



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: May 22, 2020	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located at 10 E. Simpson legally known as, LOT 1, BLK. 7, CACHE 2. For questions, please call Brain Lenz at 733-3079, x1410 or email to the address shown below. Thank you.
Item #: P20-098	
Planner: Brendan Conboy Phone: 733-0440 ext. 1302 Email: bconboy@jacksonwy.gov	
Owner: William Schwartz PO Box 4145 Jackson, WY 83001 Applicant: Hawtin Jorgensen – Katie Wilson PO Box 1249 Jackson, WY 83001	
Please respond by: N/A	

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. | phone (307)733-0440
P.O. Box 1687 | 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

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

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** (tstolte@jacksonwy.gov).

Have you attached the following?

_____ **Application Fee.** Go to 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.

_____ **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.

Katherine M. Wilson

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

Schwartz Project: Grading Pre-App Narrative

10 E Simpson Avenue
Lot 1, Blk. 7, Cache 2
Jackson, WY 83001
Parcel: 22-41-16-34-2-14-008
Acreage: 0.17 acres (7431.23 square feet)

Owners: William P. Schwartz & Cheryl Ranck Schwartz
PO Box 4145, Jackson, WY 83001

Town of Jackson Zoning: Office Residential (OR)
Comprehensive Plan Character District 2: Town Commercial Core + Subarea 2.2: Snow King and South Cache Corridors

Cheryl Ranck and Bill Schwartz own 10 E. Simpson Avenue (Lot 1, Blk. 7, Cache 2), Jackson, Wyoming. They also own the adjacent Lot (20 E. Simpson Ave | Lot 2, Blk. 7 Cache 2). They have three adult children; the local family is working together to generate a residential project in the Town of Jackson. Some of the housing units will be owner-occupied and other units will be made available on the rental market. The Family desires to best utilize their development and are taking advantage of the Housing Bonus Incentive (2:1).

An existing single-family residence and detached garage exist on Lot 1; these structures will be removed. A demolition plan submitted and construction staging plan is included in this submittal. The adjacent lot owned by the Schwartz family will be utilities for demolition and construction staging.

The Schwartz Family desires to create four residential townhouse units (with three basement Accessory Residential Units). These units will become a townhouse subdivision with a homeowner's association.

The Schwartz Family is a multi-generational local (native) family in Jackson. Again, Cheryl and Bill have three adult children that were raised here: Leah, Will, and Maggie. Bill & Cheryl will have Townhouse Unit 1; Leah Schwartz and her husband Brad Adams will raise their two young children in Townhouse Unit 2; Will Schwartz will have Townhouse Unit 3; Maggie Schwartz (and her large Bernese Mountain Dog) will have Townhouse Unit 4.

PROJECT GOALS: The Schwartz Family is striving to achieve an attractive residential housing project with vibrant landscaping that they can afford to construct. We are working to generate structures with simple forms that will be welcome additions to the existing neighborhood. Creating an enjoyable pedestrian experience for the public while maintaining privacy for the residents is a goal.

SITE & LANDSCAPE: Grading, erosion, and stormwater management needs will be met on site by use of a stormwater infiltration basins and gravel trenches. Stormwater calculations are provided in this submittal. The sidewalk along Cache Street will be repaired if damaged during construction and the existing curb cut will be replaced with a sidewalk and planting strip/street buffer. The sidewalk along East Simpson Avenue will be extended across the property meeting the Town of Jackson's Community Streets Plan guidelines. A grass planting buffer will be provided between the sidewalk and Simpson street, which will keep the character of the E Simpson Ave. neighborhood. Creating a positive pedestrian experience while maintaining privacy for the residents is desired. The utilities for this project will be buried.



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

PARKIGN AND SNOW STORAGE: Parking will be provided o% the alley on-site and through a shared parking agreement with the adjacent lot (20 E Simpson, same Owner). Four spaces will be tuck-under parking below the exterior deck space of Units 3 & 4. Five spaces and the associated snow storage will be located along the alley on the adjacent lot. There are ample street parking options for short-term visitors.

Note: Asphalt shingles are being utilized to help keep snow on the roofs of the structures; the setbacks will provide snow storage along the sides of the structures.



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GRADING PERMIT APPLICATION
Planning & Building Department
Building Division

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

For Office Use Only

Permit No.	Date Received:	Date Due:
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GRADING OR BUILDING PERMIT APPLICATION REQUIREMENTS

IF YOU ARE SUBMITTING A BUILDING PERMIT FOR THE PROPOSED PROJECT, SUBMIT ALL YOUR GRADING INFORMATION CORRESPONDING TO THE APPROPRIATE LEVEL OF GRADING PERMIT WITH THE BUILDING PERMIT, IN PDF AND PAPER COPIES AS REQUIRED FOR A BUILDING PERMIT.

NOTE: PROJECTS THAT REQUIRE PLAN LEVEL GRADING INFORMATION REQUIRE A PRE-APPLICATION CONFERENCE WITH THE TOWN ENGINEERING DEPARTMENT PRIOR TO APPLICATION SUBMITTAL.

FOR GRADING PERMITS, DETERMINE WHAT LEVEL OF GRADING INFORMATION IS REQUIRED USING THE TABLE BELOW AND GRADING CHECKLIST. SUBMIT A GRADING PERMIT APPLICATION WITH THE GRADING INFORMATION CORRESPONDING TO THE APPROPRIATE LEVEL OF GRADING PERMIT.

TYPE OF INFORMATION DETERMINATION (5.7.1.D).

There are two levels of grading permit. Required permit shall be the most rigorous requirement that applies.

1. Statement Level Grading Permit. The purpose of the statement level grading permit is to allow the Town Engineer to review land disturbances that, while small in area, may impact other landowners and the environment.
2. Plan Level Grading Permit. All plan level grading permit applications shall be **prepared by a professional engineer or landscape architect** registered in the State of Wyoming, unless exempted by the Land Development Regulations

Below, identify the area of disturbance or % impervious in each slope category:

					REQUIRED GRADING INFORMATION LEVEL		
GRADING PROPOSAL		% Impervious OR Area to be Disturbed, (sf)			EXEMPT	STATEMENT	PLAN LEVEL **Pre-Application Required**
Proposed Impervious Surface		70.82%			See LDRs	See LDRs	≥ 41%
Total Disturbance	TOTAL: 8110	LOT: 7339	SIDEWALK: 630	Ally: 141	See LDRs	≥ 600 SF and < 3,000 SF	≥ 3,000 SF
Disturbance of Slopes ≤ 5%	TOTAL: 7515	LOT: 6744	SIDEWALK: 630	Ally: 141	< 600 SF	≥ 600 SF and < 3,000 SF	≥ 3,000 SF
Disturbance of Slopes > 5% & ≤ 15%		LOT 595			< 400 SF	≥ 400 SF and < 1,000 SF	≥ 1,000 SF
Disturbance of Slopes > 15%		0			N / A	≤ 800 SF	≥ 800 SF

INFORMATION LEVEL DETERMINATION

STATEMENT LEVEL or	X	PLAN LEVEL - PRE-APPLICATION REQUIRED
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For Plan Level Grading proposals submitted as a grading permit or consolidated with a building permit, a preapplication meeting is required prior to application for a permit. [Pre-Application Form](#)

INSTRUCTIONS.**USE THE GRADING PERMIT APPLICATION CHECKLIST FOR A LIST OF CONTENT REQUIRED FOR A COMPLETE APPLICATION.**

Grading information shall be submitted to describe the site grading, utilities, erosion controls, and stormwater management that will be used to meet the requirements of the Town of Jackson Land Development Regulations (LDRs) and building code. Grading information is required with a Building or Grading Permit for all land disturbing activities, e.g. excavation and stockpiles for structures, roadways, utilities, cut and fill slopes, stockpiles, building material storage area, paving, etc. unless explicitly exempted by the LDRs.

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

PRE-APPLICATION INFORMATION. Required prior to submittal for Plan Level grading projects.

Pre-Application Project Number: _____

PROJECT INFORMATION.

Name/Description: 10 E SIMPSON

Physical Address: 10 E SIMPSON AVE

Lot, Subdivision: LOT 1, BLK. 7, CACHE 2 PIDN: 22-41-16-34-2-14-008

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

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

Townhouses with 7 units, 3 that are ARU.

Estimated Cost of Construction: _____

OWNER.

Name: SCHWARTZ, WILLIAM P. ET AL Phone: 307-690-3630

Mailing Address: PO BOX 4145 ZIP: 83001

E-mail: bill@ranckschwartz.com

APPLICANT/AGENT.

Name: Katie Wilson Phone: 307-733-4364

Mailing Address: PO Box 1249 ZIP: 83001

E-mail: kwilson@hawtinjorgensen.com

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

DESIGNATED PRIMARY CONTACT.

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

ENGINEER or LANDSCAPE ARCHITECT. Required for Plan Level Submittals

Name:	Thomas Kirsten	Phone:	307-733-5150
Mailing Address:	PO Box 9550	ZIP:	83002
E-mail:	tkirsten@jorgeng.com	License:	6821

RETAINING WALLS AND FACINGS:

Are there retaining walls or facings 48 inches or taller? ☐ Yes (*REQUIRES A BUILDING PERMIT, DO NOT APPLY FOR A GRADING PERMIT*)

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

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

Residential: All retaining walls or facings more than 48 inches in height from the bottom of the foundation shall be designed by a professional engineer registered in the State of Wyoming in accordance with the IRC and grading information shall be submitted with a BUILDING PERMIT.

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

FLOODPLAINS AND SPECIAL FLOOD HAZARD AREAS.

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

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

Development within the flood way is prohibited. Fill is prohibited within the floodway unless it has been demonstrated and certified that it will not result in any increase in flood levels

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

NOTICES:

For Building or Grading Permit applications that require plan level grading information a pre-application conference is mandatory prior to submitting the permit application. Please use the Planning Application for Pre-application Conference Request (PAP) form, [Pre-Application Form](#).

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

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

A performance bond is required for all restorative and mitigative treatments for Steep Slope development (5.4.1.C.7).

Information regarding proposed buildings or structures shall NOT be shown and the proposed project shall be constructible without any proposed building or structure.

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

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

APPLICANT'S SIGNATURE, CERTIFICATION, AND AUTHORIZATION

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

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

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

PERMIT FEES

Grading Permit Applications:

Statement Level Project \$200

Plan Level Project \$600

Compliance Fees:

After the fact permit fees are double the initial fee.

OTHER GRADING FEES:

Minimum Fee \$50

Pre-application Conference \$150

Third Party Technical Review At Cost



**Application Submittal Checklist for a
GRADING PERMIT APPLICATION**
**Public Works Department
Engineering Division**

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

APPLICABILITY. *This checklist should be used when submitting an application for a **GRADING PERMIT**. The purpose of the grading permit is to review and permit land disturbing activities. **This checklist also applies to grading that is part of a consolidated Building Permit application and any project with work involving Town of Jackson Utilities.***

When is a Grading Permit Required?

Section 5.7.1.D of the Land Development Regulations (LDRs) requires a grading permit for all land disturbing activities and excavations unless explicitly exempted LDRs. Examples of land disturbing activities include, but are not limited to, grading, topsoil removal, filling, road or drive cutting, altering or enlargement of a stream or channel, removal of streambed materials, channel clearing, ditching, drain tile laying, dredging, lagoon construction, soil and water conservation structures, and the extraction or placement of rock, sand, or gravel excavation and piles for structures, roadways, utilities, cut and fill slopes, stockpiles, building material storage area, paving, etc..

NOTICES:

- | |
|--|
| Permit Exemptions may apply for Agriculture activities and Emergency Flood Control work (5.7.1.D.5). |
| A financial surety may be required; the applicant shall be responsible for providing a cost estimate for the work requiring the surety. |
| For Grading Permits submitted in advance of a building permit, detailed information regarding the building or structures shall NOT be shown and the proposed project shall be constructable without any proposed building or structure. Grading Permit approval is not approval for any building related construction. |
| No physical development shall be permitted on natural slopes in excess of 25% (5.4.1.A), with exceptions (5.4.1B). |
| Additional hillside standards (5.4.1.C) apply to lots of record which have an average cross-slope (in any direction) of 10% or greater, or where any portion of a lot having a slope of 10% or greater is affected. |
| Regardless of the grading permit requirement or exemption, the Town Engineer may require submittal of a stormwater management plan, if it is necessary to determine compliance with Sec. 5.7.4. |
| Public Right-of-Way (Encroachment) Permits are required for any work proposed within the Town's Right-of-Way. |
| An Encroachment Agreement is required prior to the construction of any structure within the Town's Right-of-Way. |

INSTRUCTIONS. *Use this checklist to complete all portions of the application. All items on this checklist shall be shown or noted on the plans, including not applicable items.*

FLOODPLAINS AND SPECIAL FLOOD HAZARD AREAS.

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

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

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

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

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

APPLICANT	ALL Grading Permit Applications shall include the following:	TOWN
x	A complete set of application documents in PDF format.	
x	A cover letter and/or table of contents documenting all of the application materials submitted and in which format(s) they have been submitted. Only the plan sheets as noted below must be submitted on paper.	
x	Town of Jackson Letter of Authorization if the applicant is other than the property owner.	
x	A copy of the Warranty Deed or Contract of Sale.	
x	Fee is based on review time and will be paid following the review.	
x	Site Development schedule - month and year of project initiation to completion of re-vegetation.	
x	Proposed grading plan to include: <ul style="list-style-type: none"> - North Arrow, Scale, Legend - existing contours - proposed contours - extent of grading limits - stockpile location 	
x	Re-vegetation details for all disturbed areas to include: <ul style="list-style-type: none"> - types and approximate location of vegetation to be used - seeding or planting and stabilization techniques to be followed - source and method of irrigation, if necessary 	
x	Erosion control plan to include: <ul style="list-style-type: none"> - drawing and specifications illustrating the type and location of required erosion control measures (silt fences, straw bales, detention basins, duff berms, etc.) - direction of runoff throughout the construction area and the re-contoured area 	
x	Weed & Pest language to include: References to Wyoming Seed Law and Wyoming Nursery Stock Law Invasive Species Management Plan.	
n/a	Ponds/Water features. Ponds and water features with a Pump system are required to pay a fee of \$150 per horsepower.	
	Regardless of the grading permit requirement or exemption, the Town Engineer may require submittal of a stormwater management plan, prepared by an engineer or landscape architect licensed in the State of Wyoming, if it is necessary to determine compliance with Sec. 5.7.4. The stormwater management plan shall be approved by the Town Engineer prior to any physical development.	
n/a	Retaining Walls. Height is measured from the bottom of the foundation and administered under the building codes. Non-Residential: All retaining walls or facings shall be designed by a professional engineer registered in the State of Wyoming in accordance with the IBC and grading shall be submitted with a building permit. Residential: When in excess of 48 inches, retaining walls or facings shall be designed by a professional engineer registered in the State of Wyoming in accordance with the IRC and grading shall be submitted with a building permit. For walls less than 48 inches tall, provide information regarding the types of materials, specifications, cross sections (typical or as required to document the installation), elevations, expected soil type, if applicable any calculations (sliding, overturning, factors of safety), etc. Certification that the wall is non-load bearing may be requested. Some retaining walls may be considered structures and should be located as allowed for structures. The use of non-structural retaining walls (aka landscaping walls), should be minimized to the extent possible and limited to the building envelope, especially on steep slopes.	

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

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

WARRANTY DEED



LESTER I. MAY COMPANY, a Wyoming partnership, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to the following as tenants-in- common: 1) a 48.9% interest to William P. Schwartz and Cheryl Ranck Schwartz, husband and wife, as tenants by the entireties, whose address is P.O. Box 4145, Jackson, Wyoming 83001; 2) a 40.2% interest to END-IRA, Inc. FBO William P. Schwartz, IRA, whose address is 1300 Plaza Court North, Suite 103, Lafayette, Colorado 80026; and 3) a 10.9% interest to END-IRA, Inc. FBO Cheryl R. Schwartz, IRA, whose address is 1300 Plaza Court North, Suite 103, Lafayette, Colorado 80026 the following described real estate, situate in the Town of Jackson, State of Wyoming:

Lot 1 of Block 7 of the Second Cache Creek addition to the Town of Jackson, Teton County, Wyoming according to that plat recorded October 14, 1913 as Plat No. 109.

Including and together with all and singular tenements, leaseholds, hereditaments, appurtenances, easements and improvements thereon or thereunto belonging, and any rights of grantor to minerals thereunder, but subject to taxes, assessments, covenants, conditions, restrictions reservations, encroachments, rights-of-way and easements of sight or record.

WITNESS my hand this 9th day of May, 2006.



LESTER I. MAY COMPANY, a Wyoming partnership

Lanny R. May

Lanny R. May, Partner

Clara L. Bush

Clara L. Bush, Partner

STATE OF WYOMING)

: ss.

County of Teton)

Grantor: LESTER I MAY COMPANY

Grantee: SCHWARTZ, WILLIAM P ET AL

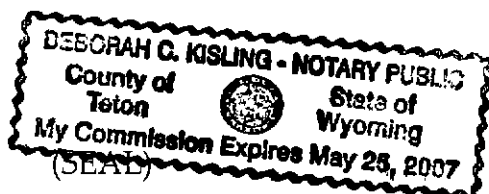
Doc 0675212 bk 625 pg 660-660 Filed at 3:51 on 05/09/06

Sherry L Daigle, Teton County Clerk fees: 8.00

By NICHELE E. GILLES Deputy

The foregoing instrument was acknowledged before me by Lanny R. May and Clara L. Bush as partners of Lester I May Company, a Wyoming partnership this 9th day of May, 2006.

Witness my hand and official seal.



Deborah C. Kusling
Notary Public for Wyoming
Commission expires:

LETTER OF AUTHORIZATION

Cheryl Ranck & William Schwartz, "Owner" whose address is: _____

PO Box 4145, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property

more specifically legally described as: _____

10 & 20 E Simpson Avenue (Lot 1 & Lot 2, Blk. 7, Cache 2), Jackson, WY 83001

PIDN: 22-41-16-34-2-14-008 & 22-41-16-34-2-14-007

(If too lengthy, attach description)

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

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

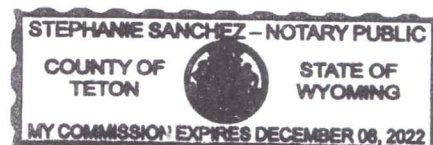
STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Cheryl Ranck & William Schwartz this 10 day of April, 2019.

WITNESS my hand and official seal.

Stephanie Sanchez (Seal)
(Notary Public)

My commission expires: DEC 6, 2022



SHARED PARKING COVENANTS

(Lots 1 & 2, Second Cache Creek Addition to Town of Jackson)

These Shared Parking Covenants (the “Covenants”) are effective on the date of recordation in the land records of Teton County, Wyoming by and between, on the one hand, Simpson Street, LLC, a Wyoming limited liability company (“SLLC”), and on the other hand, William P. Schwartz & Cheryl Ranck Schwartz, husband and wife (“Schwartz”).

Recitals:

- A. SLLC is the owner of property located at 10 E. Simpson Ave. in the Town of Jackson, Wyoming identified as Lot 1 of Block 7 of the Second Cache Creek Addition To The Town of Jackson, Wyoming according to that plat filed in the Office of the Teton County Clerk on October 14, 1913 as Plat No. 109, PIN #: 22-41-16-34-2-14-008 (“Lot 1”).
- B. SLLC is dividing Lot 1 into four separate Townhome lots in order to construct four residential townhome units. Under the Town of Jackson Regulations, SLLC’s townhome development plan will require nine (9) on-site parking spaces (the “Parking Requirement”). SLLC is unable to supply all of the Parking Requirement on Lot 1.
- C. Schwartz is the owner of property located at 20 E. Simpson Ave. in the Town of Jackson, Wyoming identified as Lot 2 of Block 7 of the Second Cache Creek Addition To The Town of Jackson, Wyoming according to that plat filed in the Office of the Teton County Clerk on October 14, 1913 as Plat No. 109, PIN #: 22-41-16-34-2-14-007 (“Lot 2”).
- D. Lot 2 is improved with a remodeled residence that is being used as an office.
- E. SLLC and Schwartz, as adjacent landowners, wish to enter into these Covenants in order to satisfy the Parking Requirement on Lot 1 and to establish a mutually beneficial parking protocol for the owners and users of Lot 1 and Lot 2.

Agreement:

Wherefore, in consideration of the above and the mutual promises set forth below, SLLC and Schwartz declare, covenant, and agree as follows:

1. **DECLARATION.** Lot 1 and Lot 2, and each subdivision thereof (the “Property”) shall be owned, sold, encumbered, conveyed, leased, used, occupied, and developed subject to the following covenants, conditions and restrictions (the "Covenants"). The Covenants shall run with the Property and each lot or subdivision thereof, and shall be binding upon all parties having or acquiring any legal or equitable interest in or title to the Property or any lot or subdivision thereof, and shall inure to the benefit of every owner of the Property or subdivision thereof.
2. **SHARED PARKING SPACES.** The owners, lessees, employees, and business invitees to the improvements on the Property shall have the right to use the parking spaces numbered:

5,6,7,8,9 designated on Exhibit A attached hereto and made a part hereof (the "Shared Parking Spaces") in accordance with the terms of these Covenants. **These Covenants shall not extend to the use of the parking spaces numbered 1,2,3,4 on Exhibit A which shall be for the exclusive use and enjoyment of the owners of Lot 1 and any subdivision thereof. Nor shall these Covenants extend to the use of parking space number 10 on Exhibit A (or any other parking spaces created on Lot 2 in addition to those shown on Exhibit A), which shall be for the exclusive use and enjoyment of the owners of Lot 2.**

3. USE PRIORITIES.

- a. Regular Working Hours. The owners, lessees, employees, and business invitees to the improvements on Lot 2 shall have use priority to the Shared Parking Spaces during regular working hours, defined as Monday through Friday from 8 a.m. to 6 p.m., excluding national holidays ("Regular Working Hours"). During Regular Working Hours the owners, lessees, employees, and business invitees to the improvements on Lot 1 shall not use the Shared Parking Spaces unless express permission is obtained from the designated representative of Lot 2.
- b. Non-Working Hours. Outside of Regular Working Hours, the owners, lessees, employees, and business invitees to the improvements on Lot 1 shall have use priority to the Shared Parking Spaces. Outside of Regular Working Hours, the owners, lessees, employees, and business invitees to the improvements on Lot 2 shall not use the Shared Parking Spaces, unless (i) express permission is obtained from the designated representative of Lot 1, (ii) the use is necessary in connection with repairs or maintenance located on Lot 2, or (iii) the use is limited to thirty (30) minutes or less and is in connection with reasonably necessary after-hours business conducted on Lot 2.

4. MAINTENANCE AND SNOW REMOVAL COSTS. The owners of the Property shall share in the costs of snow removal and maintenance for the Shared Parking Spaces. Unless otherwise agreed, the owners of the Property shall share such costs equally. The owner of Lot 2 of the Property shall have primary authority to contract for snow removal and maintenance services for the Shared Parking Spaces. All owners of the Property and their Lessees and regular guests shall cooperate with the needs of snow removal personnel to move vehicles as needed to clear snow before Regular Business Hours. If the owner of Lot 2 fails to provide for snow removal and maintenance services in a timely manner, the owners of Lot 1 of the Property shall have the right to do so. If any lot owner fails to pay for such owner's share of snow removal and maintenance expenses within thirty (30) days after a bill for such expense are submitted, the other lot owners shall have a right to pay such amount, and shall be entitled to interest thereon at the rate of ten percent (10%) per annum until payment is received.

5. RULES & REGULATIONS. The owners of the Property shall have the right to establish reasonable Rules and Regulations intended to carry out the intent of these Covenants, including methods of enforcement in the event of non-compliance. Such penalties for non-compliance may include, without limitation, the suspension of parking privileges in the

Shared Parking Spaces and the towing of vehicles. The Rules and Regulations shall be complied with by all owners of the Property, their Lessees, and regular guests, and all owners of the Property shall have the responsibility of informing their lease hold tenants, regular guests, and business invitees of the Rules and Regulations and the potential penalties for non-compliance. Any leases of the Property or any portion thereof by any owner shall include a provision that the Lessee has received a copy of the Rules and Regulations and that failure to abide by them constitutes a material breach of the lease, and may also subject the Lessee to the remedies of non-compliance set forth in the Rules and Regulations. The Rules and Regulations may be amended or modified by the written agreement of the owners of Lot 2 and at least 75% of the owners of Lot 1.

- 6. INDEMNIFICATION.** Use of the Shared Parking Spaces may result, among other things, in the damage to vehicles, theft of personal belongings, or personal injuries arising from among other things ice, snow, or traffic in or near the Shared Parking Spaces. Use of the Shared Parking Spaces shall be undertaken at the sole risk of those using them. **The owners of the Property, or any subdivision thereof, indemnify and hold each other harmless from any claim, cause of action, damages, expenses, or attorneys' fees that arise from or out of the use of the Shared Parking Spaces.** Any owner of the Property or subdivision thereof who leases any portion of the Property shall include a provision in the lease whereby the Lessee indemnifies and holds the owners of the Property harmless from any claim, cause of action, damages, expenses, or attorneys' fees arising from or out of the use of the Shared Parking Spaces.
- 7. DESIGNATED REPRESENTATIVES.** For purposes of these Covenants the designated representatives for Lot 1 and Lot 2 shall be as follows:

Designated Representative of Lot 1:
Simpson Street, LLC
c/o William P. Schwartz, Managing Member
P.O. Box 4145
Jackson, Wyoming 83001
Tel. 307.690-5130
bill@ranckschwartz.com

Designated Representative of Lot 2:
Leah C. Schwartz
P.O. Box 3890
Jackson, Wyoming 83001
Tel. 307.690-5520
leah@ranckschwartz.com

SSLLC and the Schwartz shall have the right to substitute the designated representatives for

Lot 1 and Lot 2, respectively, by providing written notice to all owners of the Property and any subdivision thereof.

8. **ENFORCEMENT.** The terms and provisions of the Covenants shall be specifically enforceable in the courts of Teton County, Wyoming.
9. **AMENDMENT.** These Covenants can only be amended with the written and recorded consent of the owners of Lot 2 and at least 75% of the owners of Lot 1.
10. **CONSTRUCTION.** These Covenants shall be construed and enforced according to the laws of the State of Wyoming.
11. **BINDING EFFECT.** These Covenants shall be binding upon SSSLIC and Schwartz, as well as their respective heirs and successors-in-title. It is the intent of SSSLIC and Schwartz that the Covenants run with the land.

WHEREFORE, SSSLIC and SCHWARTZ evidence their agreement to the foregoing by their signatures below:

SIMPSON STREET, LLC,
a Wyoming limited liability company

William P. Schwartz
Managing Member

SCHWARTZ

William P. Schwartz

Cheryl Ranck Schwartz

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was duly acknowledged before me by William P. Schwartz and to me known to be the person who executed the foregoing as Managing Member of Simpson Street, LLC, a Wyoming limited liability company and acknowledged that he executed the forgoing as such Managing Member in the name of and on behalf of said company this _____ day of _____, 2020.

Witness my hand and official seal.

By: _____
Notary Public State of Wyoming

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was duly acknowledged before me by William P. Schwartz and Cheryl Ranck Schwartz this _____ day of _____, 2020.

Witness my hand and official seal.

By: _____
Notary Public State of Wyoming

Memorandum of Understanding
(Construction Staging)

This Memorandum of Understanding is entered and effective on May 19th, 2020, between, on the one hand, William P. Schwartz & Cheryl Ranck Schwartz as the Owners of Lot 2 of the Second Cache Creek Addition to the Town of Jackson (the street address of which is 20 E. Simpson Avenue)(“Lot 2 Owner”) and William P. Schwartz & Cheryl Ranck Schwartz as the Owners of Lot 1 of the Second Cache Creek Addition to the Town of Jackson (the street address of which is 10 E. Simpson Avenue)(“Lot 1 Owner”).

Whereas Lot 1 Owner is pursuing a Townhome Subdivision development project on Lot 1 and will be engaging in construction activities on Lot 1; and

Whereas Lot 1 Owner is in need of additional staging area for construction materials, equipment, and trash receptacles “Staging Area”; and

Whereas Lot 2 is adjacent to Lot 1 and includes undeveloped and unoccupied land behind the office building that is located on Lot 2 (the “Vacant Area”); and

Whereas Lot 2 Owner is agreeable to allowing the Vacant Area to be used as a Staging Area during the construction on Lot 1;

WHEREFORE, it is hereby agreed:

1. Lot 1 Owner may use the Vacant Area on Lot 2 as a Staging Area during the construction activities on Lot 1.
2. This agreement shall terminate upon the completion of construction activities on Lot 1.

The parties hereto evidence their agreement to this Memorandum of Understanding by their signatures below.

Lot 1 Owner

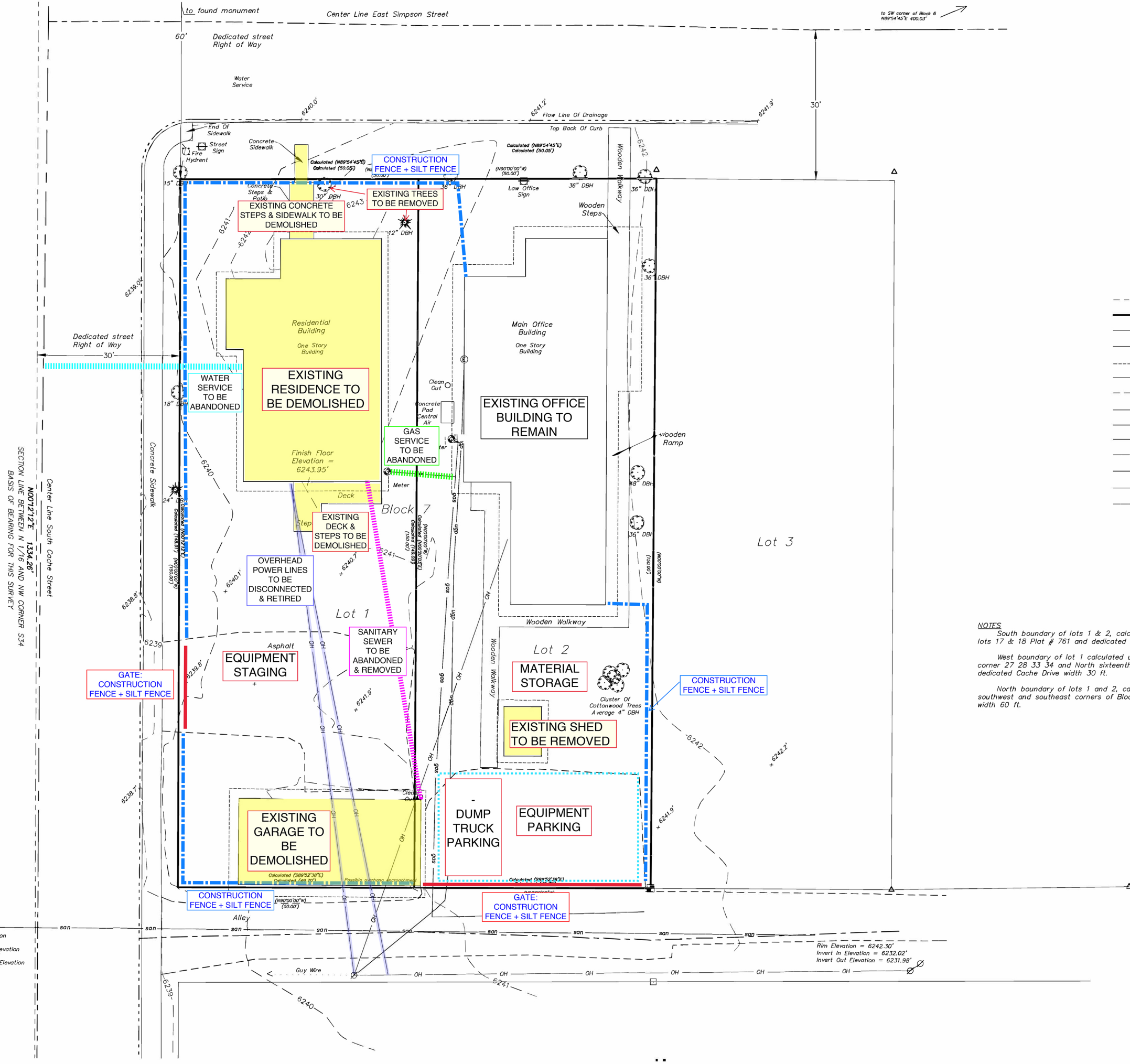
Lot 2 Owner

William P. Schwartz

William P. Schwartz

Cheryl Ranck Schwartz

Cheryl Ranck Schwartz



LEGEND

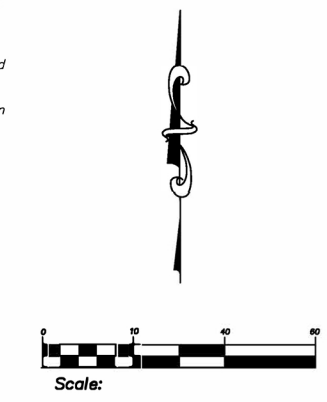
- 5/8" Diameter Reinforcing Metal Bar With 2" Diameter Aluminum Cap Inscribed "PLS 3831" Found This Survey
- 3/4" O.D. Iron Pipe
- 5/8" x 24" Rebar Found This Survey
- 12" Long Steel Spike Found This Survey
- Fire Hydrant
- Water Service
- Sanitary Sewer Manhole
- Clean Out
- Propane Meter
- Electric Meter
- Utility Power Pole
- Guy Wire
- Street Sign
- Cottonwood Tree
- Conifer Tree
- 36" DBH (Typical) Diameter AT Breast Height
- Section Line
- Subject Boundary Calculated from evidence found on field
- Adjoining Boundary
- Building Line
- Roof Eave
- Deck Line
- Edge Of Asphalt
- Top Back Of Curb
- Centerline Of Road
- Flow Line
- ugp Underground Power Line
- gss Underground Gas Line
- OH Overhead Power Line
- san Sanitary Sewer Line (8" Diameter Pipe)
- (Typical) Spot Elevation
- Record Bearing & Distance as per Plat Map 109
- Calculated Bearing & Distance
- Measured Bearing & Distance

NOTES

South boundary of lots 1 & 2, calculated using found monuments from lots 17 & 18 Plat # 761 and dedicated alley width 20 ft.

West boundary of lot 1 calculated using section line between section corner 27 28 33 34 and North sixteenth corner between sections 33 34 and dedicated Cache Drive width 30 ft.

North boundary of lots 1 and 2, calculated using found corners between southwest and southeast corners of Block 6 and dedicated Simpson street width 60 ft.



DEMOLITION PLAN

**Lots 1 & 2
Block 7
Second Cache Creek Addition
Located Within
The Town Of Jackson
Being Part Of The
NW1/4NW1/4 & NE1/4NW1/4 Section 34
T41N, R116W, 6th Principal Meridian
Teton County, Wyoming**

Rim Elevation = 6238.41'
Invert In Elevation = 6228.98'
Invert Out Elevation = 6228.67'

Rim Elevation = 6242.30'
Invert In Elevation = 6232.02'
Invert Out Elevation = 6231.98'



To calculate Time of Concentration Tc using this spreadsheet please **select which equation** to use from the drop-down menu. Once you select the equation, a brief explanation of the equation will be shown, make sure it fits the subject area. Next, **enter values for the dominate slope and flow length** to the furthest point drainage point of the subject area. Then, **select the dominate ground cover** for the subject area from the drop-down menu. You may split the subject area into three parts to calculate a combined Time of Concentration. The Time of Concentration will then be calculated and linked to the respective Pre and Post Development tabs in the spreadsheet.

Pre-Dev Total	
7.9	Total Calculated Time of Concentration (min)

Pre-Dev Part 1	
Federal_Aviation_Agency	Equation
Uniform Slope & Cover	
0.01	Slope (ft/ft)
63	Flow Length (ft)
Residential areas	Type of Ground Cover
7.9	Total Calculated Time of Concentration (min)
Equation	
Federal_Aviation_Agency	7.9
Kirpich_Equation	0.0
SCS_Lag	0.0
The_Kerby_Equation	0.0
TR_55_Sheet_Flow	0.0
User_Defined	0.0

Pre-Dev Part 2	
Federal_Aviation_Agency	Equation
Uniform Slope & Cover	
0.05	Slope (ft/ft)
0	Flow Length (ft)
Dense grass	Type of Ground Cover
0.0	Calculated Time of Concentration (min)
Equation	
Federal_Aviation_Agency	0.0
Kirpich_Equation	0.0
SCS_Lag	0.0
The_Kerby_Equation	0.0
TR_55_Sheet_Flow	0.0
User_Defined	0.0

Pre-Dev Part 3	
Federal_Aviation_Agency	Equation
Uniform Slope & Cover	
0	Slope (ft/ft)
0	Flow Length (ft)
Fallow (no residue)	Type of Ground Cover
0.0	Calculated Time of Concentration (min)
Equation	
Federal_Aviation_Agency	#DIV/0!
Kirpich_Equation	0.0
SCS_Lag	0.0
The_Kerby_Equation	0.0
TR_55_Sheet_Flow	0.0
User_Defined	0.0

Post-Dev Total	
6.2	Total Calculated Time of Concentration (min)

Post-Dev Part 1	
Federal_Aviation_Agency	Equation
Uniform Slope & Cover	
0.5	Slope (ft/ft)
27	Flow Length (ft)
Roofs	Type of Ground Cover
0.6	Calculated Time of Concentration (min)
Equation	
Federal_Aviation_Agency	0.6
Kirpich_Equation	0.0
SCS_Lag	0.0
The_Kerby_Equation	0.0
TR_55_Sheet_Flow	0.0
User_Defined	0.0

Post-Dev Part 2	
Federal_Aviation_Agency	Equation
Uniform Slope & Cover	
0.01	Slope (ft/ft)
12	Flow Length (ft)
Lawns	Type of Ground Cover
5.6	Calculated Time of Concentration (min)
Equation	
Federal_Aviation_Agency	5.6
Kirpich_Equation	0.0
SCS_Lag	0.0
The_Kerby_Equation	0.0
TR_55_Sheet_Flow	0.0
User_Defined	0.0

Post-Dev Part 3	
Kirpich_Equation	Equation
Rural Water sheds 3-10% Slope 1-112 acres. Urban Areas, overland flow/channel flow. Agricultural watersheds up to 200 acres.	
0.3	Slope (ft/ft)
0	Flow Length (ft)
Conifer timberland	Type of Ground Cover
0.0	Calculated Time of Concentration (min)
Equation	
Federal_Aviation_Agency	0.0
Kirpich_Equation	0.0
SCS_Lag	0.0
The_Kerby_Equation	0.0
TR_55_Sheet_Flow	0.0
User_Defined	0.0



Schwartz-10 E Simpson

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS PRE-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Heavy, Flat, 2%	5,857	0.13	0.15	1	0.15	0.15	0.02
Roofs	1,091	0.03	0.95	1	0.95	0.95	0.02
Asphalt and Concrete	488	0.01	0.95	1	0.95	0.95	0.01
		0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
Totals	7436	0.17					0.05

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.32$$

$$C_{wd} \times C_f = 0.32$$

$$C_{wd} \times C_f \times \sum A_i = 0.05$$

Time of Concentration = 7.9 minutes

Water Quantity Calculations			
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Peak Flow (ft ³ /sec)
5	1.07	17.67	0.06
10	0.89	29.40	0.05
15	0.73	36.17	0.04
20	0.64	42.29	0.03
30	0.5	49.55	0.03
40	0.4	52.86	0.02
50	0.34	56.16	0.02
60	0.3	59.47	0.02
70	0.29	67.06	0.02
80	0.26	68.72	0.01
90	0.24	71.36	0.01
100	0.23	75.98	0.01

Peak Flow Rate = 0.06 cfs



Schwartz-10 E Simpson

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS POST-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.06 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	2,166	0.05	0.08	1	0.08	0.08	0.00
Roofs	4,646	0.11	0.95	1	0.95	0.95	0.10
Gravel Road	617	0.01	0.85	1	0.85	0.85	0.01
		0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
Totals	7429	0.17					0.12

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.69$$

$$C_{wd} \times C_f = 0.69$$

$$C_{wd} \times C_f \times \sum A_i = 0.12$$

Time of Concentration = 6.2 minutes

Water Quantity Calculations					
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Discharge Volume (ft ³)	Site Detention (ft ³)	Peak Flow (ft ³ /sec)
5	1.07	37.98	17.53	20.45	0.13
10	0.89	63.18	35.06	28.13	0.10
15	0.73	77.74	52.58	25.15	0.09
20	0.64	90.87	70.11	20.76	0.08
30	0.5	106.49	105.17	1.32	0.06
40	0.4	113.59	140.23	-26.64	0.05
50	0.34	120.69	175.28	-54.60	0.04
60	0.3	127.79	210.34	-82.55	0.04
70	0.29	144.11	245.40	-101.28	0.03
80	0.26	147.66	280.45	-132.79	0.03
90	0.24	153.34	315.51	-162.17	0.03
100	0.23	163.28	350.57	-187.28	0.03

$$\text{Water Quantity Storage Required} = 28 \text{ ft}^3$$

$$= 210 \text{ gallons}$$

$$\text{Peak Flow Rate} = 0.13 \text{ cfs}$$



Schwartz-10 E Simpson

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS PRE-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Heavy, Flat, 2%	5,857	0.13	0.15	1	0.15	0.15	0.02
Roofs	1,091	0.03	0.95	1	0.95	0.95	0.02
Asphalt and Concrete	488	0.01	0.95	1	0.95	0.95	0.01
		0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
Totals	7436	0.17					0.05

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.32$$

$$C_{wd} \times C_f = 0.32$$

$$C_{wd} \times C_f \times \sum A_i = 0.05$$

Time of Concentration = 7.9 minutes

Water Quantity Calculations			
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Peak Flow (ft ³ /sec)
5	1.8	29.73	0.10
10	1.42	46.91	0.08
15	1.19	58.97	0.06
20	1.05	69.38	0.06
30	0.83	82.26	0.05
40	0.68	89.86	0.04
50	0.57	94.15	0.03
60	0.51	101.09	0.03
70	0.47	108.69	0.03
80	0.44	116.29	0.02
90	0.4	118.93	0.02
100	0.37	122.23	0.02

Peak Flow Rate = 0.10 cfs



Schwartz-10 E Simpson

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS POST-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.10 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	2,166	0.05	0.08	1	0.08	0.08	0.00
Roofs	4,646	0.11	0.95	1	0.95	0.95	0.10
Gravel Road	617	0.01	0.85	1	0.85	0.85	0.01
		0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
Totals	7429	0.17					0.12

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.69$$

$$C_{wd} \times C_f = 0.69$$

$$C_{wd} \times C_f \times \sum A_i = 0.12$$

Time of Concentration = 6.2 minutes

Water Quantity Calculations					
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Discharge Volume (ft ³)	Site Detention (ft ³)	Peak Flow (ft ³ /sec)
5	1.8	63.89	29.49	34.41	0.21
10	1.42	100.81	58.97	41.84	0.17
15	1.19	126.72	88.46	38.26	0.14
20	1.05	149.08	117.95	31.14	0.12
30	0.83	176.77	176.92	-0.15	0.10
40	0.68	193.10	235.89	-42.80	0.08
50	0.57	202.33	294.87	-92.54	0.07
60	0.51	217.24	353.84	-136.61	0.06
70	0.47	233.56	412.81	-179.25	0.06
80	0.44	249.89	471.79	-221.90	0.05
90	0.4	255.57	530.76	-275.19	0.05
100	0.37	262.67	589.74	-327.06	0.04

$$\text{Water Quantity Storage Required} = 42 \text{ ft}^3 = 313 \text{ gallons}$$

$$\text{Peak Flow Rate} = 0.21 \text{ cfs}$$



Schwartz-10 E Simpson

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS PRE-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Heavy, Flat, 2%	5,857	0.13	0.15	1.25	0.1875	0.1875	0.03
Roofs	1,091	0.03	0.95	1.25	1.1875	1	0.03
Asphalt and Concrete	488	0.01	0.95	1.25	1.1875	1	0.01
		0.00	0	1.25	0	0	0.00
		0.00	0	1.25	0	0	0.00
Totals	7436	0.17					0.07

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_j A_j}{\sum A_j} = 0.32$$

$$C_{wd} \times C_f = 0.40$$

$$C_{wd} \times C_f \times \sum A_j = 0.07$$

Time of Concentration = 7.9 minutes

Water Quantity Calculations			
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Peak Flow (ft ³ /sec)
5	3	61.94	0.20
10	2.33	96.22	0.16
15	1.9	117.69	0.13
20	1.65	136.27	0.11
30	1.3	161.05	0.09
40	1.08	178.40	0.07
50	0.95	196.15	0.06
60	0.82	203.17	0.06
70	0.74	213.91	0.05
80	0.65	214.73	0.04
90	0.61	226.71	0.04
100	0.56	231.25	0.04

Peak Flow Rate = 0.20 cfs



Schwartz-10 E Simpson

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS POST-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.20 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	2,166	0.05	0.08	1.25	0.1	0.1	0.00
Roofs	4,646	0.11	0.95	1.25	1.1875	1	0.11
Gravel Road	617	0.01	0.85	1.25	1.0625	1	0.01
		0.00	0	1.25	0	0	0.00
		0.00	0	1.25	0	0	0.00
Totals	7429	0.17					0.15

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.69$$

$$C_{wd} \times C_f = 0.86$$

$$C_{wd} \times C_f \times \sum A_i = 0.15$$

Time of Concentration = 6.2 minutes

Water Quantity Calculations					
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Discharge Volume (ft ³)	Site Detention (ft ³)	Peak Flow (ft ³ /sec)
5	3	133.11	61.43	71.68	0.44
10	2.33	206.76	122.86	83.90	0.34
15	1.9	252.91	184.29	68.62	0.28
20	1.65	292.84	245.72	47.12	0.24
30	1.3	346.09	368.58	-22.50	0.19
40	1.08	383.36	491.45	-108.09	0.16
50	0.95	421.52	614.31	-192.79	0.14
60	0.82	436.60	737.17	-300.57	0.12
70	0.74	459.67	860.03	-400.36	0.11
80	0.65	461.45	982.89	-521.44	0.10
90	0.61	487.18	1,105.75	-618.57	0.09
100	0.56	496.94	1,228.62	-731.67	0.08

$$\text{Water Quantity Storage Required} = 84 \text{ ft}^3$$

$$= 628 \text{ gallons}$$

$$\text{Peak Flow Rate} = 0.44 \text{ cfs}$$



Unit #	# of Bedrooms
1	1
1A	1
2	3
3	2
3A	1
4	2
4A	1
TOTAL:	11

Wyoming DEQ Design Flow Table	
# of Bedrooms	Flow (gpd)
1	150
2	280
3	390
4	470
5	550
6	630
7	710
8	790
9	870
11	950
12	1030

Total Design Flow	1030	gallons/day
Current System Flow	390	gallons/day
Additional Flow	640	gallons/day

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SCHWARTZ, WILLIAM P. ET AL

UNIT 1 SITE IMPROVEMENTS
LOT 1, BLOCK. 7, CACHE 2
10 EAST SIMPSON AVENUE

LOCATED WITHIN
NW 1/4 NW 1/4, SECTION 34, T41N, R116W,
TOWN OF JACKSON, WYOMING

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

OWNER:

Schwartz, William P. ET AL
P.O. Box 4145
Jackson, Wyoming 83001

CIVIL ENGINEER:

Jorgensen Associates, Inc.
P.O. Box 9550 / 1315 S. HWY 89, Suite 203
Jackson, Wyoming 83002
307.733.5150

ARCHITECT:

Hawtin Jorgensen Architects
P.O. Box 1249 /265 East Kelly Ave.
Jackson, Wyoming 83001
307.733.4360



VICINITY MAP
1" = 100'
FOR 22x36 PRINTS

INDEX OF SHEETS

Sheet Number	Sheet Title
C0.1	COVER, TITLE, VICINITY MAP, AND INDEX OF SHEETS
C.02	NOTES AND LEGEND
C1.0	EXISTING SITE CONDITIONS
C2.0	SITE GRADING, STORMWATER AND SIDEWALK IMPROVEMENTS
C3.0	SEWER INFRASTRUCTURE
C3.1	WATER INFRASTRUCTURE
C3.2	UTILITY INFRASTRUCTURE
C3.3	STORMWATER BASINS
C4.0	CIVIL SEWER, GRADING AND STORMWATER DETAILS
C4.1	CIVIL WATER AND UTILITY DETAILS
C4.2	ROAD AND SIDEWALK DETAILS



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PROJECT TITLE
SCHWARTZ, WILLIAM P. ET AL
10 EAST SIMPSON AVENUE
LOT 1, BLOCK. 7, CACHE 2
JACKSON, WYOMING

SHEET TITLE:
COVER, TITLE, VICINITY MAP, AND INDEX OF SHEETS

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
GRADING PRE-AP	05.19.2020

PROJECT NUMBER	20016
SHEET	C0.1

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PROJECT TITLE:
**SCHWARTZ, WILLIAM P. ET AL
10 EAST SIMPSON AVENUE
LOT 1, BLOCK 7, CACHE 2
JACKSON, WYOMING**

SHEET TITLE:
NOTES AND LEGEND

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
GRADING PRE-AP	05.19.2020

PROJECT NUMBER	20016
SHEET	C0.2

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 OFFICE RESIDENTIAL IN THE TOWN OF JACKSON.
- PROPERTY AREA: .17 ACRES; PROJECT AREA: .17 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.
- JORGENSEN ASSOCIATES, P.C. PERFORMED THE TOPOGRAPHIC SURVEYS FOR THIS PROPERTY IN JULY OF 2007 ON NAVD 88 VERTICAL DATUM. SPECIFIC COORDINATE DATA IS AVAILABLE UPON REQUEST.
- VEGETATION CONSISTS PRIMARILY OF MIXED BLUE SPRUCE-ASPEN- COTTONWOOD SEMI-NATURAL PLANTED WOODLAND.
- THE PREDOMINATE SOIL ONSITE IS SANDY GRAVEL AND COBBLE WITH CLAY FROM THE ALLUVIAL FAN OF CACHE CREEK.
- THE PROPERTY CURRENTLY LIES WITHIN THE FEMA SPECIAL FLOOD HAZARD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- 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 PROVIDE WRITTEN APPROVAL OF CONSTRUCTION PRIOR TO CERTIFICATE OF OCCUPANCY. THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED TO ALLOW FOR WITNESSING OF ANY TESTING. FIELD REPORTS REGARDING THE INSTALLATIONS SHALL BE KEPT AND MAY BE REQUIRED BY THE TOWN ENGINEERING DEPARTMENT. RECORD DRAWINGS OF THE INSTALLATION SHALL BE PROVIDED ALONG WITH A WYDEQ CERTIFICATE OF COMPLETION.
- ALL PROPOSED ROADS, SIDEWALKS, WATER, SEWER, CABLE UTILITIES, STORM AND DRAINAGE INFRASTRUCTURE LOCATED ONSITE SHALL BE PRIVATELY OWNED, OPERATED AND MAINTAINED. THE CONSTRUCTION OF THE ONSITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE PROVIDED FOR IN A SUBDIVISION IMPROVEMENTS AGREEMENT TO BE APPROVED WITH EACH SUBDIVISION PLAT.
- 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.
 - APPROVED SEDIMENTATION CONTROLS AND SILT RETENTION SHALL BE PLACED AND PROVIDED DURING CONSTRUCTION AS NEEDED TO PREVENT OFF-SITE 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.
 - 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 FROM HAZARDS DURING CONSTRUCTION. THE FENCE SHALL REMAIN IN PLACE AND INTACT FOR AS LONG AS NECESSARY TO PROTECT THE PUBLIC.
 - IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY WYPDES STORMWATER PERMIT AND / OR CONSTRUCTION DEWATERING PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
 - 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. 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.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
 - ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
 - CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
 - CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
 - SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
 - CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.

- CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
- 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.
- STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
- 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 AND SIMPSON AVE. SHALL BE SWEEPED 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.
- REFER TO UTILITY INFRASTRUCTURE PLAN SHEETS FOR UTILITY NOTES AND SPECIFICATIONS.

REVEGETATION SPECIFICATIONS:

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

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

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES:

- ALL CONSTRUCTION EQUIPMENT WILL BE CLEANED PRIOR TO ENTERING SITE.
- SOIL STOCKPILES WILL BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
- 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.

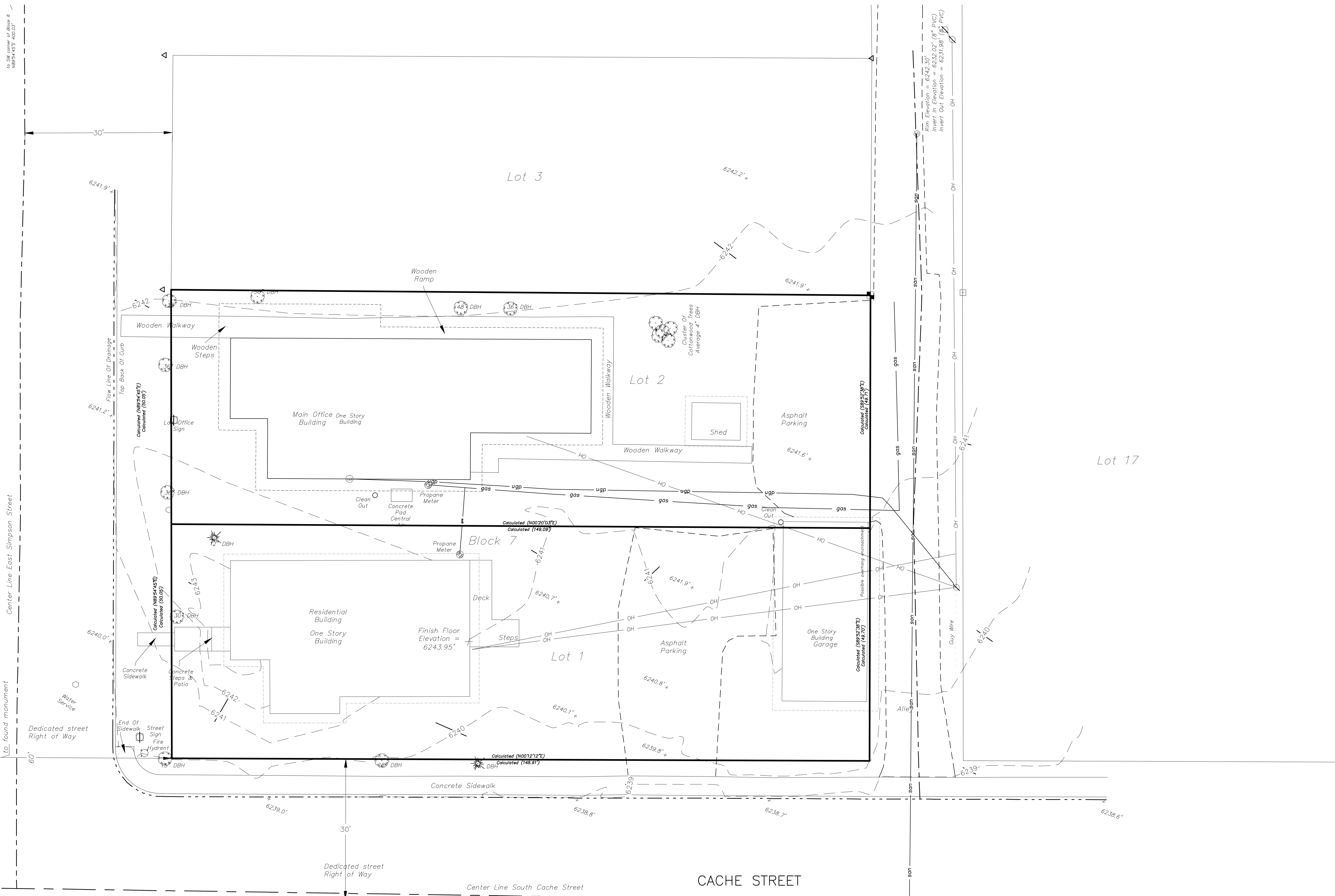
POST CONSTRUCTION MANAGEMENT STRATEGIES:

- REVEGETATION WILL OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT ESTABLISHMENT OF INVASIVE SPECIES IN THE DISTURBED AREAS.
- 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.
- CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL WILL BE UTILIZED AS MUCH AS POSSIBLE.
- TETON COUNTY WEED AND PEST WILL BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

**— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL**

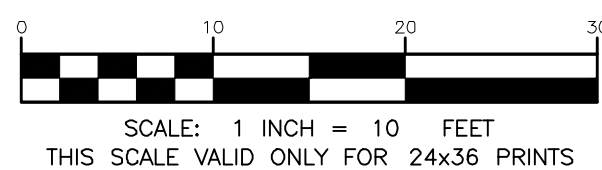
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E SIMPSON AVE.



N00°12'12"E 1334.26'
SECTION LINE BETWEEN N 1/16 AND NW CORNER S34
BASIS OF BEARING FOR THIS SURVEY

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL



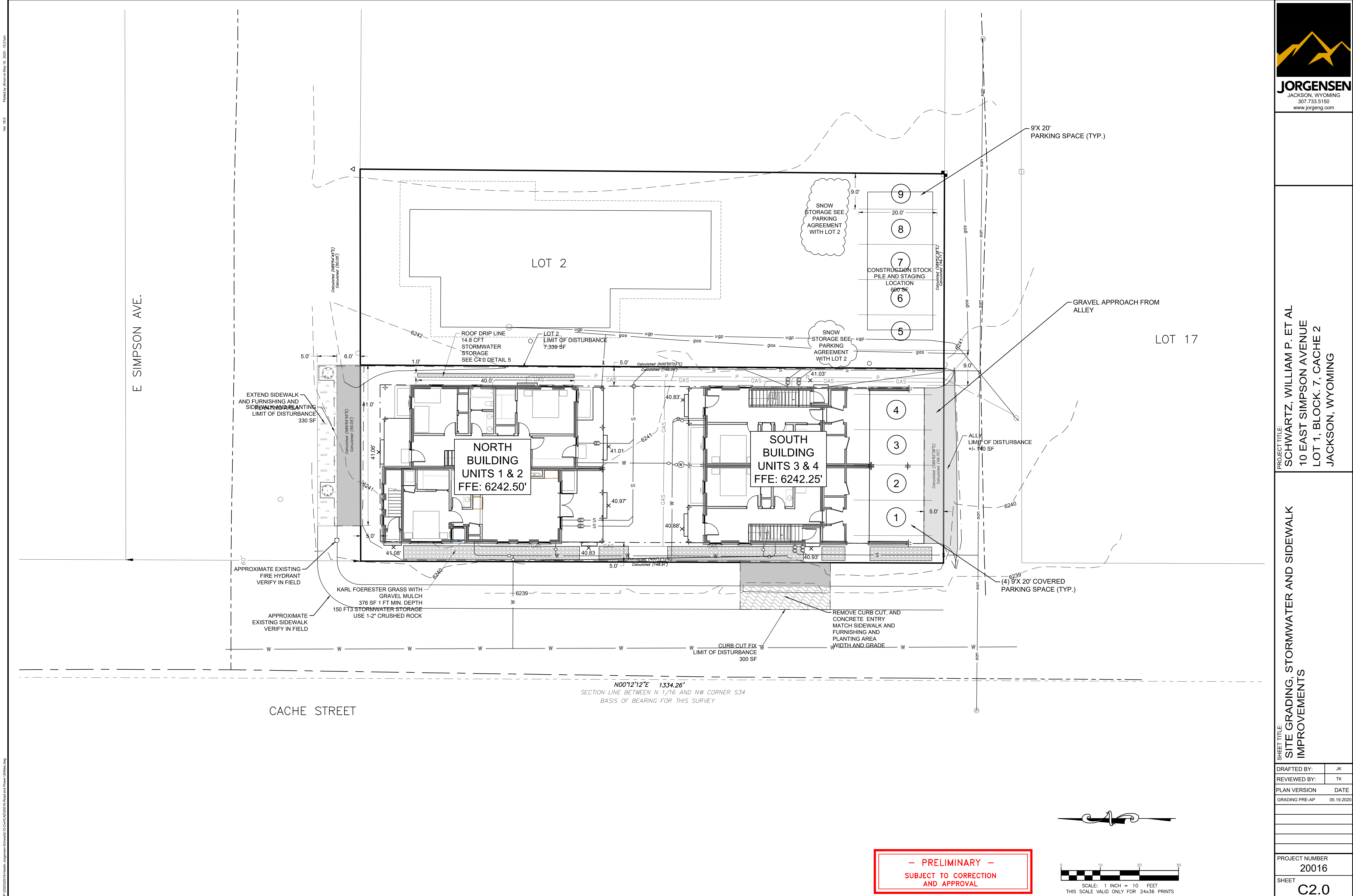
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PROJECT TITLE:
**SCHWARTZ, WILLIAM P. ET AL
10 EAST SIMPSON AVENUE
LOT 1, BLOCK 7, CACHE 2
JACKSON, WYOMING**

SHEET TITLE:
EXISTING SITE CONDITIONS

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
GRADING PRE-AP	05.19.2020

PROJECT NUMBER
20016
SHEET
C1.0



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PROJECT TITLE:
**SCHWARTZ, WILLIAM P. ET AL
10 EAST SIMPSON AVENUE
LOT 1, BLOCK 7, CACHE 2
JACKSON, WYOMING**

SHEET TITLE:
**SITE GRADING, STORMWATER AND SIDEWALK
IMPROVEMENTS**

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
GRADING PRE-AP	05.19.2020
PROJECT NUMBER	20016
SHEET	C2.0

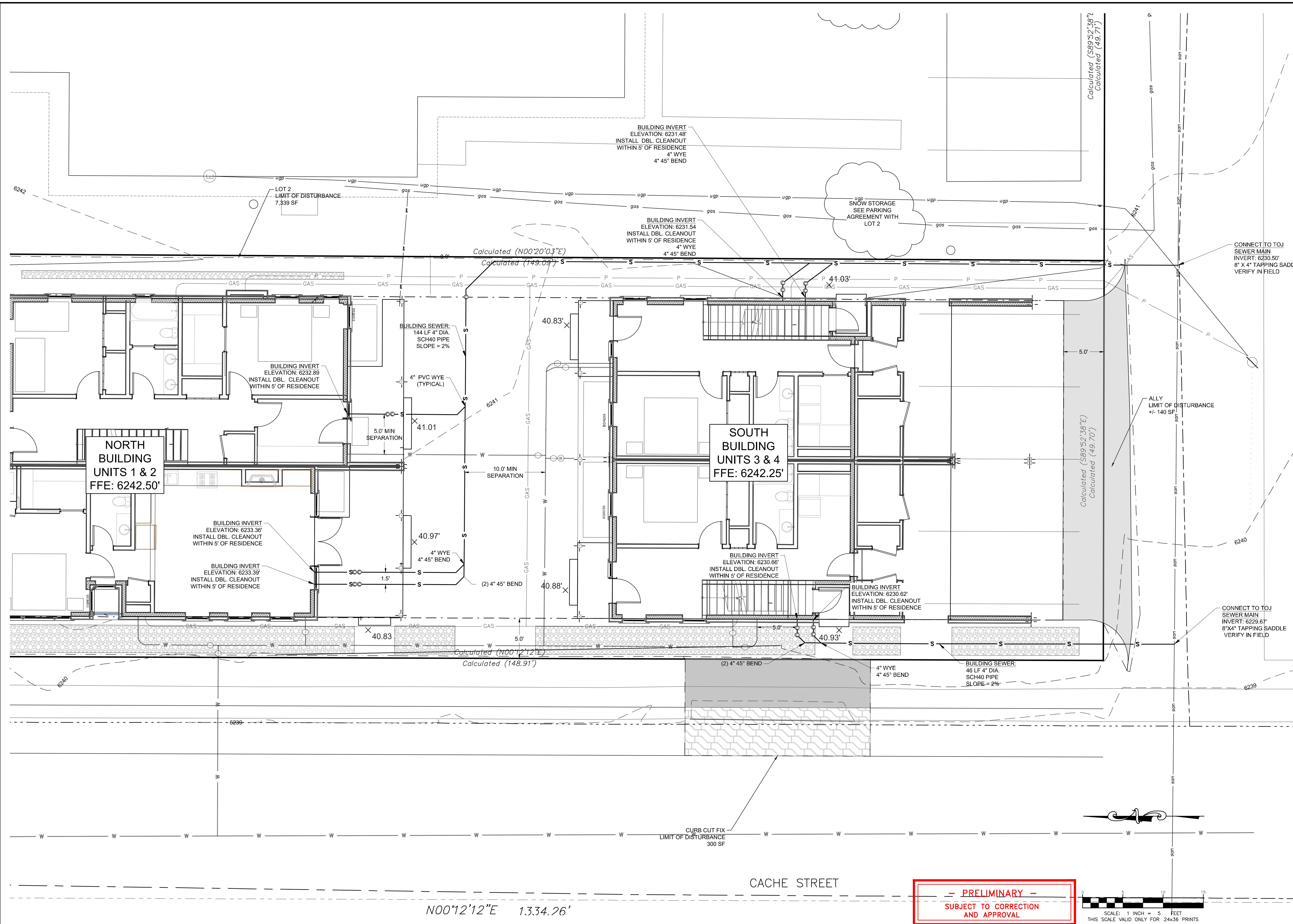


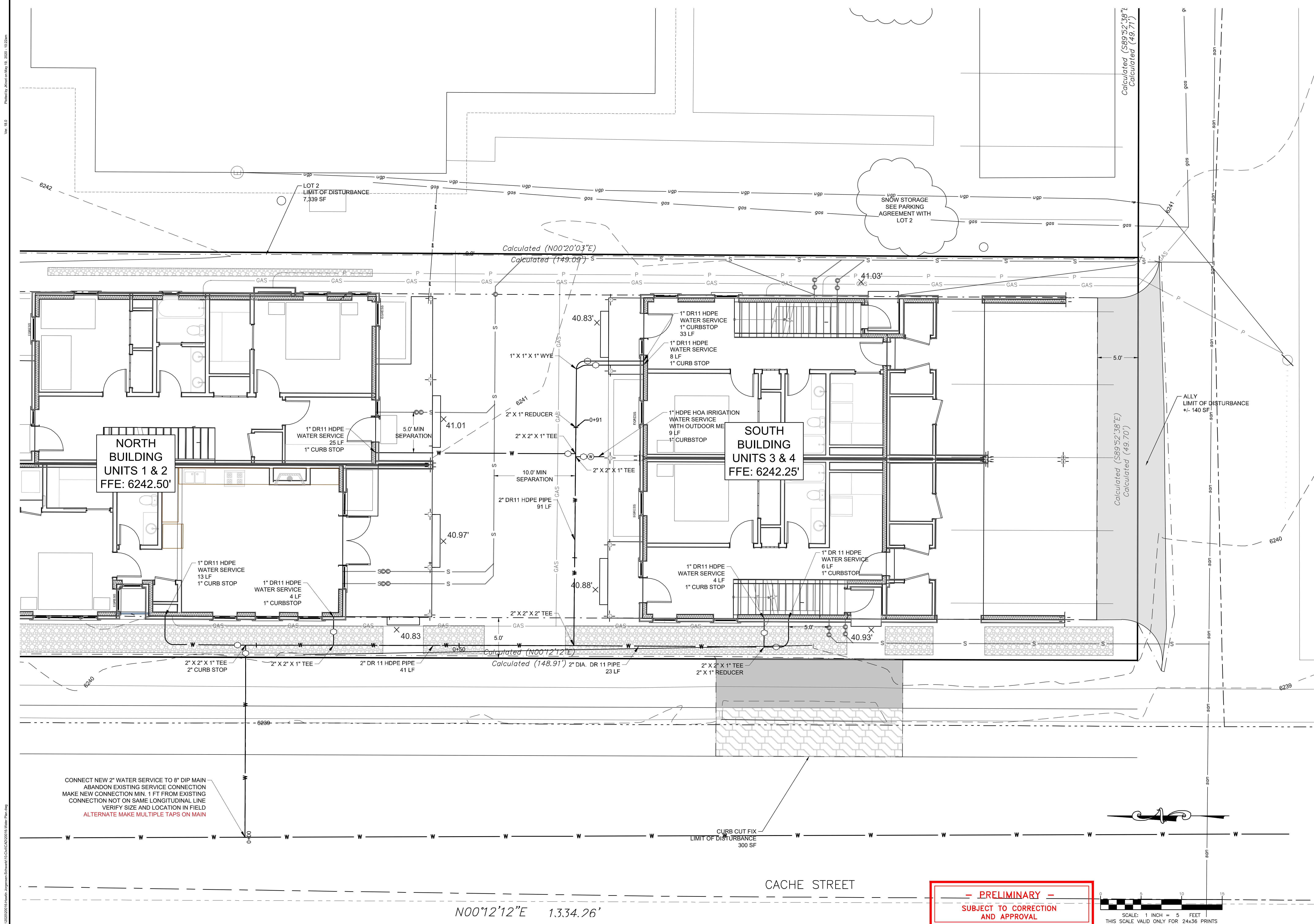
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SCHWARTZ, WILLIAM P. ET AL
10 EAST SIMPSON AVENUE
LOT 1, BLOCK: 7, CACHE 2
JACKSON, WYOMING

SHEET TITLE:
SEWER INFRASTRUCTURE

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
GRADING PRE-AP	05.19.2

PROJECT NUMBER	20016
SHEET	C3.0





CONNECT NEW 2" WATER SERVICE TO 8" DIP MAIN
ABANDON EXISTING SERVICE CONNECTION
MAKE NEW CONNECTION MIN. 1 FT FROM EXISTING
CONNECTION NOT ON SAME LONGITUDINAL LINE
VERIFY SIZE AND LOCATION IN FIELD
ALTERNATE MAKE MULTIPLE TAPS ON MAIN

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

SCALE: 1 INCH = 5 FEET
THIS SCALE VALID ONLY FOR 24x36 PRINTS



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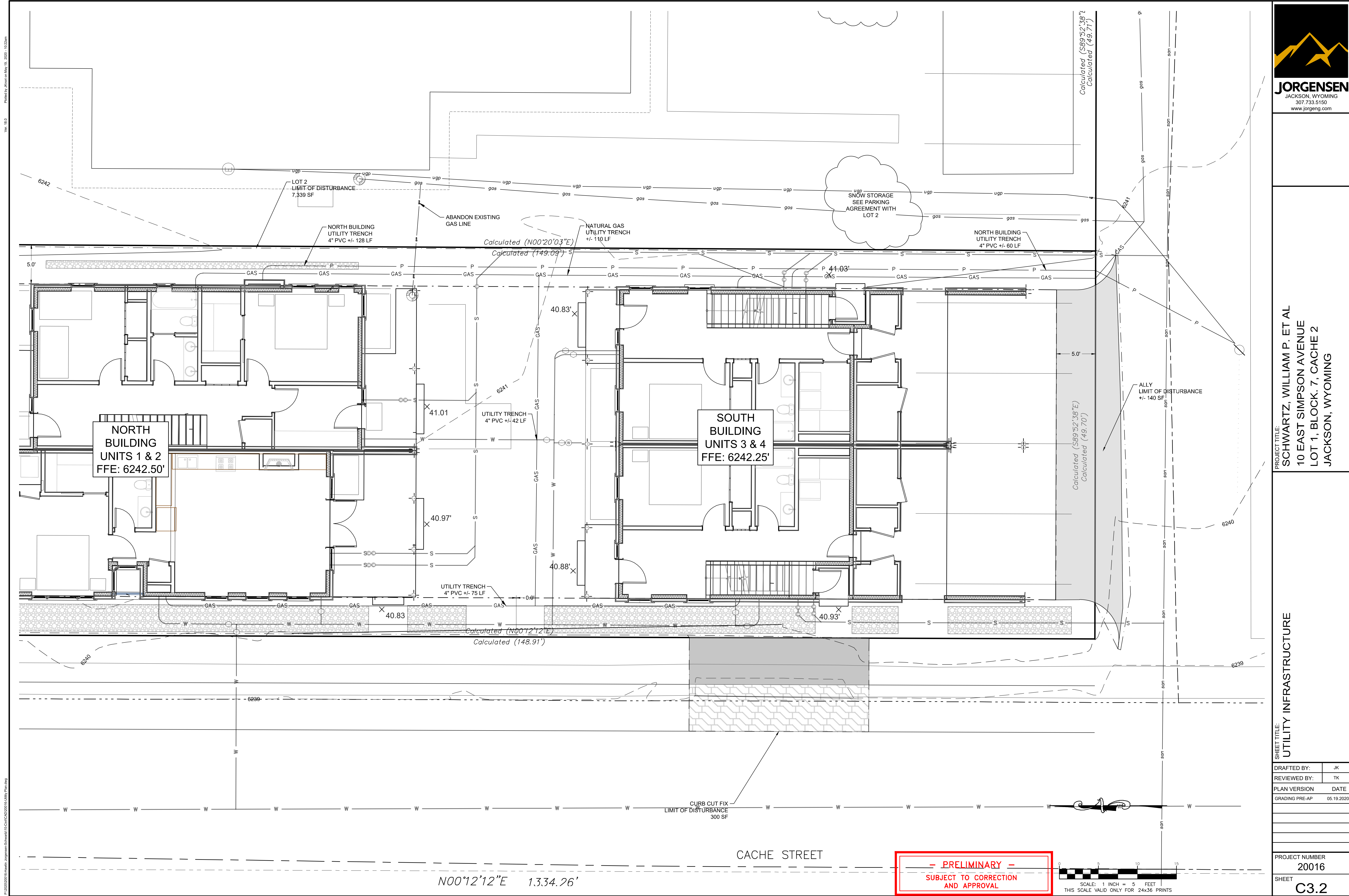
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SCHWARTZ, WILLIAM P. ET AL
10 EAST SIMPSON AVENUE
LOT 1, BLOCK 7, CACHE 2
JACKSON, WYOMING

SHEET TITLE:
WATER INFRASTRUCTURE

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
GRADING PRE-AP	05.19.2020

PROJECT NUMBER
20016

SHEET
C3.1



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PROJECT TITLE:
SCHWARTZ, WILLIAM P. ET AL
10 EAST SIMPSON AVENUE
LOT 1, BLOCK 7, CACHE 2
JACKSON, WYOMING

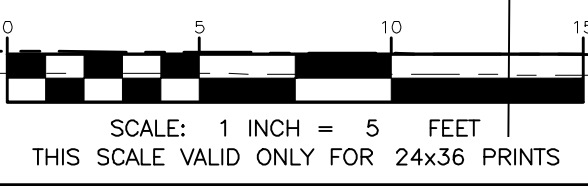
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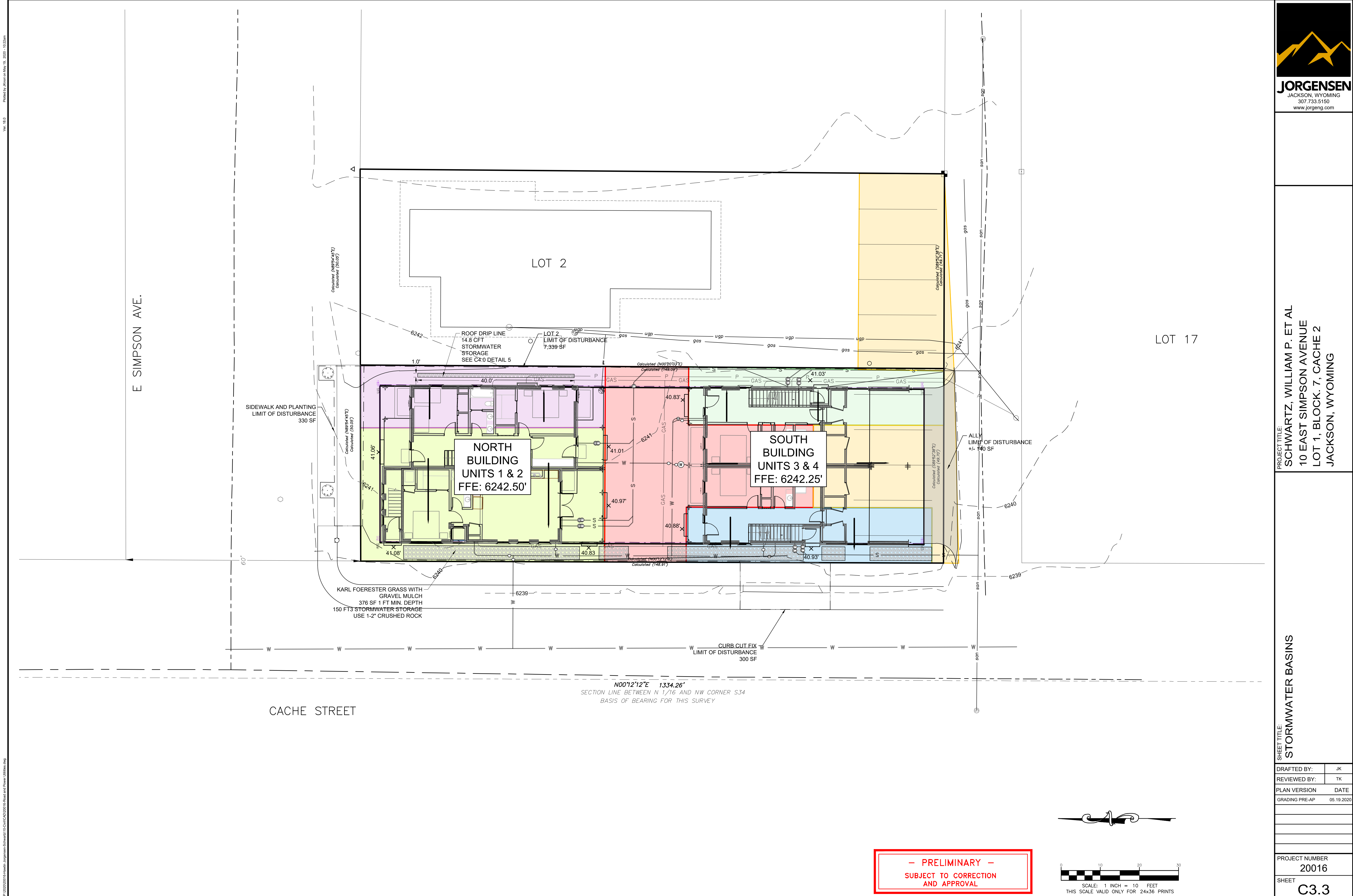
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REVIEWED BY:	TK
PLAN VERSION	DATE
GRADING PRE-AP	05.19.2020

PROJECT NUMBER
20016

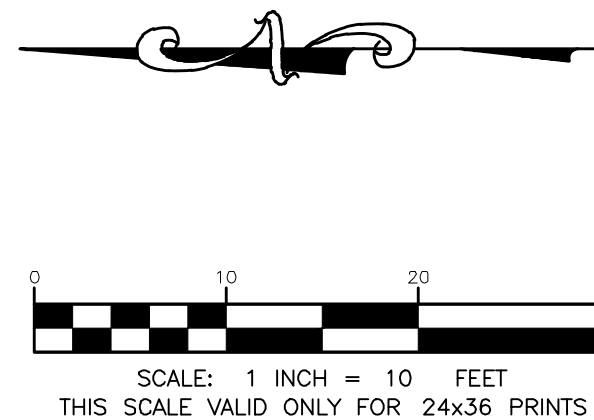
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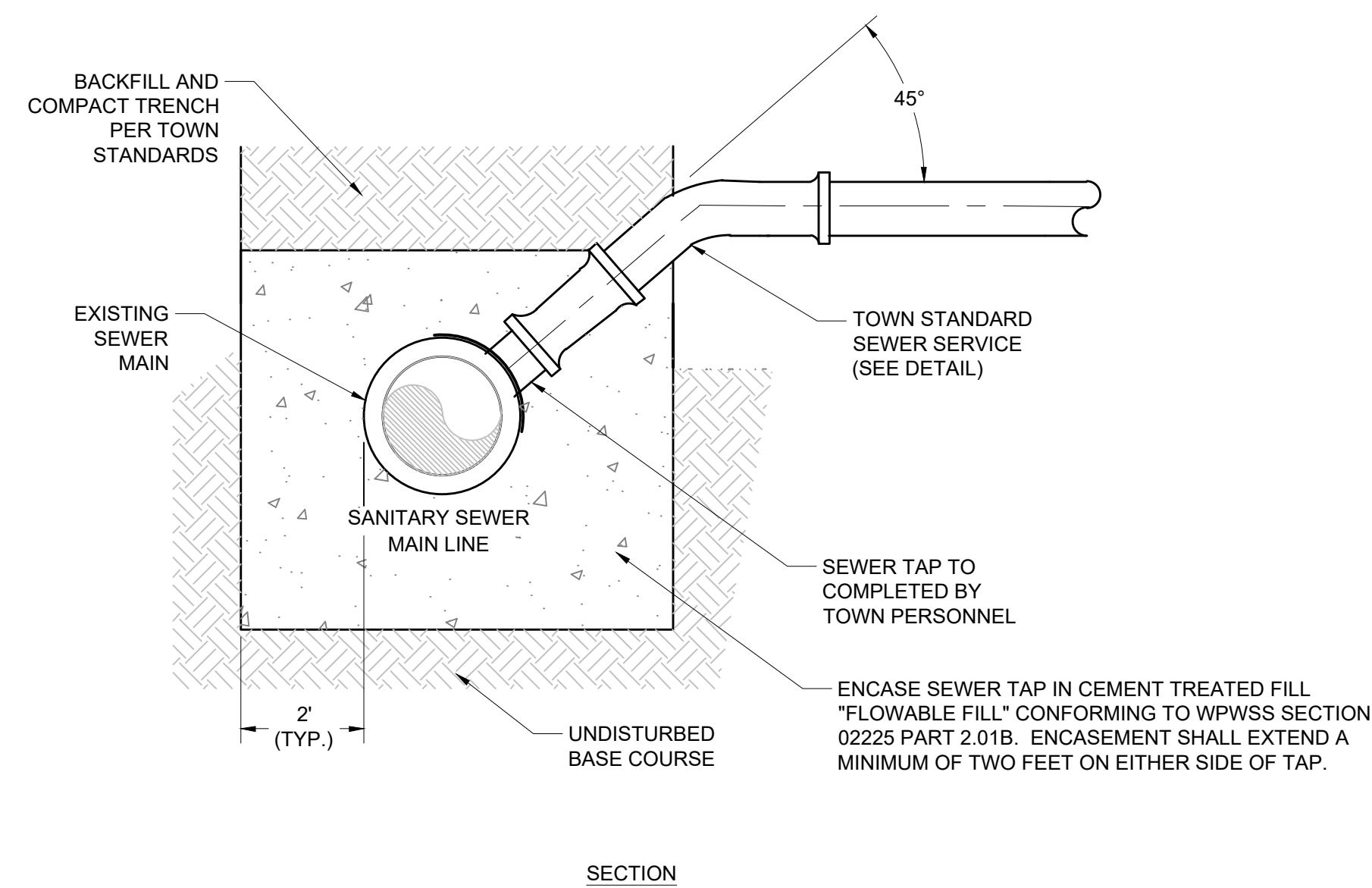
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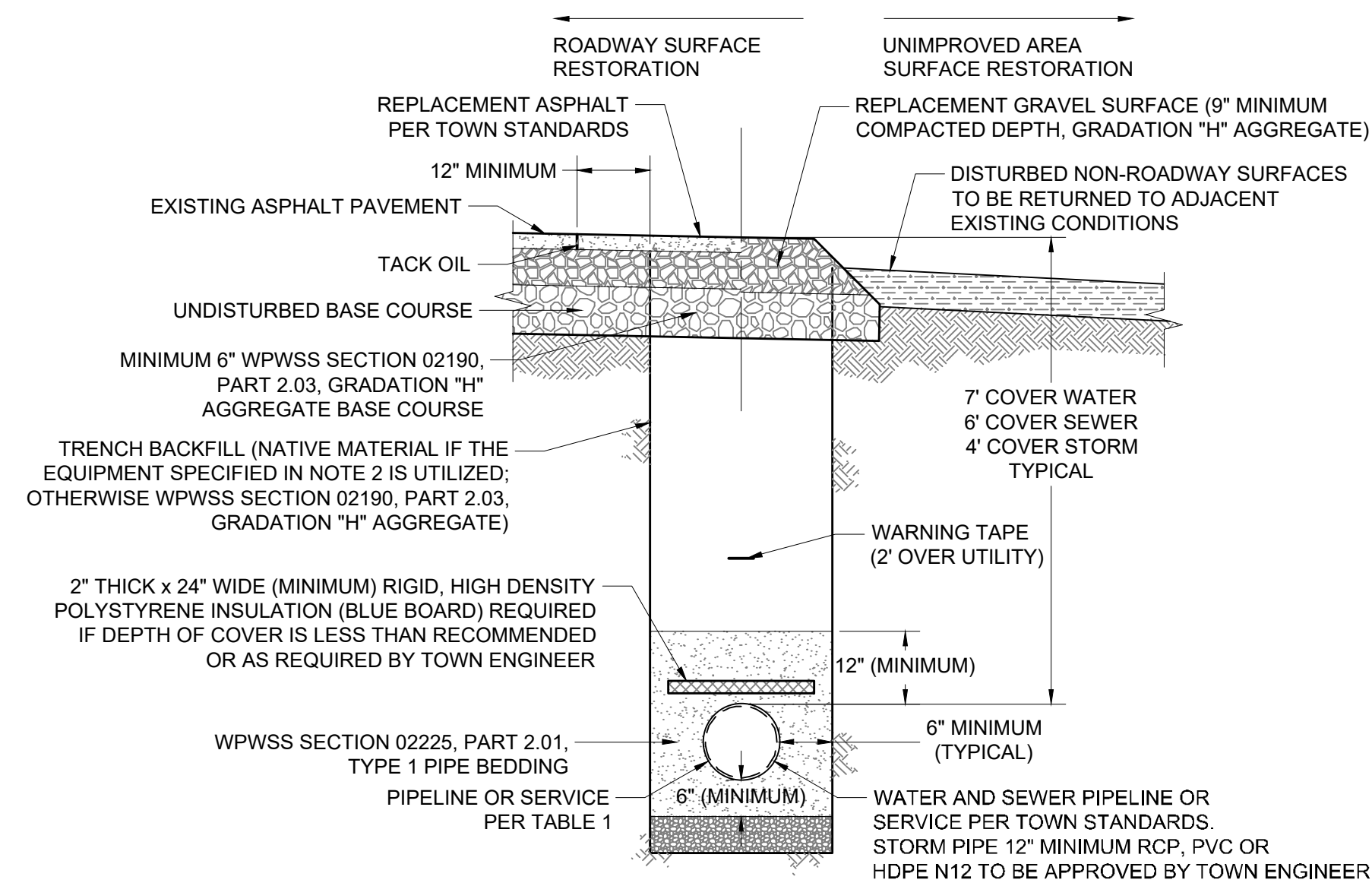
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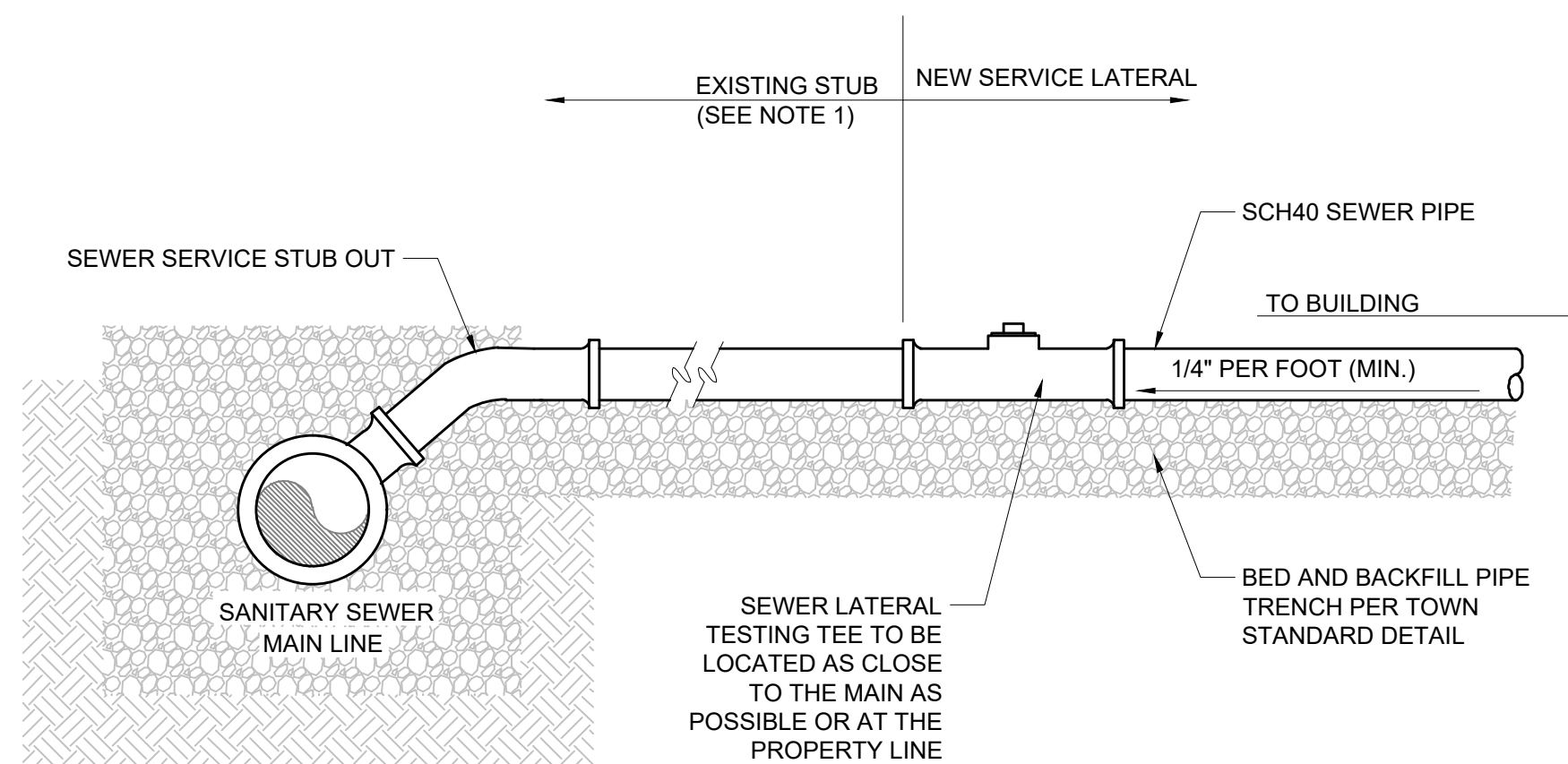
NOTE

1. THE TOWN WILL PERFORM TAP AT THE EXPENSE OF THE OWNER. ALL OTHER WORK SHALL BE PERFORMED BY THE OWNERS/CONTRACTOR.
2. THE TOWN SHALL PERFORM TAP ONLY WITHIN TRENCHES WHICH MEET OR EXCEED THE STANDARDS SET BY OSHA. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL TRENCH EXCAVATIONS BE COMPLETED SHOULD IT BE DETERMINED BY TOWN PERSONNEL THAT THE TRENCH IS NOT IN COMPLIANCE WITH OSHA STANDARDS.



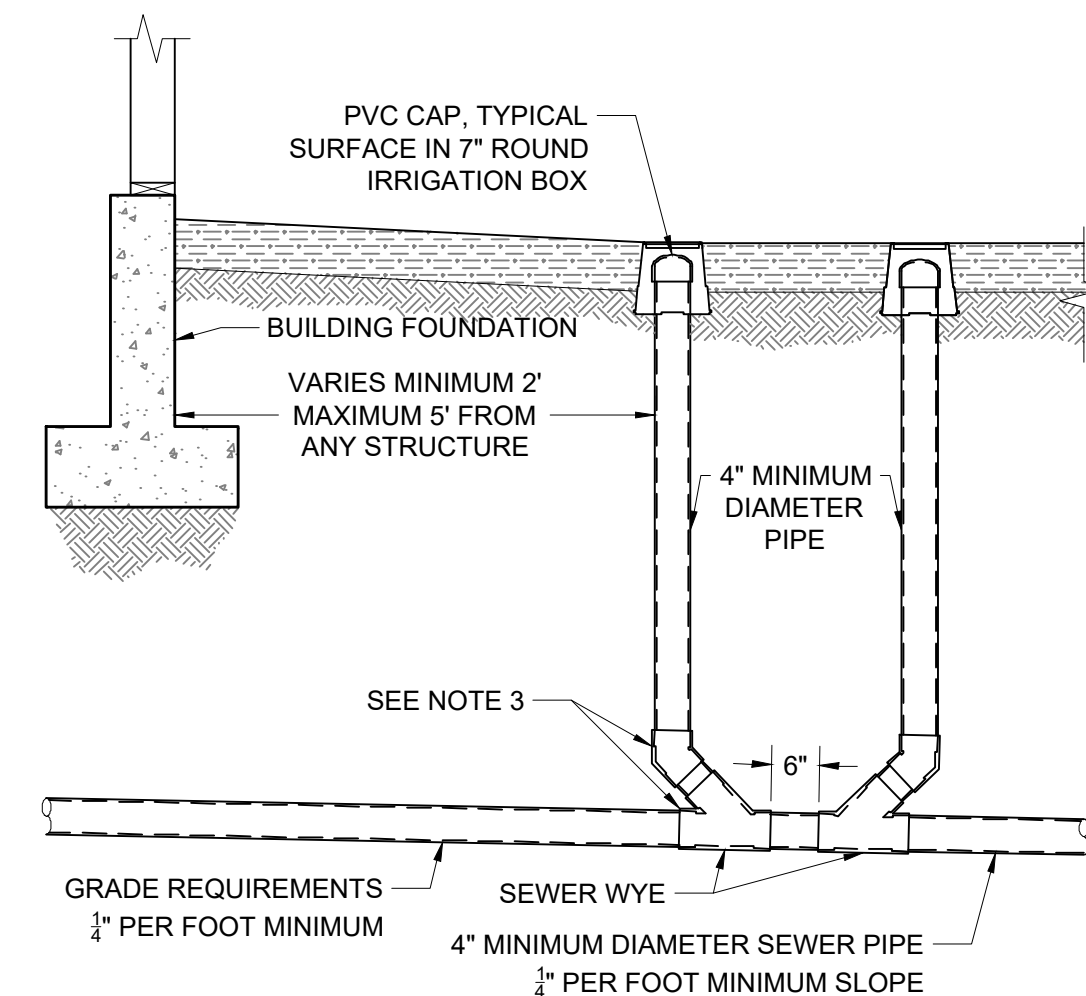
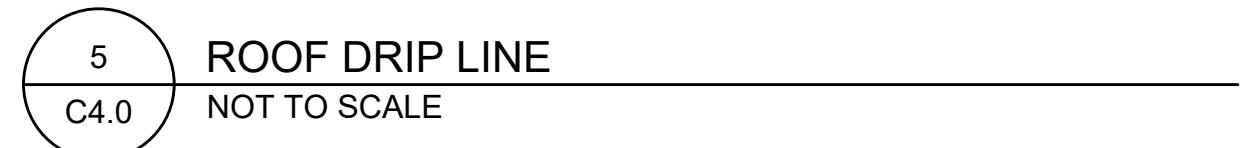
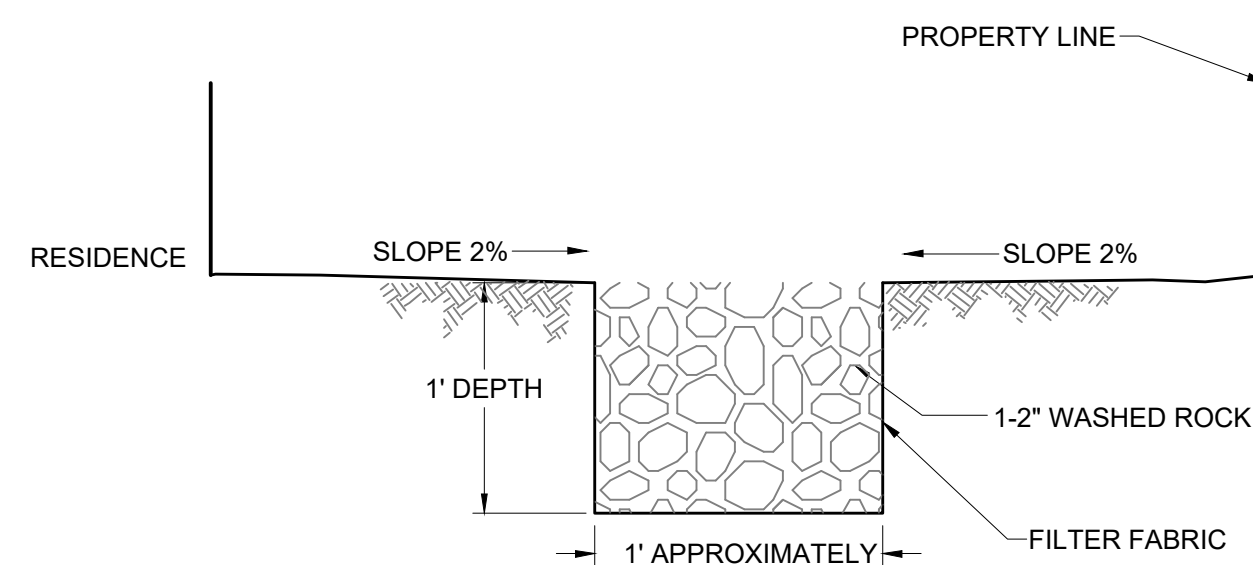
NOTE

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 PWPSW SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.



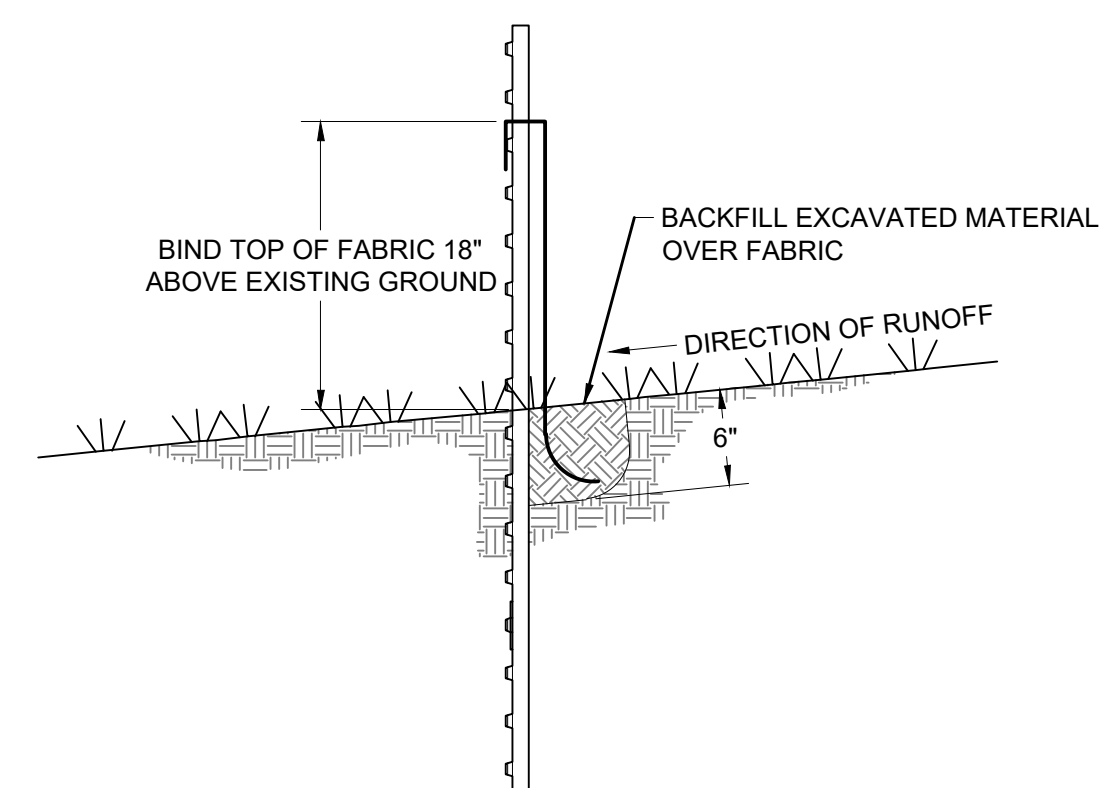
NOTE

1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER STUBS SHALL BE FIELD APPROVED BY THE TOWN OF JACKSON.
2. TRENCH SECTION AND BACKFILL OPERATIONS OF NEW SERVICE LINE SHALL BE COMPLETED PER TOWN STANDARDS. SEE DETAIL.
3. CLEANOUTS TO BE PROVIDED ADJACENT TO HOUSE, AT A MINIMUM OF 100' INTERVALS ALONG SERVICE LINE AND AT ALL BENDS.
4. PRIOR APPROVAL OF THE NEW SERVICE, THE LINE SHALL BE WATER TESTED FROM THE TESTING TEE TO THE BUILDING. WATER TEST SHALL BE WITNESS BY TOWN STAFF.



NOTE

1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.



NOTE

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



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LOT 1, BLOCK. 7, CACHE 2
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SHEET TITLE:
CIVIL SEWER, GRADING AND STORMWATER
DETAILS

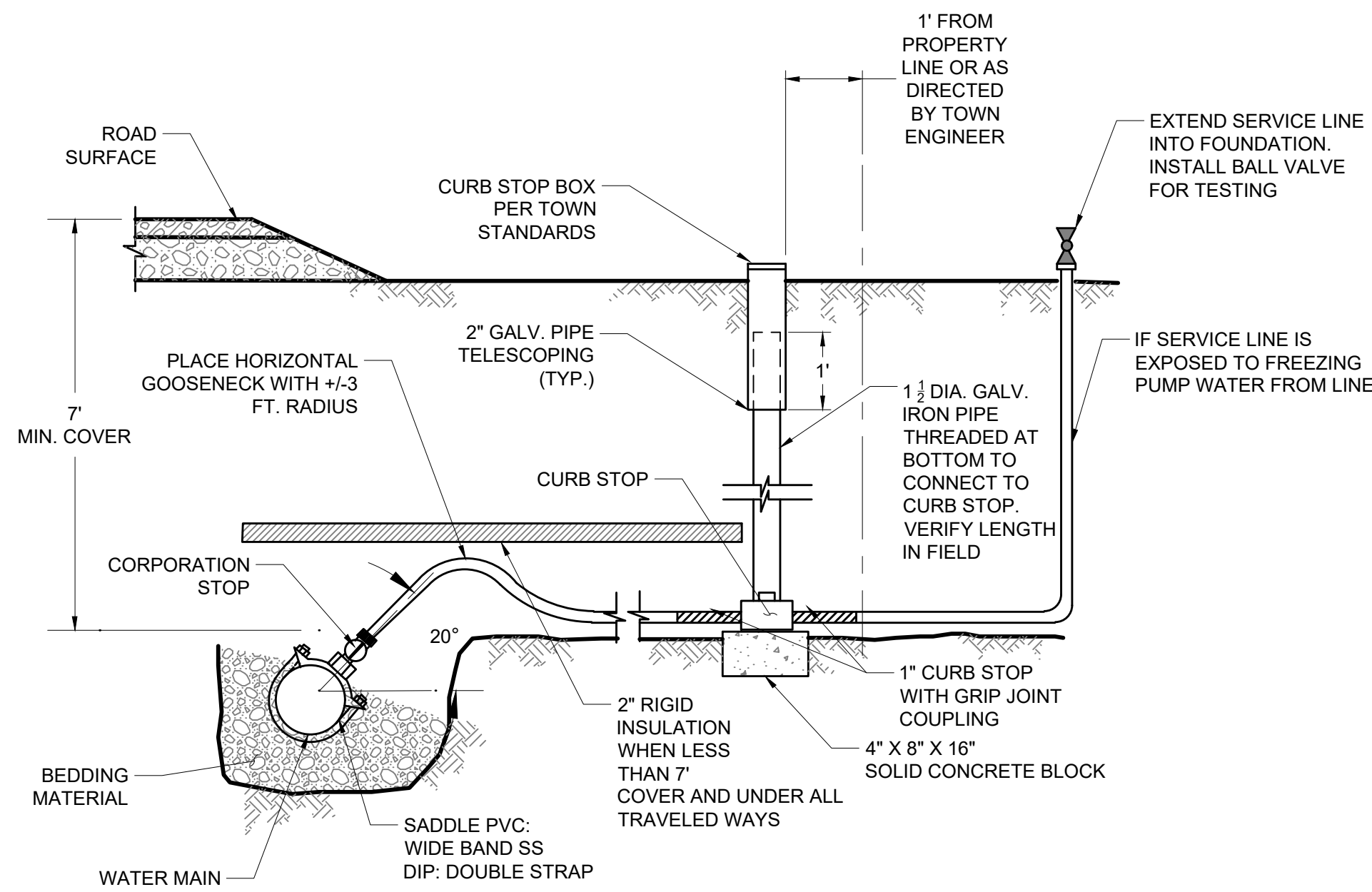
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SHEET	

C4.0

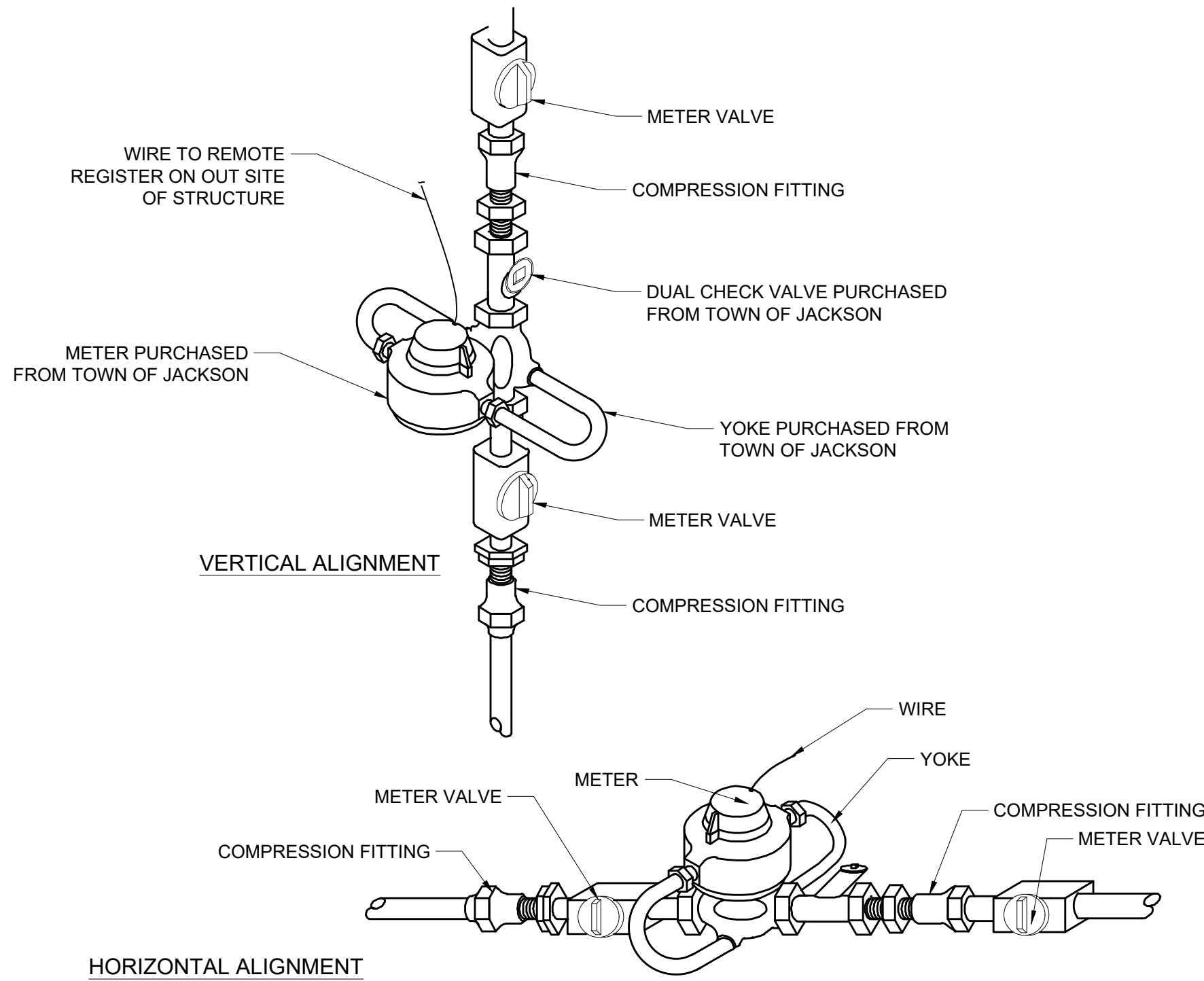
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ELEVATION

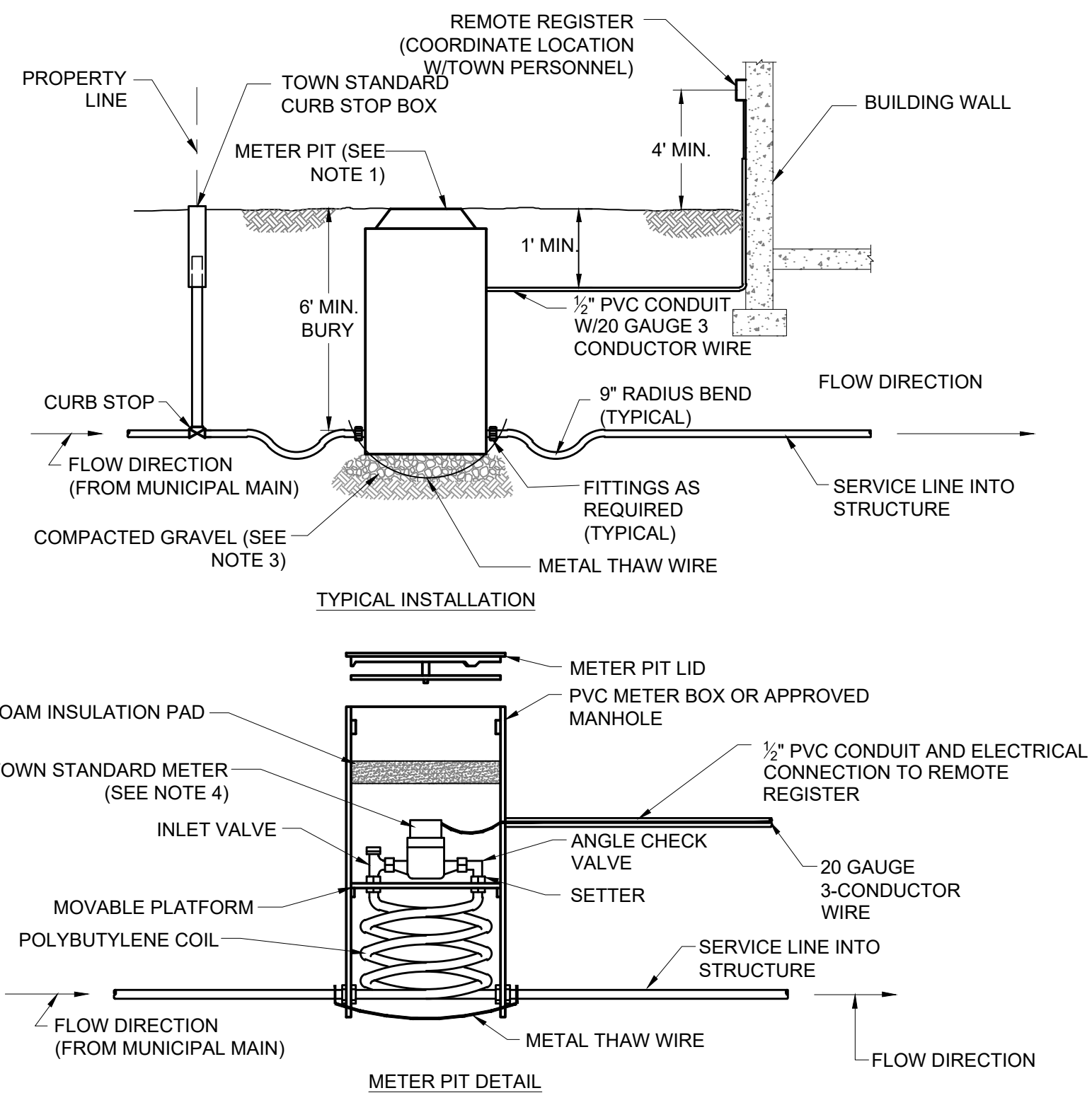
1 2" WATER SERVICE DETAIL
C4.1 NOT TO SCALE



HORIZONTAL ALIGNMENT

- NOTES:
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
 2. METER SHALL BE INSTALLED WITH THE METER FACING UP.
 3. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

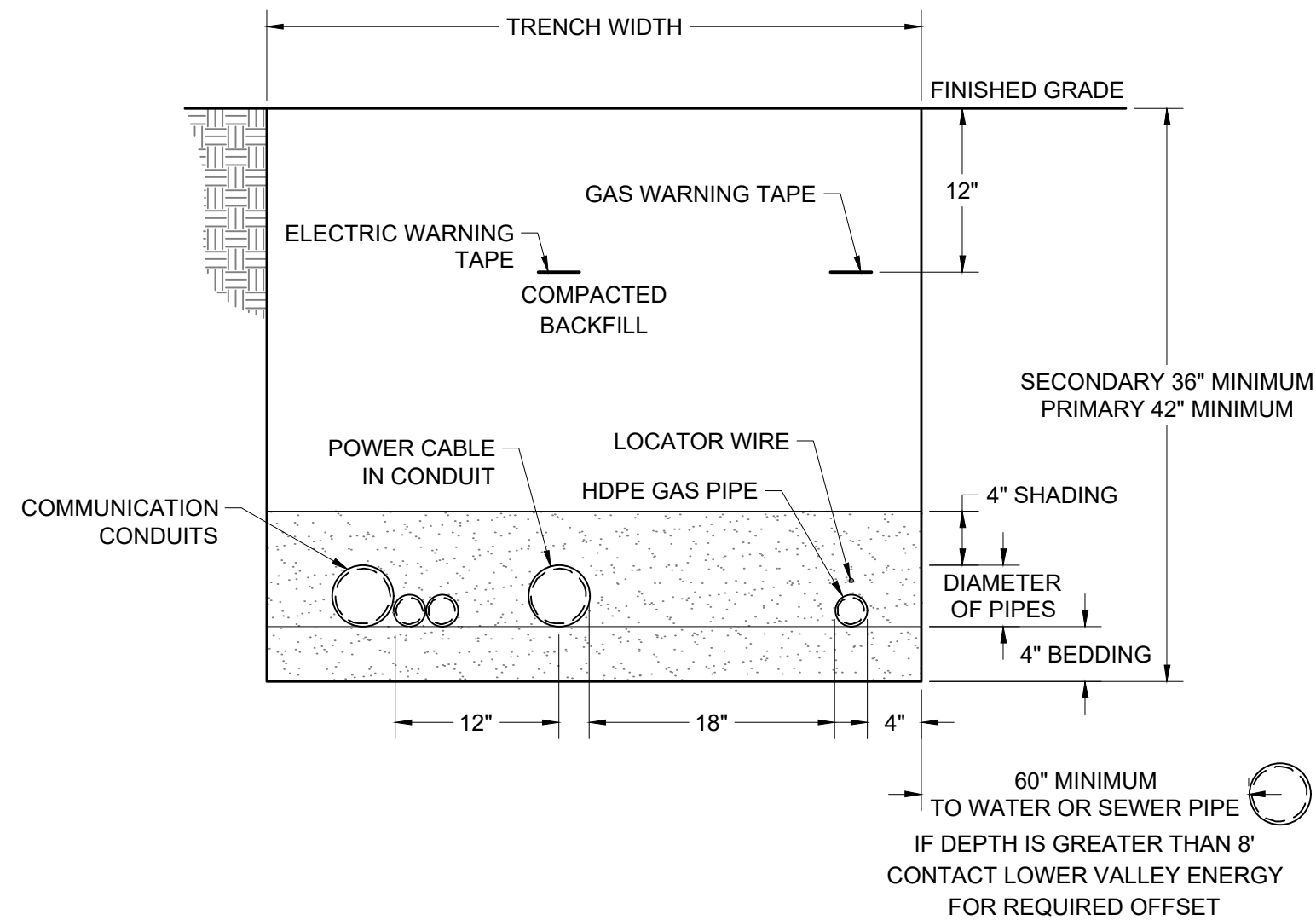
2 WATER METER INSTALLATION 1"
C4.1 NOT TO SCALE TOJ W-112



NOTE:

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

3 WATER METER PIT (OUTDOOR INSTALLATION)
C4.1 NOT TO SCALE TOJ W-114



NOTE

1. 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.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

5 UTILITY TRENCH DETAIL
C4.0 NOT TO SCALE WITH NATURAL GAS

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SHEET TITLE:
CIVIL WATER AND UTILITY DETAILS

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C4.1	

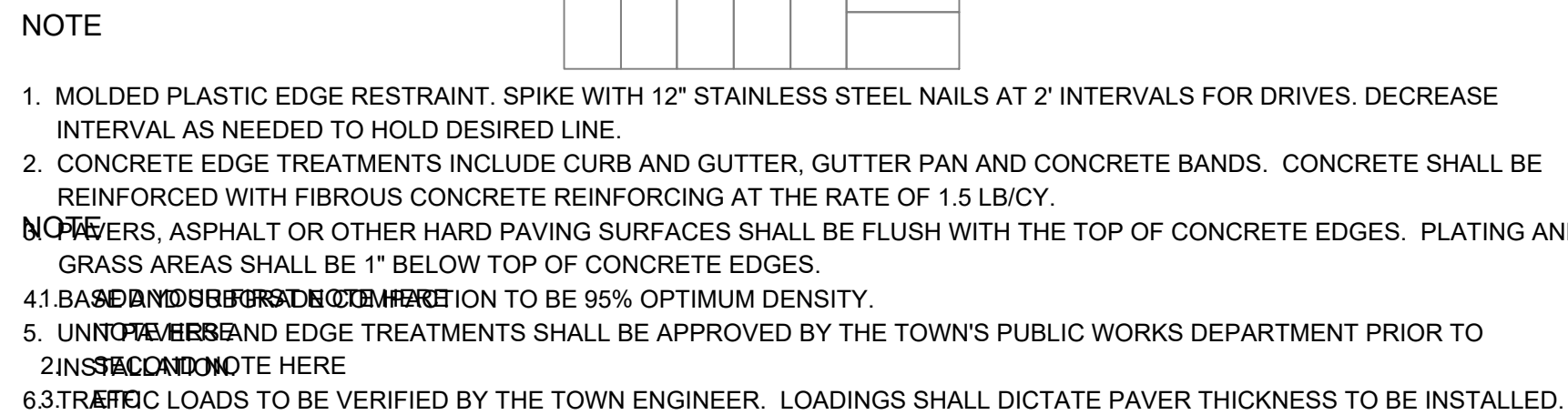


Diagram illustrating the construction details and dimensions of a sidewalk section, showing a perspective view and a cross-section view.

Perspective View Labels:

- PANEL LENGTH BETWEEN CONTROL JOINTS (8'-0" MAXIMUM)
- PANEL WIDTH BETWEEN CONTROL JOINTS (8'-0" MAXIMUM)
- WEAKENED PLAN CONTRACTION JOINT (TYPICAL)
- 2% (MAXIMUM) CROSS-SLOPE FROM BACK OF WALK TO FRONT
- 8.3% (MAXIMUM) LONGITUDINAL IN PREDOMINANT DIRECTION OF PEDESTRIAN TRAVEL (PARALLEL TO THE ADJACENT STREET)
- THICKNESS (4" MINIMUM, 6" MINIMUM WHERE DRIVEWAYS/CURB CUTS ALLOW VEHICULAR TRAFFIC OVER SIDEWALK OR ADJACENT TO STREET TREE GRATE)
- EXPANSION JOINT (SEE NOTE 2)

Cross-Section View Labels:

- 4" CONCRETE PAVEMENT
- 4" CRUSHED GRAVEL (GRADING H)
- PREPARED SUBGRADE (SEE NOTE 7)

SIDWALK SECTION

- NOTE**
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
 2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
 3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
 4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
 5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
 7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
 8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRED. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

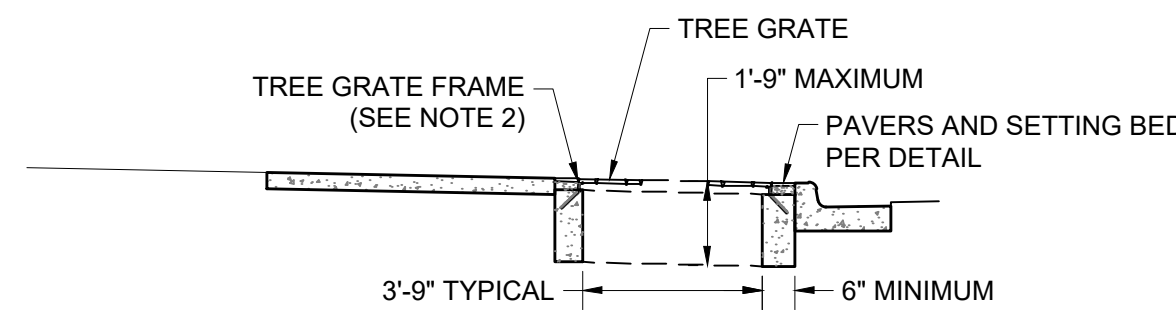
TOJ STANDARD SIDEWALK
(WIDTH MAY VARY)

TOJ BUFFER ZONE
STANDARD PAVER TREATMENT DETAIL
(SEE ST-124 FOR INSTALLATION)

TOP BACK OF CURB

TOJ STANDARD CURB AND GUTTER

PLAN VIEW



SECTION VIEW

- NOTE

1. TREE GRATE SHALL BE 4' SQUARE FAN, AMDE OF GREY IRON WITH A RAW NATURAL FINISH, MANUFACTURED BY URBAN ACCESSORIES, OR APPROVED EQUAL. SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION.
2. TREE GRATE FRAME SHALL BE 4' SQUARE TYPE "P", PEDESTRIAN DUTY, MANUFACTURES BY URBAN ACCESSORIES, OR APPROVED EQUAL. SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION.
3. CONCRETE TREE WELL AND TREE FRAME GRATE SHALL BE SQUARE AND CENTERED WITHIN THE 5' BUFFER ZONE. FORMS FOR THE TREE WELL SHALL BE SET AFTER COMPLETION OF THE CURB AND GUTTER AND SIDEWALK.

TACK COAT EDGES

SEAL COAT ON JOINT AND COVER WITH SAND

EXISTING ASPHALT SURFACE COURSE

5" MINIMUM

12"

NEW HOT MIX ASPHALT COMPACTED TO 95% OF MARSHALL DENSITY

3"

12"

EXISTING BASE COURSE

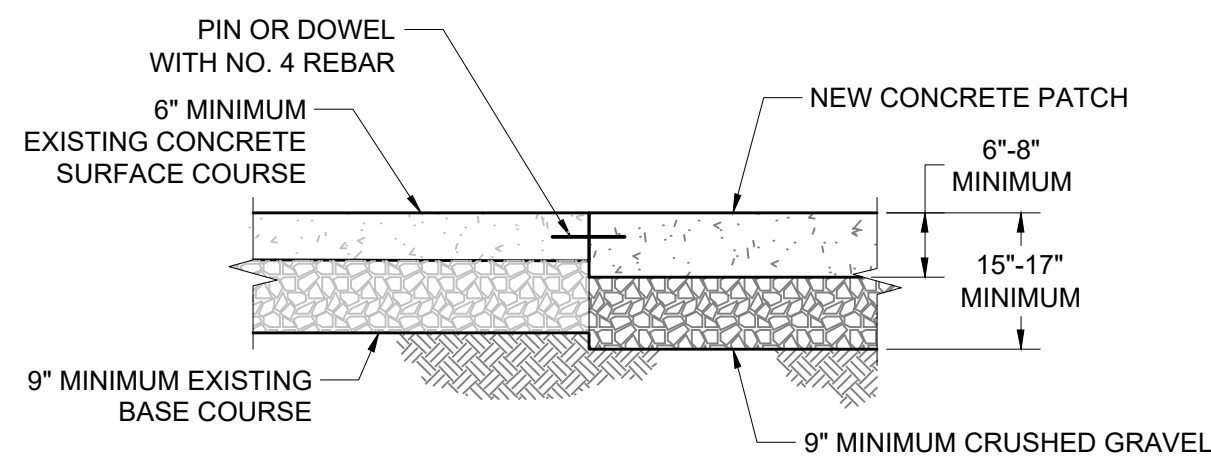
12"

FIRM EXCAVATION LINE

9" MIN. CRUSHED GRAVEL

TRENCH FILL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY

ASPHALT PATCH REPAIR DETAIL



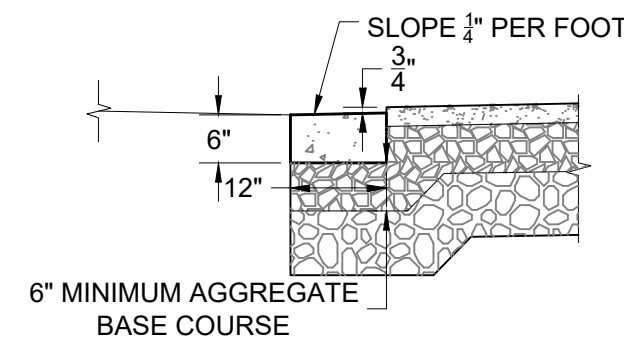
CONCRETE PATCH REPAIR DETAIL

- NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1 1/2" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

Diagram illustrating the cross-section of a curb cut. The diagram shows a 2" radius curb cut with a slope of 1/4" per foot. The curb cut is 6" high and 24" wide. The base course is 6" minimum aggregate. The curb cut is 12" high and 6" wide. The base course is 6" high and 24" wide. The curb cut is 6" high and 24" wide. The base course is 6" high and 24" wide.

VERTICAL CURB



RIBBON CURB

- NOTE

1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.

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