" LENGTH OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LEES THAN 24" ON EITHER SIDE OF THE CROSSING.
3. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED BY LVE, OR OTHER UTILITY COMPANIES, PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
4. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
5. BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A  $\frac{1}{2}$ " SCREEN (SAND IS RECOMMENDED).
6. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION.
- 6.1 SOME CONDUIT AND INSTALLATION ARE PROVIDED BY THE UTILITY COMPANY - VERIFY WITH UTILITY AGREEMENTS.
7. SEE ELECTRICAL PLANS AND RISER DIAGRAMS FOR DETAILS ON QUANTITY AND SIZE OF CONDUITS.
8. 4" SPARE CONDUIT SHALL BE PLACED ONLY UNDER ALL ROADWAY CROSSINGS. END CAPS AND #4 REBAR FROM END OF CONDUIT TO 4" BELOW FINISHED GRADE.
9. ADDITIONAL 4" SPARE CONDUIT MAY BE INSTALLED FROM R.O.W. VAULTS TO BUILDING FOR FUTURE CONNECTION OF UNDERGROUND WIRING

**6 C4.2** TYPICAL UTILITY TRENCH  
NOT TO SCALE

PROJECT TITLE: HIDDEN HOLLOW  
HANSEN & HANSEN, LLP  
PHASE 3 - TOWNHOMES  
TOWN OF JACKSON, WYOMING

SHEET TITLE: GRADING DETAILS

DRAFTED BY:	
REVIEWED BY:	
PLAN VERSION	DATE
TOJ PRE-APP	2/17/2020
PROJECT NUMBER	16016.12
SHEET	C4.2

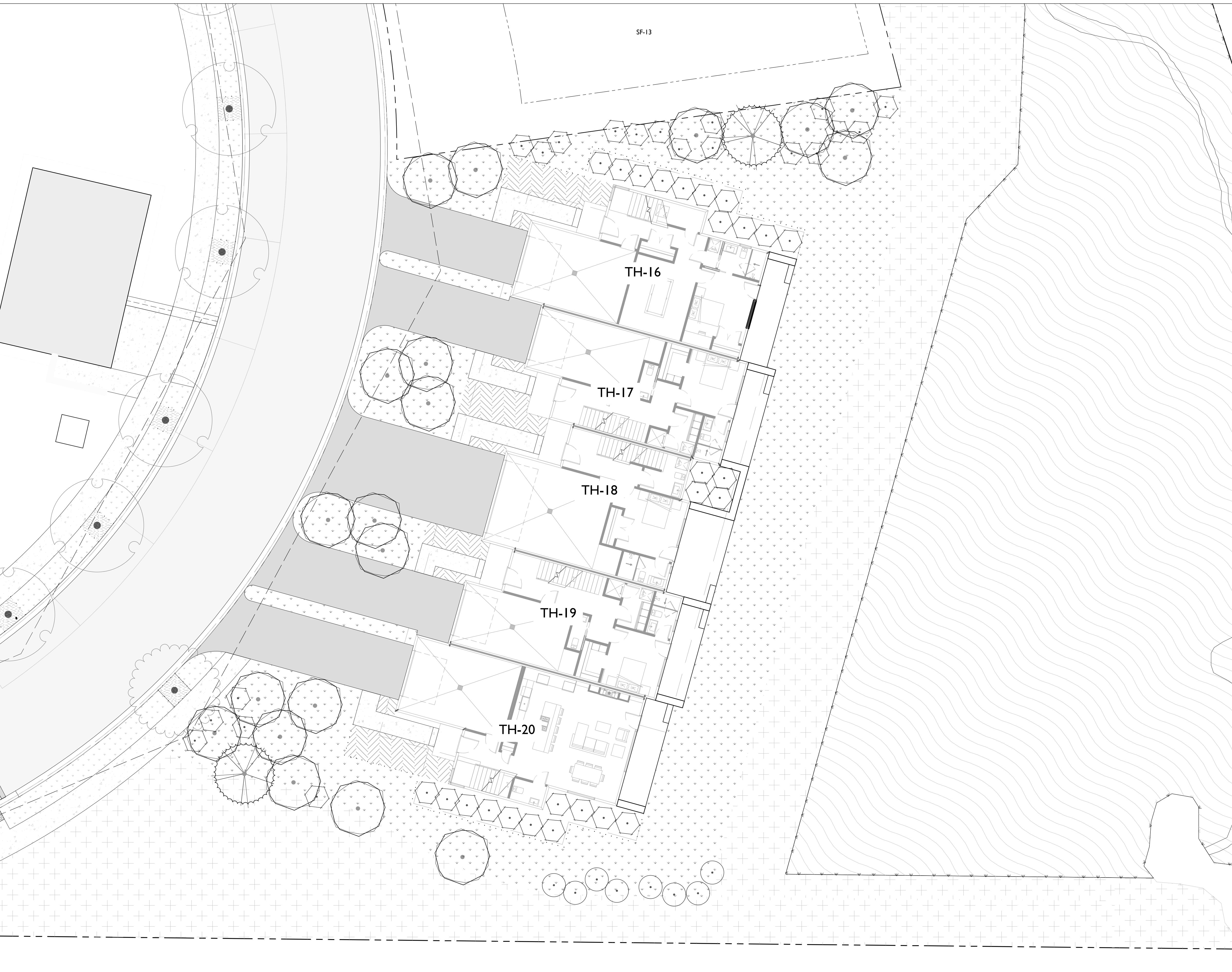


# HIDDEN HOLLOW PHASE Ib FDP

60 ROSECRANS  
JACKSON, WYOMING

## LEGEND

-----	PROPERTY BOUNDARY / LOT LINES
-----	ADJACENT PROPERTY BOUNDARY
-----	BUILDING ENVELOPE
-----	TOP OF CURB
-----	SIDEWALK
-----	STEEL EDGER



**- DRAFT -  
NOT FOR  
CONSTRUCTION**

## HERSHBERGER DESIGN

Landscape Architecture · Environmental Planning · Urban Design

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

Issue Date:

- 01.23.2020 DRAFT Landscape Plans
- 02.07.2020 Hardscape / Cobble Internal Coordination
- 02.11.2020 Draft Landscape Plans

•

•

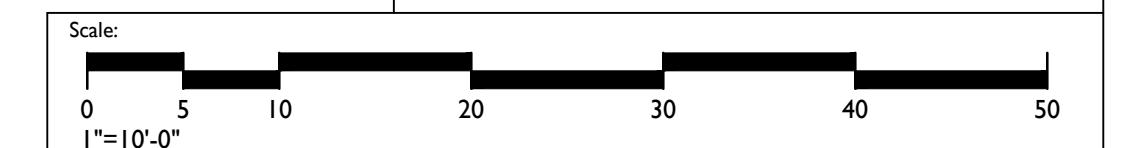
•

Drawing Title:

**TOWNHOUSE  
UNITS 16-20  
PLANTING PLAN**

Drawing Number:

**L1.2**

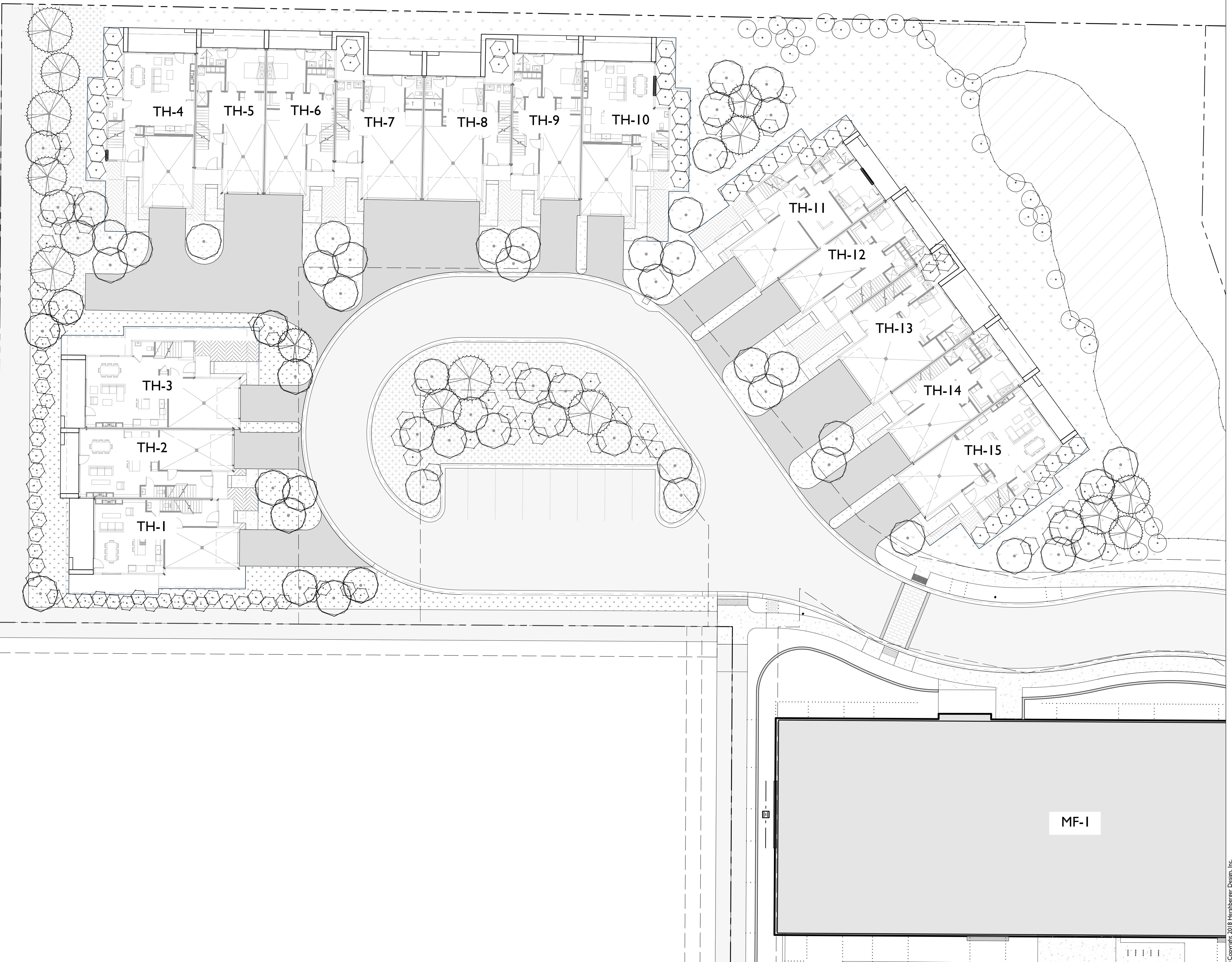


© Copyright 2017 Hershberger Design, Inc.

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

**LEGEND**

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



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

Issue Date:	
· 01.23.2020	DRAFT Landscape Plans
· 02.11.2020	DRAFT Landscape Plans
·	
·	
·	
·	

Drawing Title:  
**TOWNHOUSE  
UNITS 1-15  
PLANTING PLAN**

Drawing Number:

L1.1

