



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-
- ☐ 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: June 17, 2020 Item #: P20-117 Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Fax: 734-3563 Email: tvalentine@jacksonwy.gov Owner Harrison Hospitality PO Box 1657 Jackson, WY 83001 Applicant: Y2 Consultants – Hal Hutchinson PO Box 2674 Jackson, WY 83001	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located at 175 N. Jackson Street, legally known as LOT 1, 2, 3, BLK. 4, JACKSON. For questions, please call Brian Lenz at 739-4547 or email to the address shown below. Thank you.
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. | ph: (307) 733-0440 fax:
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: Rusty Parrot Lodge

Physical Address: 175 N JACKSON STREET

Lot, Subdivision: Lots 1, 2, 3, Block 4, Town of Jackson

PIDN: 22-41-16-28-4-11-001

PROPERTY OWNER.

Name: Harrison Hospitality Properties, L.P.

Phone: _____

Mailing Address: PO Box 1657, Jackson, WY

ZIP: 83001-1657

E-mail: _____

APPLICANT/AGENT.

Name, Agency: Y2 Consultants, c/o Vince Roux

Phone: 307-733-2999

Mailing Address: PO Box 2870

ZIP: 83001

E-mail: vince@y2consultants.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner

x

_____ 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 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)

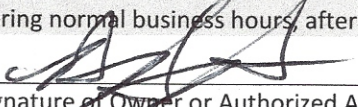
☒ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be 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.


Signature of Owner or Authorized Applicant/Agent

Name Printed

6/14/20
Date

Member
Title



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

June 15, 2020

RUSTY PARROT LODGE

GEC PRE-APP REQUEST NARRATIVE PROJECT DESCRIPTION

1. EXISTING PROPERTY CONDITIONS

The Rusty Parrot Lodge property is located at 175 N Jackson Street. As a result of a fire, the lodge building itself has since been demolished while the Spa building and asphalt parking remains. The lot is gently sloping northwest with an average slope of less than 5%. The property is zoned DC. The property is not in a mapped flood zone or landslide. All information is based on Teton County GIS online map.

2. CHARACTER OF PROJECT

This project consists of constructing a single new hotel building that provides the same amenities and services as it historically provided, including but not limited to lodging, restaurant, and spa. The building will be located in the north and east portions of the property, while in the southwest an outdoor space is proposed. Parking is provided for in a subterranean garage that spans the property and is accessed from the western alleyway. Work in the Right of Way will be necessary for grading, curb and gutter, pedestrian frontage, and utilities installation.

Two variances and one administrative adjustment are sought as part of this proposed development, and are summarized below:

1. The first variance is for relief from LDR Section 2.2.10.B.1 – Lot Standards (Access) in the DC Zone District, which limits the width of curb cuts along a street frontage to 24'. We are proposing two curb cuts along the Gill Avenue frontage of the property that total 32', 8' beyond the maximum curb cut standard.
2. The second variance is for relief from LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage) in the DC Zone District. These limit the form of pedestrian frontages to the option of "Trees in Grates" or "Covered Walkway". We are proposing the "Trees in Lawn" pedestrian frontage standard.
3. The administrative adjustment is for relief from LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 (Pedestrian Frontages) to allow a decrease in the Pedestrian Frontage Dimensions limitations for pedestrian frontage option "Trees in Grates" and/or "Trees in Lawn". The skewed nature of the exterior boundary of the property presents challenges in maintaining the required 13.5' pedestrian frontage dimension requirement. As such, we propose decreasing this dimension to up to 1'-3" which will

allow encroachment into the transition zone and will not impact the sidewalk width and planting area width minimum standards.

For more detailed background information regarding the character of the project please reference the Development Plan application P20-089, submitted to the Town of Jackson on May 8th, 2020.

3. INTENDED DEVELOPMENT OPTION

The use of the property will remain the same.

4. PROPOSED AMENDMENTS TO THE LDR'S

No amendments are proposed.

SURVEY NOTES

1. TOPOGRAPHIC FEATURES REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY CONDUCTED DURING JANUARY, FEBRUARY, MARCH, AND APRIL OF 2020, AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THOSE DATES. THE PROCESS OF RAZING THE FORMER RUSTY PARROT HOTEL WAS ONGOING AT THE TIME OF THIS SURVEY, CAUSING THE SITE TO BE IN A CONSTANT STATE OF CHANGE. VARIABLE AMOUNTS OF SNOW AND ICE EXISTED ON THE GROUND AT THE TIME OF THIS SURVEY, AND SOME TOPOGRAPHIC FEATURES MAY HAVE BEEN OBSCURED.
2. TOPOGRAPHIC DATA FOR THE MEADOWBROOK VILLAGE PROPERTY AND THE ADJACENT ALLEY WAS COLLECTED AS PART OF A SURVEY FOR THE TOWN OF JACKSON IN MAY OF 2017.
3. PROPERTY BOUNDARY SHOWN HEREON IS MEASURED BETWEEN FOUND SURVEY MONUMENTS. BOUNDARIES OF ADJACENT PROPERTIES ARE SHOWN FOR REFERENCE ONLY.
4. BUILDING FOOTPRINTS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS TAKEN AS PART OF THIS SURVEY AND ARE NOT INTENDED TO REPRESENT ARCHITECTURAL DIMENSIONS. ROOF EAVES AND AWNINGS WERE NOT MAPPED AS PART OF THIS SURVEY.
5. CURRENT ZONING = DC (T.O.J. DOWNTOWN CORE)
6. FOR APPLICABLE SETBACK AND HEIGHT REGULATIONS ESTABLISHED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, EFFECTIVE JULY 18, 2018, AS AMENDED, REFER TO THE COUNTY DOCUMENT (ORDINANCE 1198).
7. BUILDING SETBACKS (5' MAXIMUM SETBACK SHOWN HEREON):
PRIMARY STREET RANGE (MIN/MAX) = 0'-5'
SECONDARY STREET RANGE (MIN/MAX) = 0'-5'
SIDE INTERIOR (MIN) = 0' OR 5'
REAR (MIN) = 0' OR 5'
8. BASE ELEVATION = 6217.0' AT CONTROL POINT NO. 2024, AS SHOWN HEREON (US SURVEY FEET IN THE NAVD88 DATUM).
9. THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT AND IS CONSIDERED GEODETIC (GEODETIC NORTH USING WGS84, NAD83), RESULTING IN A BEARING OF S 89°04'07" E ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY AS SHOWN HEREON.
10. ALL HORIZONTAL MEASUREMENTS ARE IN UNITS OF US SURVEY FEET AND ARE GPS DERIVED GROUND MEASUREMENTS BASED ON THE WYOMING WEST (ZONE 4904) STATE PLANE COORDINATE SYSTEM, NAD83, GEOID 12B, AND A PROJECT SCALE FACTOR OF 1.0003205931.
11. UNDERGROUND UTILITIES AND SUBSURFACE IMPROVEMENTS SHOWN HEREON WERE LOCATED BY ONE CALL SERVICES DURING FEBRUARY OF 2020, WHERE SPECIFICALLY INDICATED SOME UNDERGROUND UTILITY LINES WERE INFERRED FROM SURVEYED UTILITY INFRASTRUCTURE, T.O.J. UTILITY LINE DATA, AND LVE UTILITY LINE DATA.
12. NO WETLAND MAPPING WAS PERFORMED AS PART OF THIS SURVEY.
13. EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

DEVELOPMENT PLAN NARRATIVE

This narrative supplements the Development Plan Application narrative with sections specific to the Civil Engineering plans and relevant sections of the TOJ LDRs.

Excavation and Shoring

Excavation will take place within the property boundaries in accordance with TOJ LDRs Section 5.7.2.B.8. *Cut and Fill within Site Boundaries*, except for re-grading of adjacent streetscapes in the ROW, and trenching for utilities. Construction barriers and/or fencing will surround the project during construction in order to protect pedestrians and restrict access.

In accordance with TOJ LDR Section 5.7.2.B.10 *Cut and Fill Slopes*, all cut and fill slopes will be graded at 2:1 or shallower, except where permanent and temporary retaining walls are proposed. Retaining walls greater than 4 ft in height will be designed by a Wyoming PE per 5.7.2.B.3.

Construction of the basement level will require vertical excavation at or near the property boundary. This will be accomplished using one of several potential soil stabilization methods to be later determined and specified in detail by the General Contractor in a shoring plan. The shoring plan will be prepared by a team that includes the project Geotechnical Engineer, Civil Engineer, Architect, and Shoring Contractor. The final documents will be provided as part of the Construction Management Plan and submitted with the Building Permit application.

Shoring techniques can include both vertical and horizontal components. Horizontal shoring components have the potential to extend across the property boundary and into the subsurface of adjacent lands. Where potential conflicts with utilities exist the shoring design will use a combination vertical and horizontal system to avoid those conflicts. The combination system employs vertical elements at upper elevations in order to avoid major encroachment beyond the property boundary. As shoring is constructed and excavation deepens below the depth of the utilities other shoring designs with horizontal elements that encroach into the ROW may be implemented. These horizontal components would be sufficiently deep to avoid utility conflicts and would be designed such that they would not destabilize the foundation/bedding materials for those utilities.

In accordance with TOJ LDR Section 5.7.2.B.8. *Cut and Fill* within Site Boundaries; shoring components will remain within the property boundary, or an easement and/or encroachment agreement will be sought. Shoring elements that are temporary will be abandoned in place as the basement foundation and walls are constructed and replace the shoring as the structural building support and provide stabilization of the surrounding soils. The abandoned shoring elements would not be of concern for subsequent excavations on adjacent projects, particularly those related to typical work occurring in the ROW including street grading and maintenance, and utility installation, maintenance or replacement, but could be altered or removed if necessary, dewatering

Dewatering

Should dewatering become necessary during construction it will comply with section 5.7.4.B. *Design Criteria, Standards, and Specifications for Erosion Control Measures*. All necessary State permitting and discharge requirements will be met. Method and location of discharge will be determined once dewatering is determined to be necessary, and would be coordinated with TOJ Public Works.

DESIGN NOTES

Water and Sewer Demand

Water demand was calculated using the original Hunter's Curve and water fixture unit counts:

Appurtenance	Private or Public	Quantity	WSFU
Shower (per head)	Private	44	61.6
Bathtub or Bath/Shower	Private	42	168.0
Lavatory	Public	15	30.0
Lavatory	Private	81	81.0
Clothes Washer (Res.)	Public	3	18.0
Water Closet (flush valve)	Public	9	90.0
Water Closet (flush tank)	Private	41	90.2
Dishwasher (Comm.)	Public	1	15.0
Sink-Service/Mop	Public	2	6.0
Sink-Bar	Public	3	9.0
Sink-Laundry	Public	1	1.5
Urinal (flush tank)	Public	3	9.0
Sink-Kitchen	Private	11	16.5

Total WSFU = 596. Total peak hourly flow rate per Hunter's Curve = 170 gpm. Irrigation demand = 30 gpm
Total, peak, hourly water demand = 200 gpm
Total, average, hourly water demand = 100 gpm (assume peaking factor of 2).
Maximum daily water demand = 24,480 gpd (assume peaking factor of 10 per Georgia Environmental Protection Division's Minimum Standards for Public Water Systems).

Sewer flows were calculated according to WYDEQ Rules & Regulations:

40 "motel" bedrooms at 140 gpd each	= 5,600 gpd
3 laundry machines at 450 gpd each	= 1,350 gpd
145 meals per day at 10 gpd each	= 1,450 gpd
45 staff at 15 gpd each	= 675 gpd
Total flow rate	= 9,075 gpd

Stormwater System and Alley Grading

During the Dev. Plan pre-application conference the Applicant and their Agents discussed options for the Rusty Parrot stormwater management plan with TOJ staff. The option considered with TOJ Engineering was design of the terminus of a potential future TOJ stormwater system buildout to which the Rusty Parrot will connect. The stormwater system will discharge to Flat Creek via a treatment system installed at the West end of Gill Avenue.

Included in in these plans and as part of this application is a proposed design for said system. It has been designed to accommodate buildout of a larger TOJ stormwater system (final pipe sizing to be determined with TOJ) to the east in Gill Avenue, to the south in Jackson Street, and to the south in the Alley. This has been accomplished in the following manners:

1. Match Flat Creek discharge invert elevation to existing discharge pipe.
2. Maintain minimum pipe slope for pipe size in accordance with WYDEQ Rules. (Pipe size has been approximated due to lack of data on total flows) except where potential utility conflicts exist.
3. Generate conceptual grading and stormwater piping plans for the Alley – provided as the last sheet in this plan set "Feasibility Grading – Alley P&P" – that illustrate how the Alley could be regraded, and stormwater piping installed, to correct existing drainage problem.

The applicant proposes this design as an optimal solution for both the applicant and TOJ. As the stormwater infrastructure in the ROW is proposed as a future TOJ system the final design and construction will occur in close cooperation with TOJ Public Works. However, the applicant proposes this solution under the assumption that TOJ will participate in cost-sharing for this infrastructure and the cost sharing on the part of the TOJ should be commensurate with the significant benefit it provides to the overall TOJ infrastructure. The alternative is for the applicant to propose a stormwater collection system that only serves the project thereby missing out on the opportunity to resolve the broader drainage problems within the neighborhood.

RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

NOTES

C0.1



Y2consultants.com
307.733.2999



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DATE

2020.05.01

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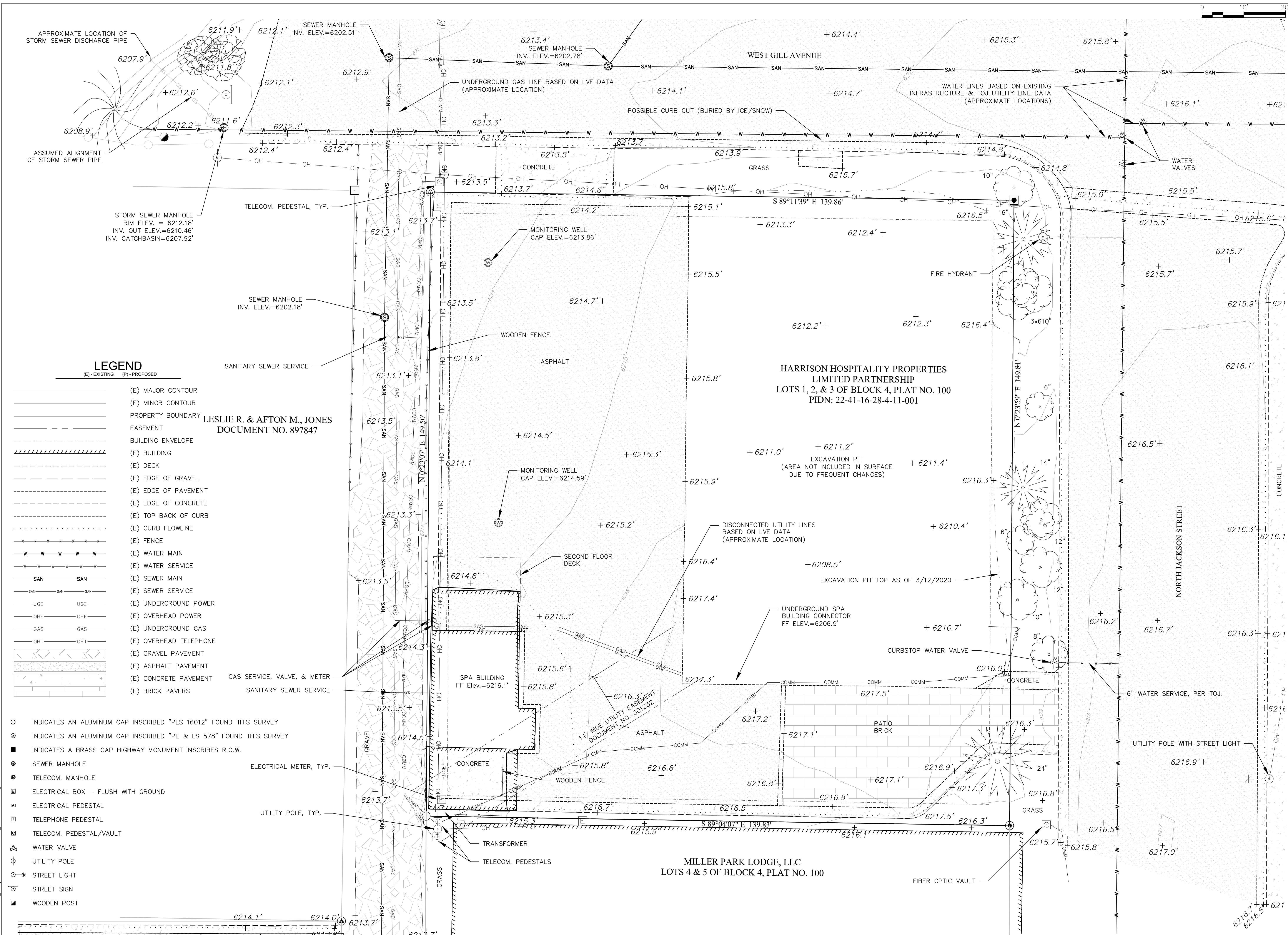
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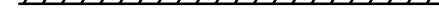
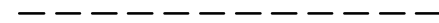
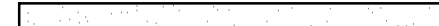
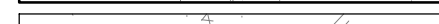
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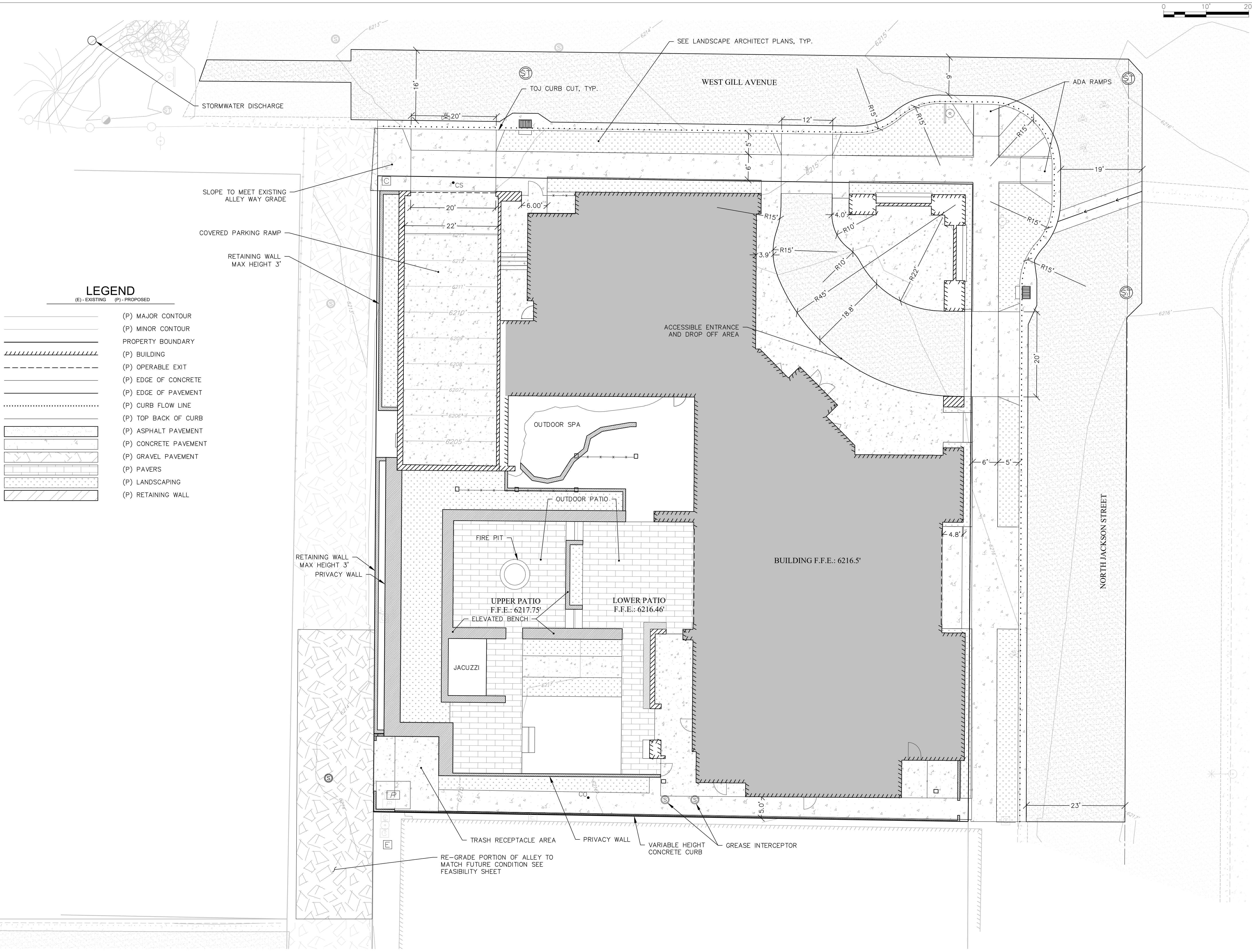


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Y2 CONSULTANTS			
ENGINEERING, SURVEYING & PLANNING LANDSCAPE ARCHITECTURE, GIS NATURAL RESOURCE SERVICES			
Y2consultants.com 307.733.2999			
RUSTY PARROT LODGE			
HARRISON HOSPITALITY PROPERTIES, LP.			
175 N JACKSON STREET JACKSON, WY			
EXISTING CONDITIONS			
C1.1			

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LEGEND	
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	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	PROPERTY BOUNDARY
	(P) BUILDING
	(P) OPERABLE EXIT
	(P) EDGE OF CONCRETE
	(P) EDGE OF PAVEMENT
	(P) CURB FLOW LINE
	(P) TOP BACK OF CURB
	(P) ASPHALT PAVEMENT
	(P) CONCRETE PAVEMENT
	(P) GRAVEL PAVEMENT
	(P) PAVERS
	(P) LANDSCAPING
	(P) RETAINING WALL



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Professional Engineer (Civil)
SELECTION ZIA A. VA-S-1901
05/01/2020
WYOMING

RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

FINISHED
CONDITIONS

C2.1

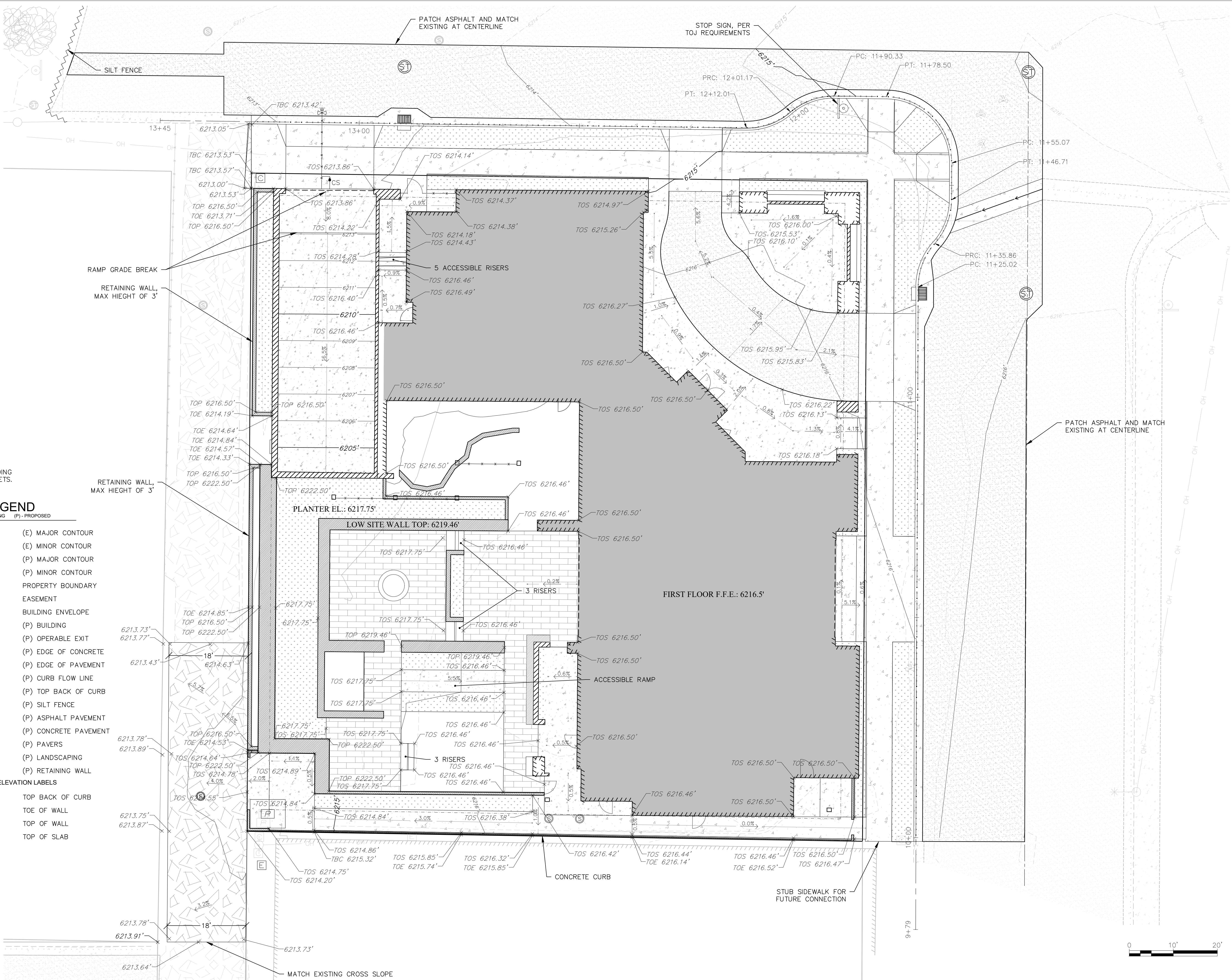
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NOTES:
FOR STREET FRONTAGE GRADING
SEE PLAN AND PROFILE SHEETS.

LEGEND

(E) - EXISTING (P) - PROPOSED

	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	PROPERTY BOUNDARY
	EASEMENT
	BUILDING ENVELOPE
	(P) BUILDING
	(P) OPERABLE EXIT
	(P) EDGE OF CONCRETE
	(P) EDGE OF PAVEMENT
	(P) CURB FLOW LINE
	(P) TOP BACK OF CURB
	(P) SILT FENCE
	(P) ASPHALT PAVEMENT
	(P) CONCRETE PAVEMENT
	(P) PAVERS
	(P) LANDSCAPING
	(P) RETAINING WALL
	SPOT ELEVATION LABELS
	TOP BACK OF CURB
	TOE OF WALL
	TOP OF WALL
	TOP OF SLAB



RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

GRADING PLANS -
SITE PLAN

C3.1



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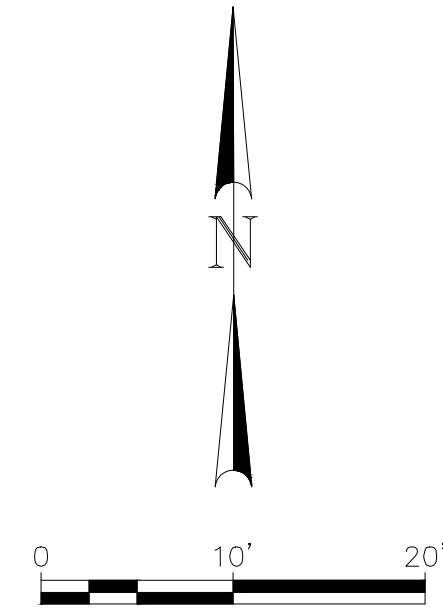
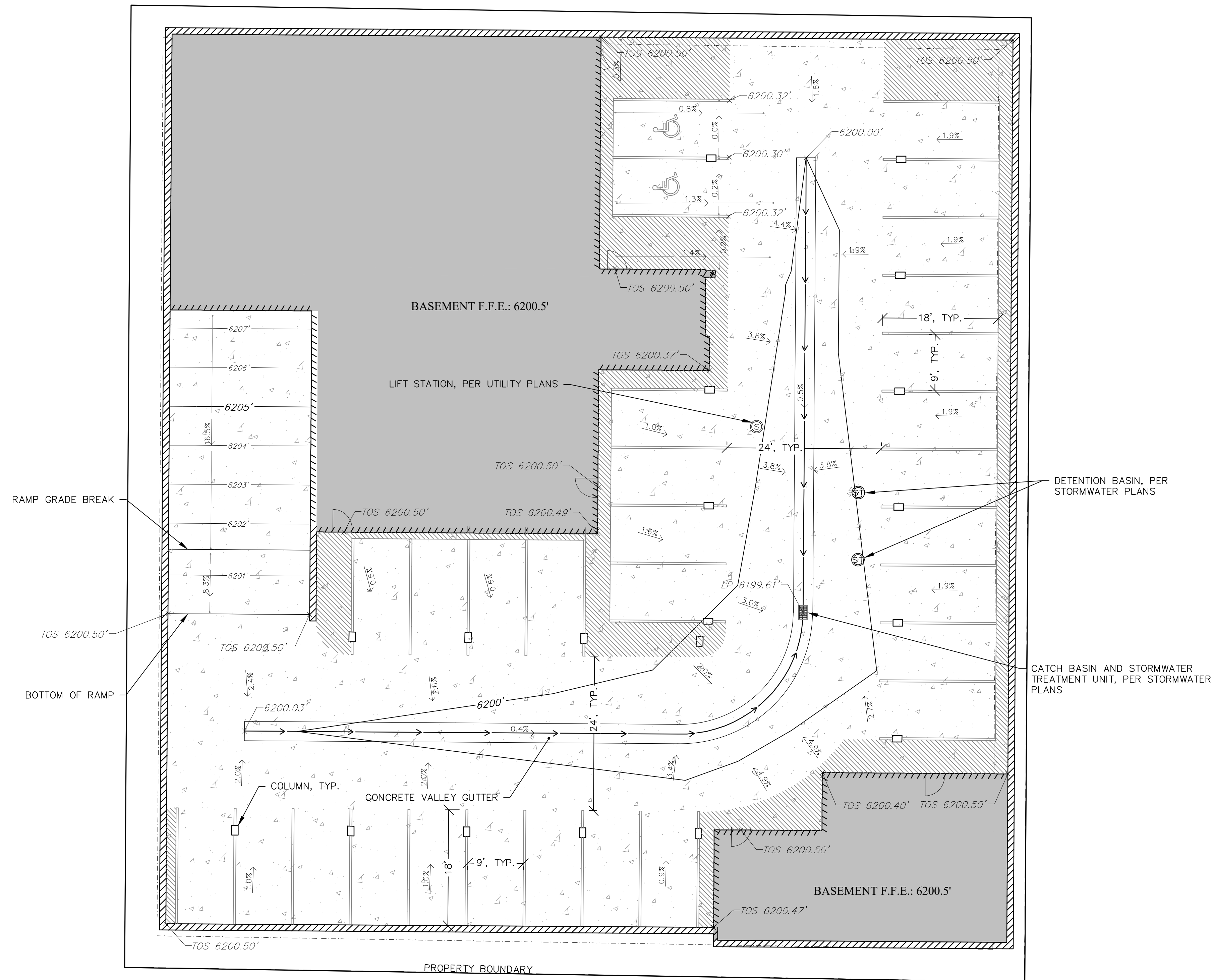
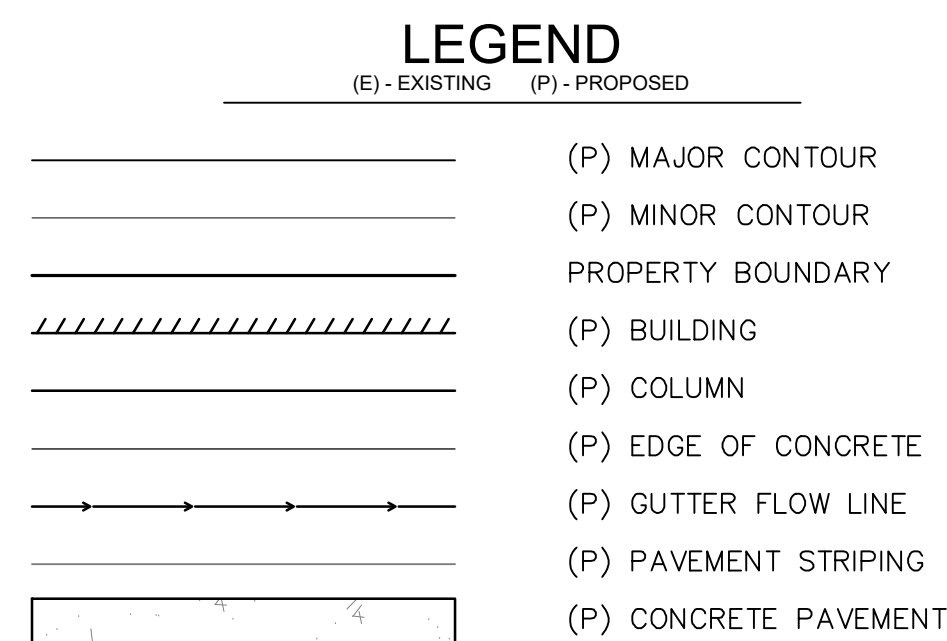
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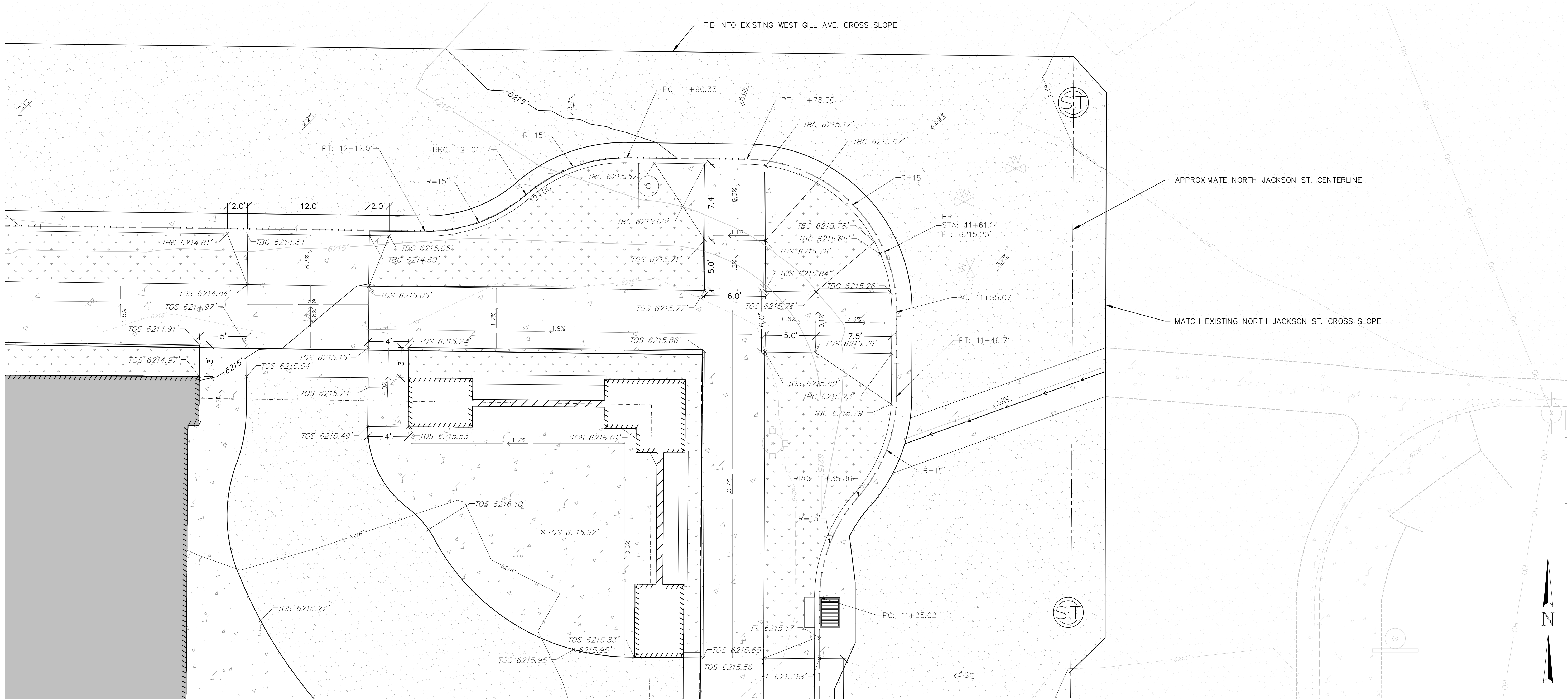
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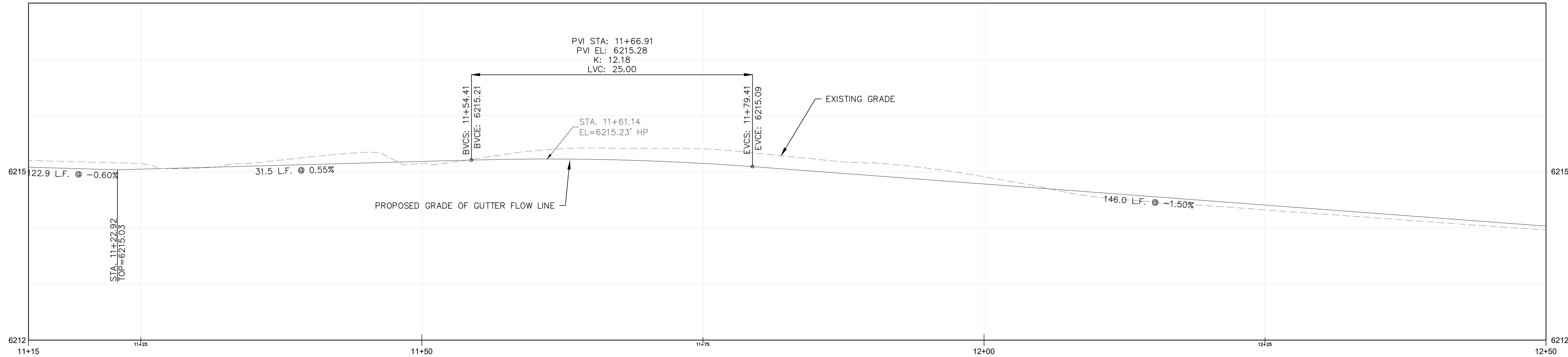
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P-ROAD-FLOWLINE PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 5' VERT. 1" = 1'
START STA: 11+15.00, END STA: 12+50.00



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2020.05.01	
ENGINEERING, SURVEYING & PLANNING	
LANDSCAPE ARCHITECTURE, GIS	
NATURAL RESOURCE SERVICES	
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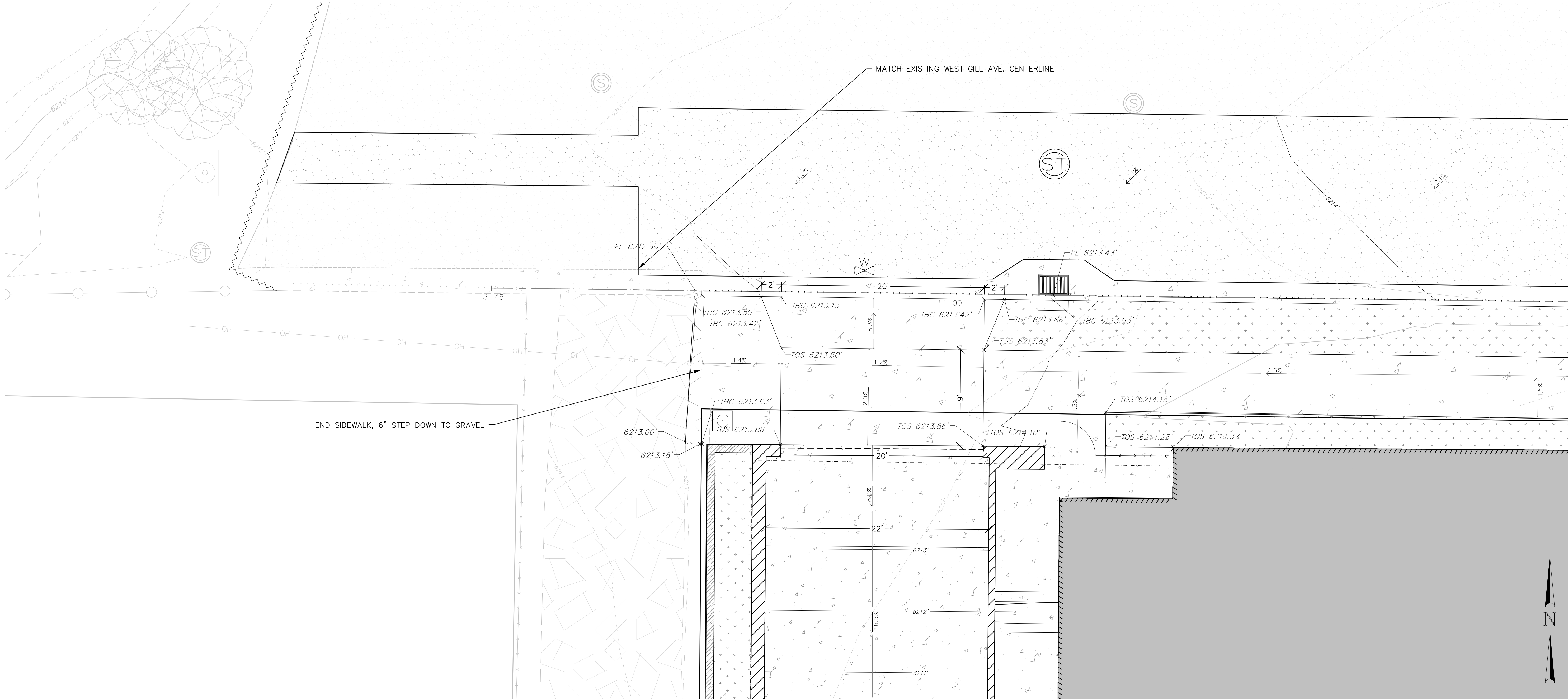
Professional Engineer
SELEO ZIA A. VAS-ROIX
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05/01/2020
WYOMING

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HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

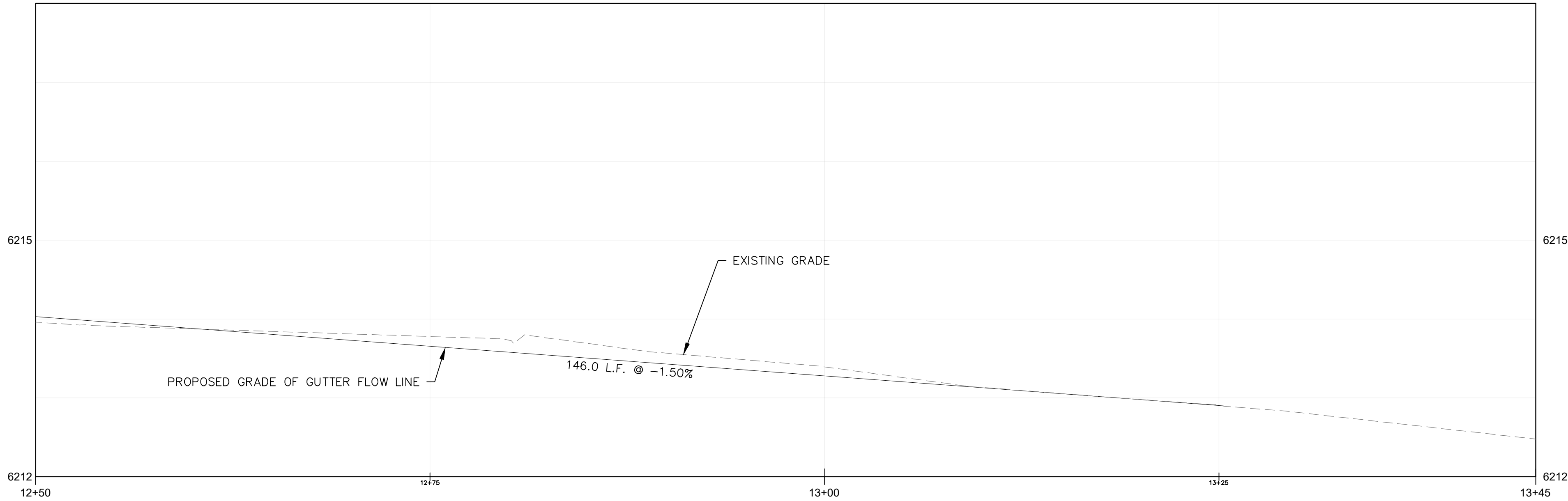
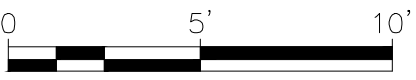
GRADING PLANS -
CURB & GUTTER P&P
2

C3.4

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P-ROAD-FLOWLINE PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 5' VERT. 1" = 1'
START STA: 12+50.00, END STA: 13+45.08



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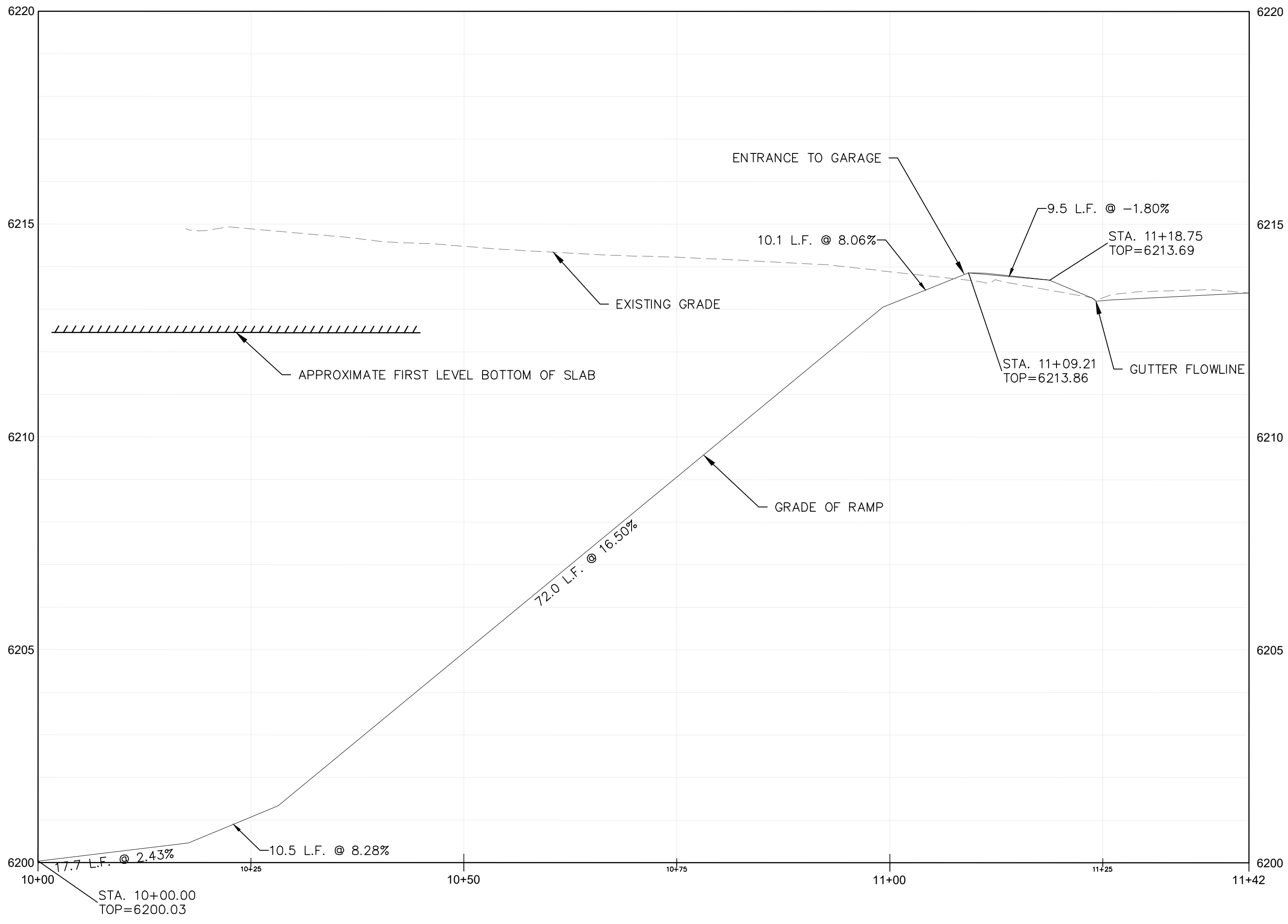
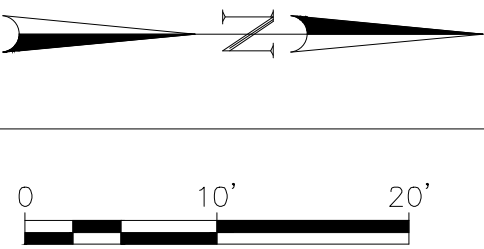
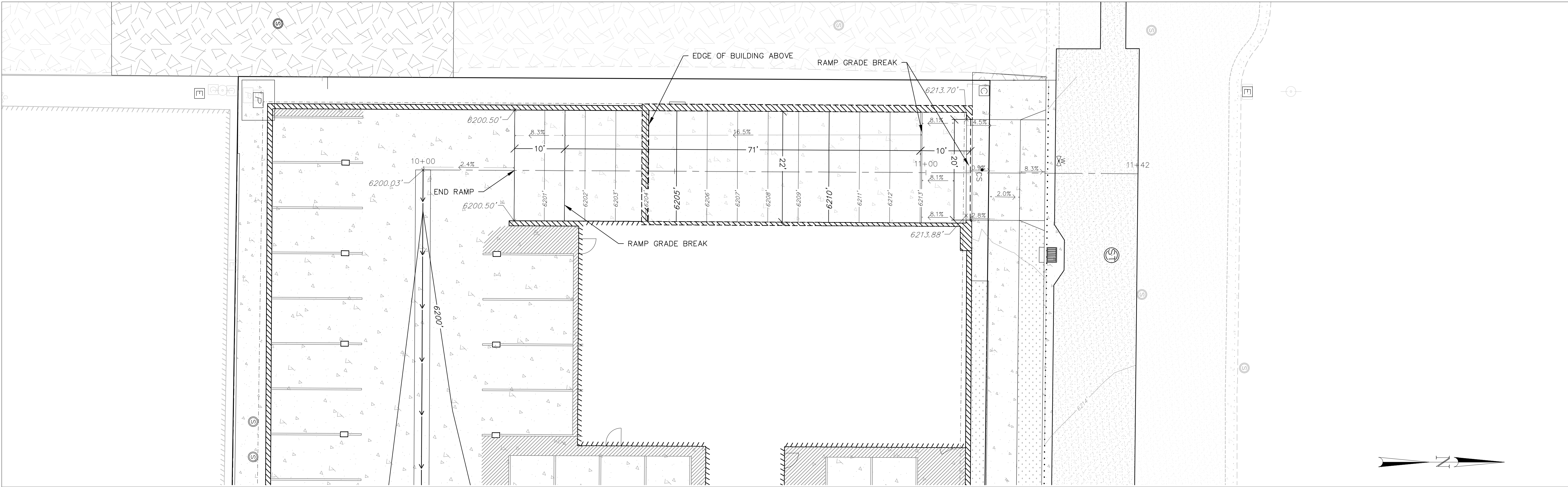
Professional Engineer (Civil)
SE/EO ZIA A. VA-S-1901
8902
05/01/2020
WYOMING

RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

GRADING PLANS -
CURB & GUTTER P&P
3

C3.5

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RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

GRADING PLANS -
RAMP P&P

C3.6



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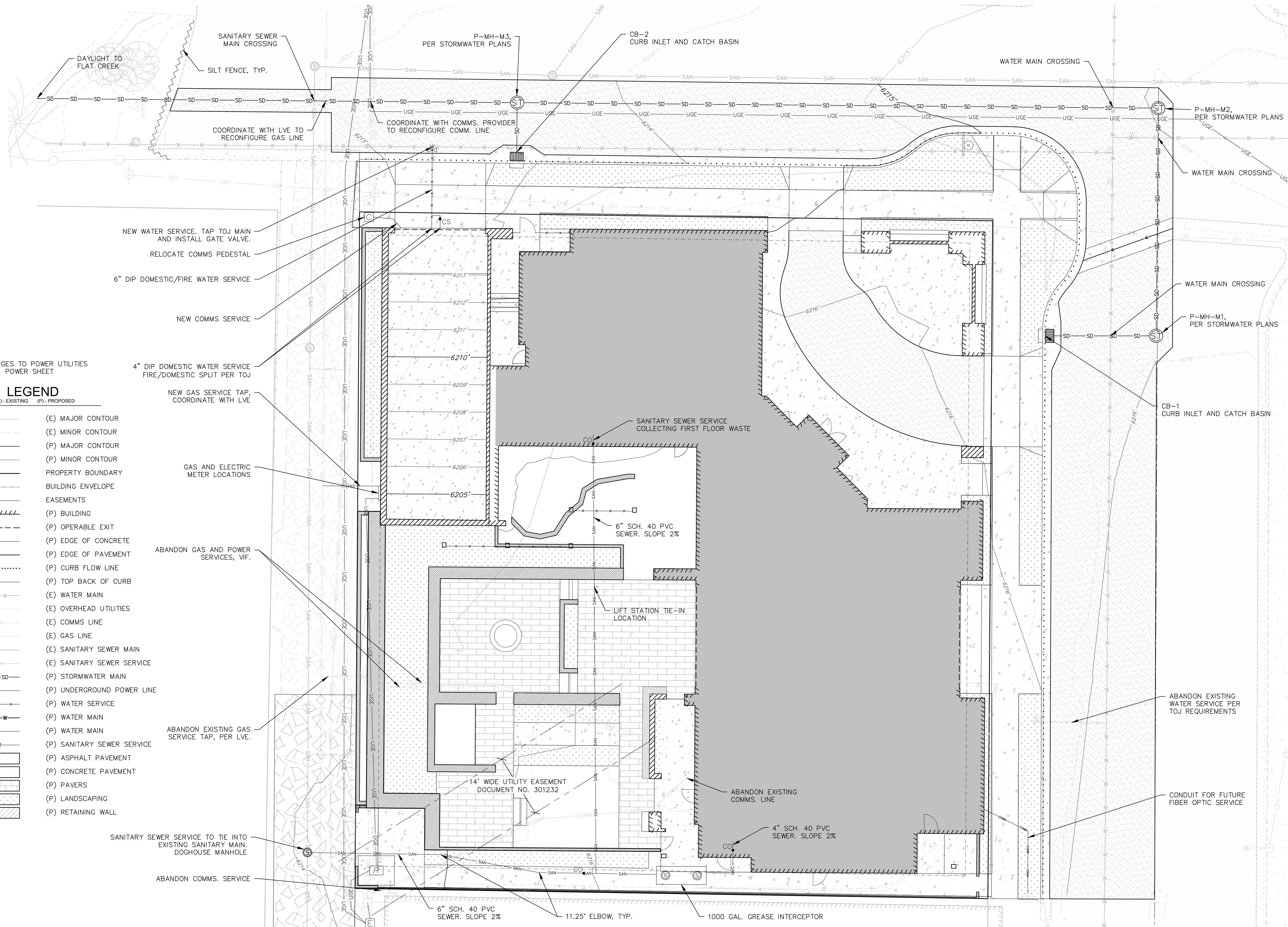
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NOTES:
FOR PROPOSED CHANGES TO POWER UTILITIES
SEE UTILITY PLANS - POWER SHEET

LEGEND
(E) - EXISTING (P) - PROPOSED

- | | |
|--|----------------------------|
| | (E) MAJOR CONTOUR |
| | (E) MINOR CONTOUR |
| | (P) MAJOR CONTOUR |
| | (P) MINOR CONTOUR |
| | PROPERTY BOUNDARY |
| | BUILDING ENVELOPE |
| | EASEMENTS |
| | (P) BUILDING |
| | (P) OPERABLE EXIT |
| | (P) EDGE OF CONCRETE |
| | (P) EDGE OF PAVEMENT |
| | (P) CURB FLOW LINE |
| | (P) TOP BACK OF CURB |
| | (E) WATER MAIN |
| | (E) OVERHEAD UTILITIES |
| | (E) COMMS LINE |
| | (E) GAS LINE |
| | (E) SANITARY SEWER MAIN |
| | (E) SANITARY SEWER SERVICE |
| | (P) STORMWATER MAIN |
| | (P) UNDERGROUND POWER LINE |
| | (P) WATER SERVICE |
| | (P) WATER MAIN |
| | (P) WATER MAIN |
| | (P) SANITARY SEWER SERVICE |
| | (P) ASPHALT PAVEMENT |
| | (P) CONCRETE PAVEMENT |
| | (P) PAVERS |
| | (P) LANDSCAPING |
| | (P) RETAINING WALL |



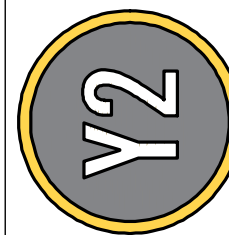
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HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

UTILITY PLANS - SITE
PLAN

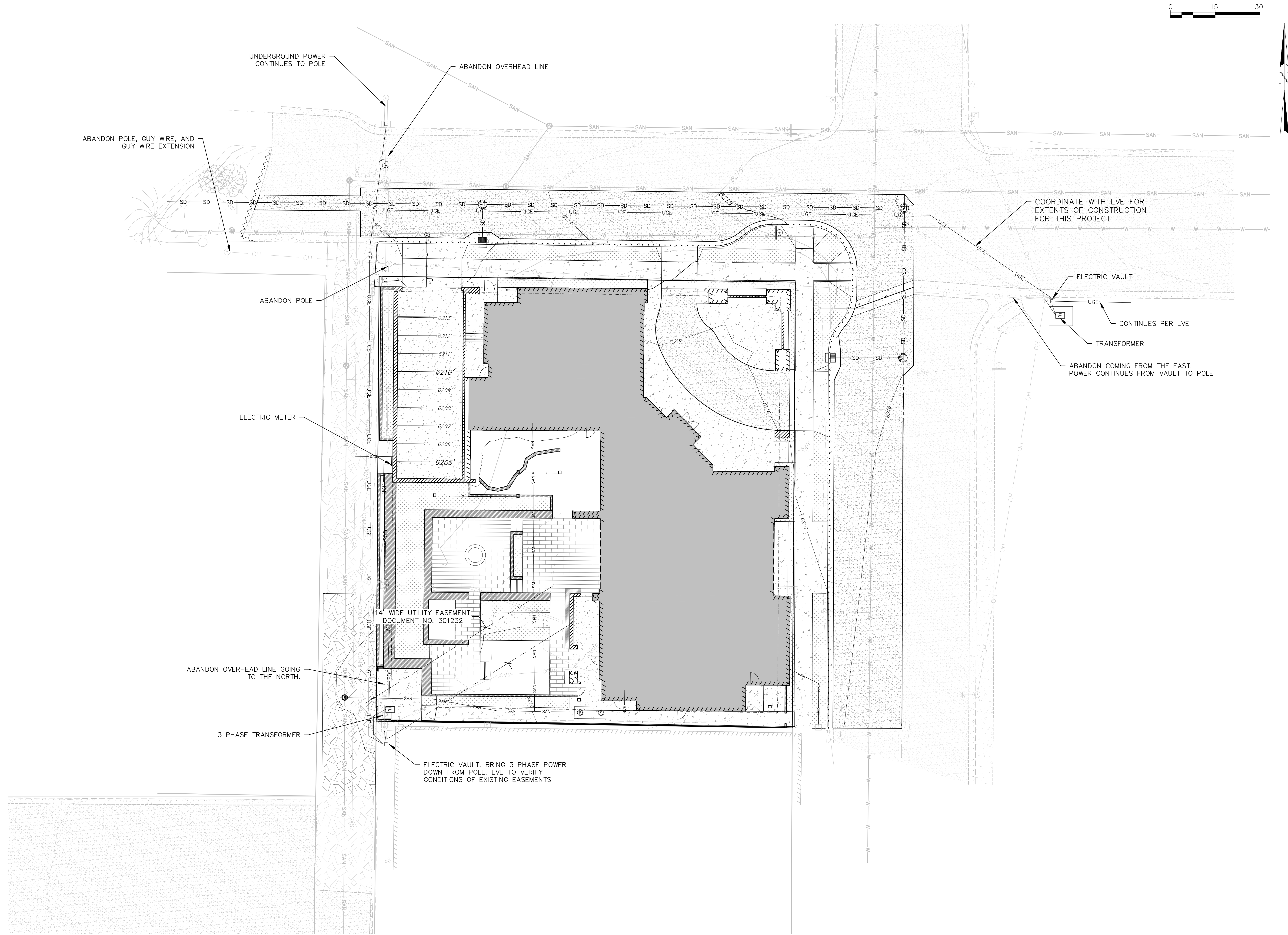
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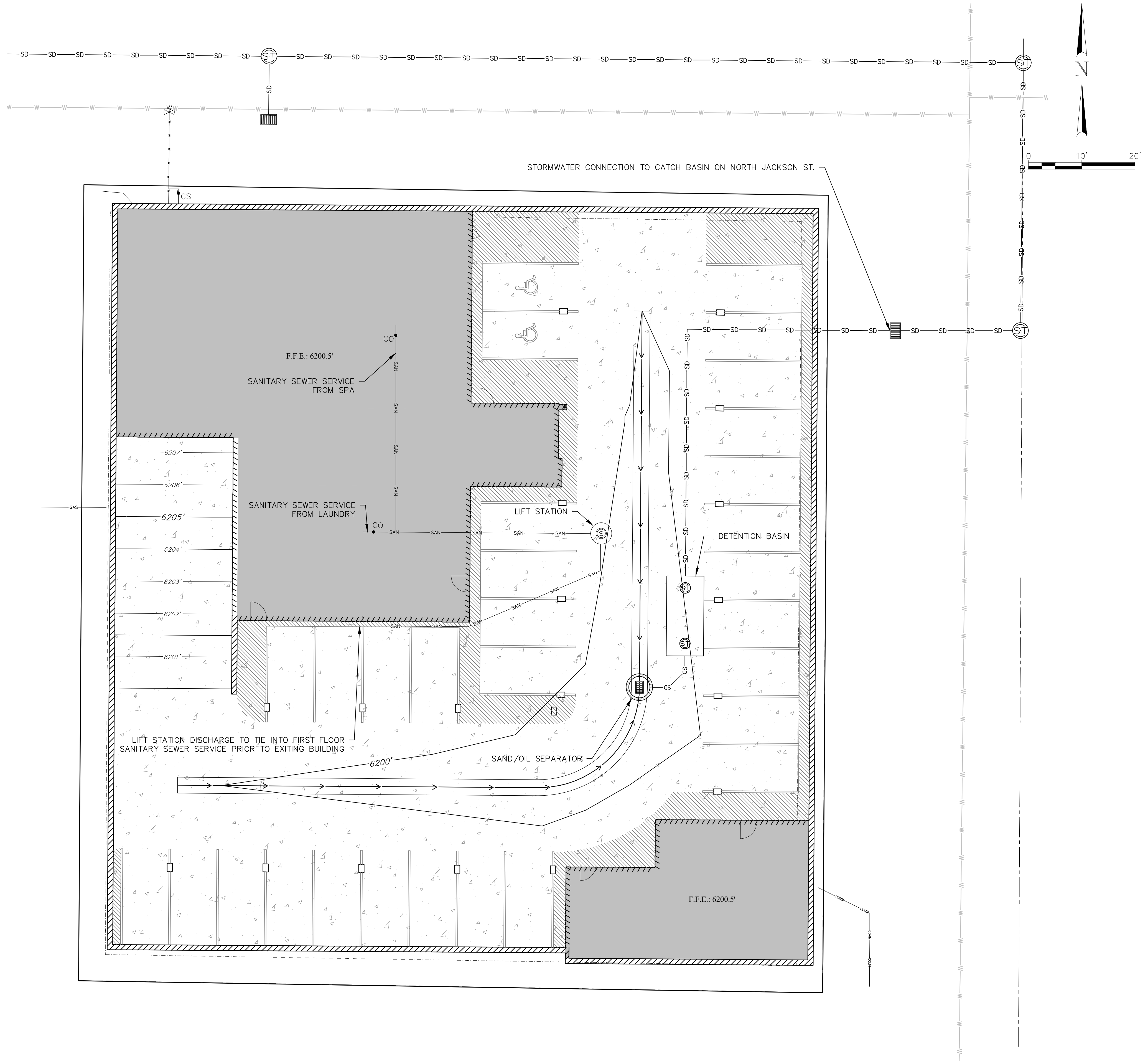
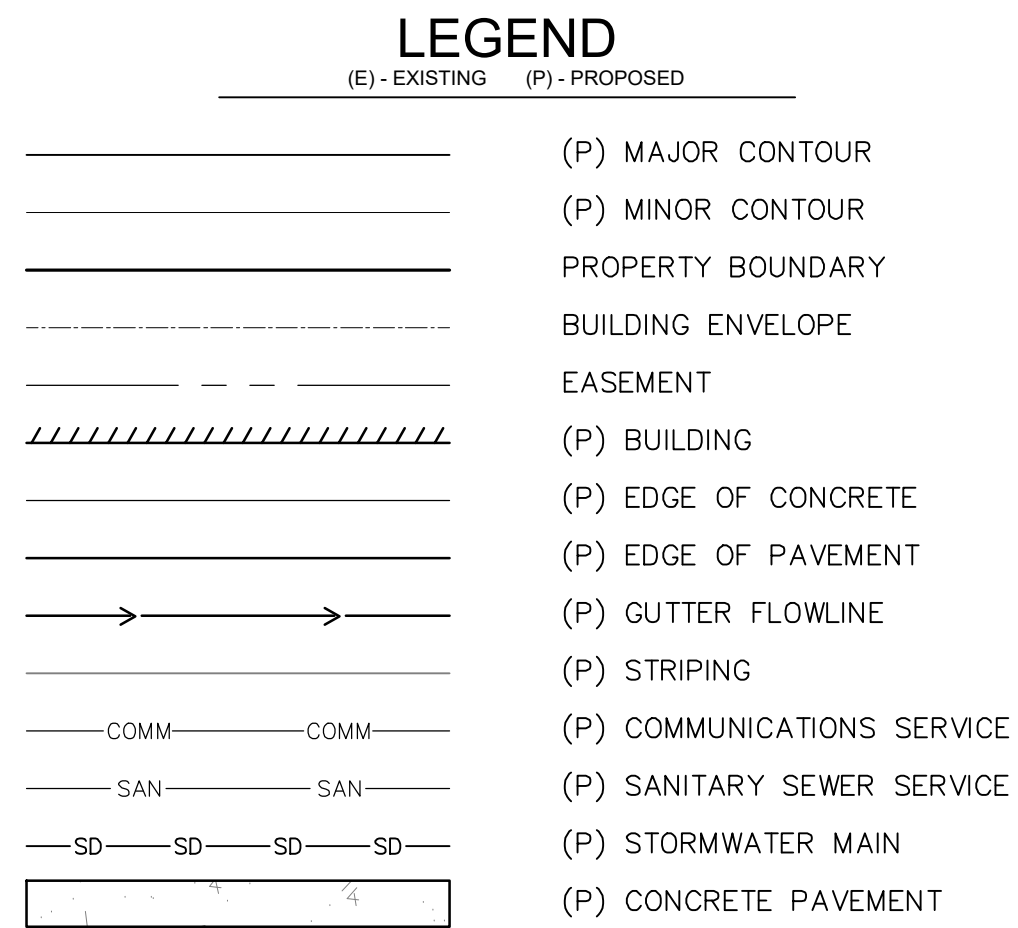


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STORMWATER CALCULATIONS

STORMWATER DEFINITIONS, ASSUMPTIONS, AND COEFFICIENTS

STORMWATER FLOWS CALCULATED USING RATIONAL METHOD
STORMWATER STORAGE VOLUMES CALCULATED USING MODIFIED RATIONAL METHOD

C_f = RUNOFF COEFFICIENT ADJUSTMENT FACTOR = 1.25
 C = COMPOSITE RUNOFF COEFFICIENT
 T_c = TIME OF CONCENTRATION (MIN)
 T_d = DURATION (MIN)
 A = AREA OF LOT (ACRES)
 Q_{100} = FLOW RATE OF THE 100 YEAR STORM FOR TETON COUNTY
 Q = FLOW RATE OF POST-DEVELOPMENT SITE CONDITIONS FOR 100 YEAR STORM
 Q_{PRE} = FLOW RATE OF PRE-DEVELOPMENT SITE CONDITIONS FOR 100 YEAR STORM
 I = INTENSITY (INCHES/HOUR)
 V = VOLUME (CUBIC FEET)

Q_{100} (CUBIC FEET/SECOND) = $C_f \times CIA$

WHERE $T_d < T_c$, $Q_{100} = Q \times (T_d/T_c)$

WHERE $T_d > T_c$, $Q_{100} = Q$

Q_{PRE} (CUBIC FEET/SECOND)

WHERE $Q_{100} < Q_{PRE}$, $V = 0$

WHERE $Q_{100} > Q_{PRE}$, $V = (Q_{100} - Q_{PRE}) \times (T_d - (Q_{PRE}/Q) \times T_c) \times 60(\text{SEC}/\text{MIN})$

PRE-DEVELOPMENT: BASIN 1
BASIN SIZE: 0.32 ACRES
LENGTH OF TRAVEL: 180 LF
SLOPE: 5%
HARDSCAPE AREA: 0.32 ACRES $C = 0.9$
 $T_c = 2.84$ MINUTES - USE 5 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 5 MINUTE DURATION = 3 INCH/HOUR

BASIN 1 DRAINAGE SHALL BE RETAINED ON SITE

AREA = 0.32 ACRES
 $Q_r = CIA = 1.069$ CFS

PRE-DEVELOPMENT: BASIN 2
BASIN SIZE: 0.14 ACRES
LENGTH OF TRAVEL: 40 LF
SLOPE: 20%
HARDSCAPE AREA: 0.13 ACRES $C = 0.9$
LANDSCAPE AREA: 0.01 ACRES $C = 0.22$
COMPOSITE $C = 0.87$

$T_c = 7.52$ MINUTES - USE 10 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 10 MINUTE DURATION = 2.33 INCH/HOUR

BASIN 2 DRAINAGE SHALL EXIT THE PROPERTY

AREA = 0.14 ACRES
 $Q_r = CIA = 0.357$ CFS

PRE-DEVELOPMENT: BASIN 3
BASIN SIZE: 0.02 ACRES
LENGTH OF TRAVEL: 30 LF
SLOPE: 10%

LAWN AREA: 0.023 ACRES $C = 0.35$

$T_{0.95} = 5.88$ MINUTES - USE 10 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 10 MINUTE DURATION = 2.33 INCH/HOUR

BASIN 3 DRAINAGE SHALL EXIT THE PROPERTY

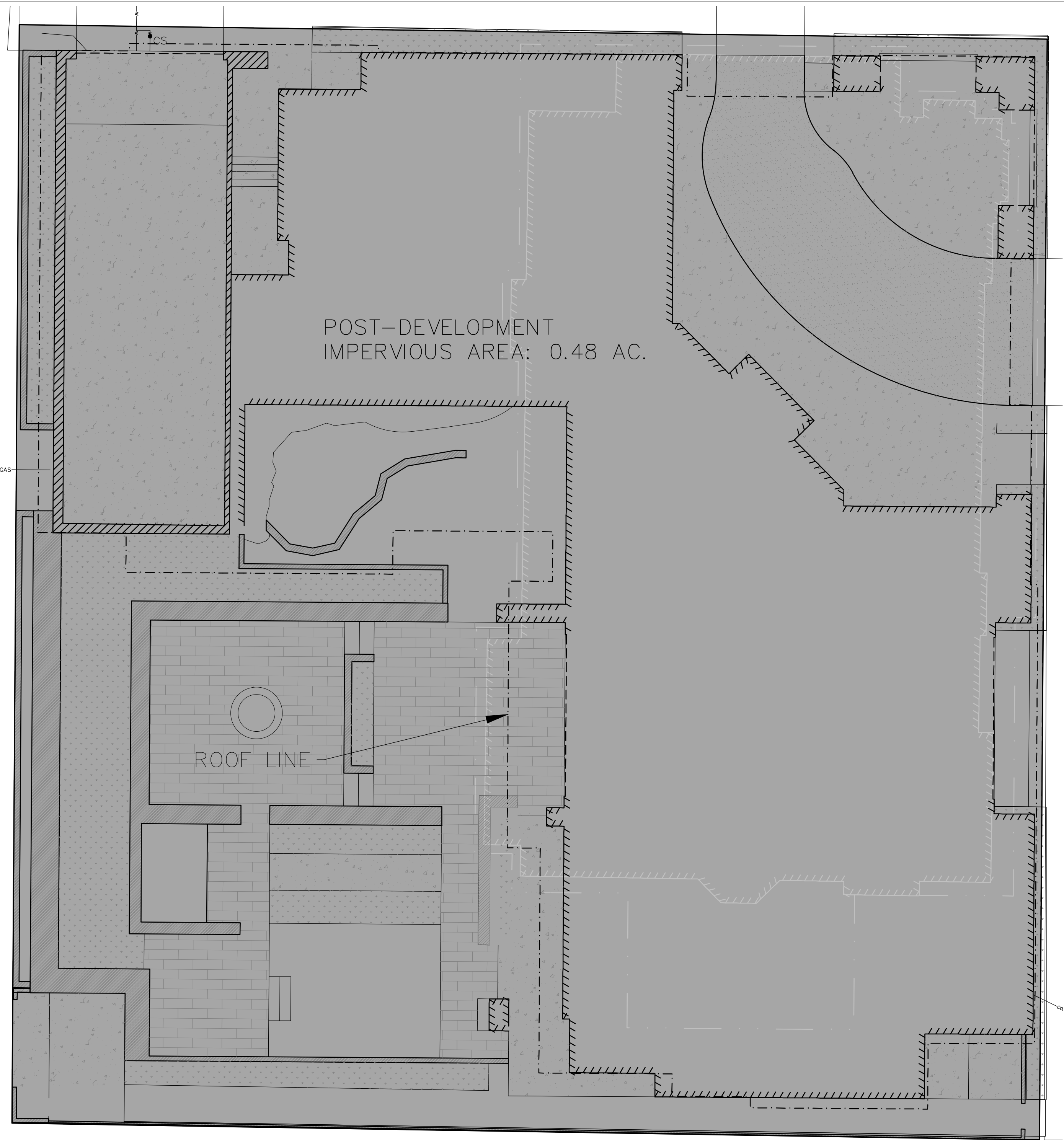
AREA = 0.023 ACRES
 $Q_r = CIA = 0.030$ CFS

CUMULATIVE $Q_r = 0.357 + 0.030 = 0.387$ CFS

NOTES:
STORMWATER CALCULATIONS ARE PRELIMINARY AND SUBJECT TO
REVISION. PERVIOUS AREAS MAY NOT BE ACCURATELY SHOWN.



PRE-DEVELOPMENT DRAINAGE AREAS



POST-DEVELOPMENT DRAINAGE AREAS

FOR THE PURPOSES OF THIS DEVELOPMENT ANALYSIS, THE PROPOSED
DEVELOPMENT WILL BE CONSIDERED AS ONE DRAINAGE BASIN:

IMPERVIOUS AREA: 0.48 ACRES

AREA TYPES:	AREA (ACRES)	C VALUE
PAVEMENT & ROOFS	0.48	0.9

BASIN SIZE: 0.48 ACRES
LENGTH OF TRAVEL: 60 LF
SLOPE: 20%

PRE-DEVELOPMENT FLOW RATE $Q_r = 0.496$ CFS

T _d (DURATION, MINS)	I (INTENSITY, INCHES/HOUR)	Q (FLOW RATE POST DEV., CFS)	MAX Q (CFS)	V (VOLUME, CF)
5.00	3.00	1.62	1.62	319.10
10.00	2.33	1.26	1.26	441.50
15.00	1.90	1.03	1.03	463.60
20.00	1.65	0.89	0.89	462.50
25.00	1.30	0.70	0.70	363.20
30.00	1.08	0.58	0.58	205.40

MAX STORAGE VOLUME = 593.3 CF. = 4,438 GAL.

WATER WILL BE STORED ON SITE AND RELEASED TO THE PROPOSED STORMWATER
INFRASTRUCTURE IN W. GILL AVE. AT THE PRE-EXISTING RATE.

RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

STORMWATER PLAN

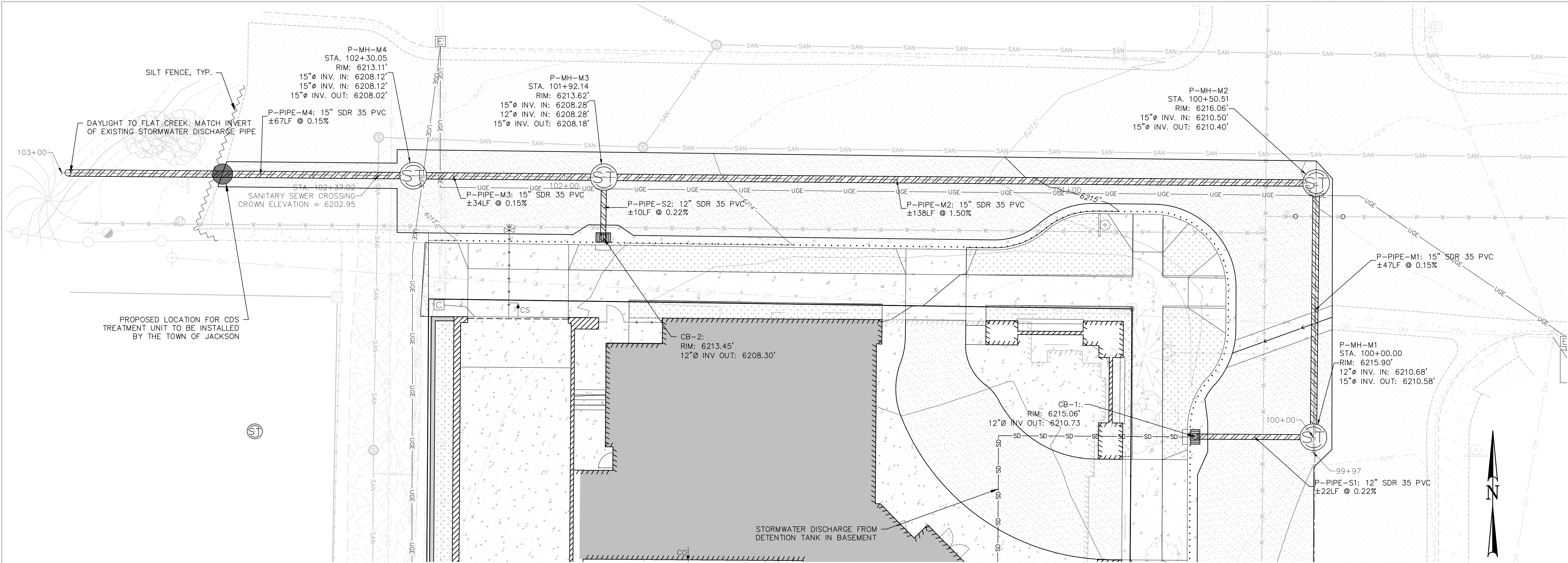
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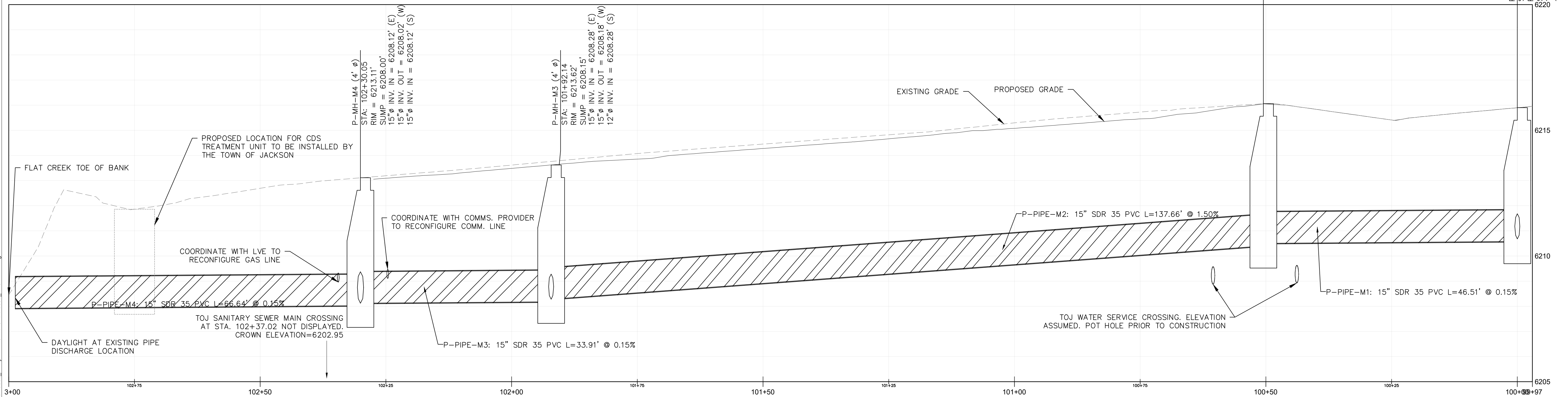
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STORMWATER DESIGN NOTES:
The applicant proposes this design as an optimal solution for both the applicant and TOJ. As the stormwater infrastructure in the ROW is proposed as a future TOJ system the final design and construction will occur in close cooperation with TOJ Public Works. However, the applicant proposes this solution under the assumption that TOJ will participate in cost-sharing for this infrastructure and the cost sharing on the part of the TOJ should be commensurate with the significant benefit it provides to the overall TOJ infrastructure. The alternative is for the applicant to propose a stormwater collection system that only serves the project thereby missing out on the opportunity to resolve the broader drainage problems within the neighborhood.

- GENERAL NOTES:**
1. COMMS. AND GAS LINE ELEVATIONS ARE ASSUMED AND WERE NOT SURVEYED. POTENTIAL CONFLICTS WITH PROPOSED STORMWATER PIPE WILL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
 2. FINAL STORMWATER PIPE SIZING TO BE DETERMINED PENDING DISCUSSION WITH TOWN OF JACKSON.

P-STORM-MAIN PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 10' VERT. 1" = 2'
START STA: 99+97.00, END STA: 103+00.00



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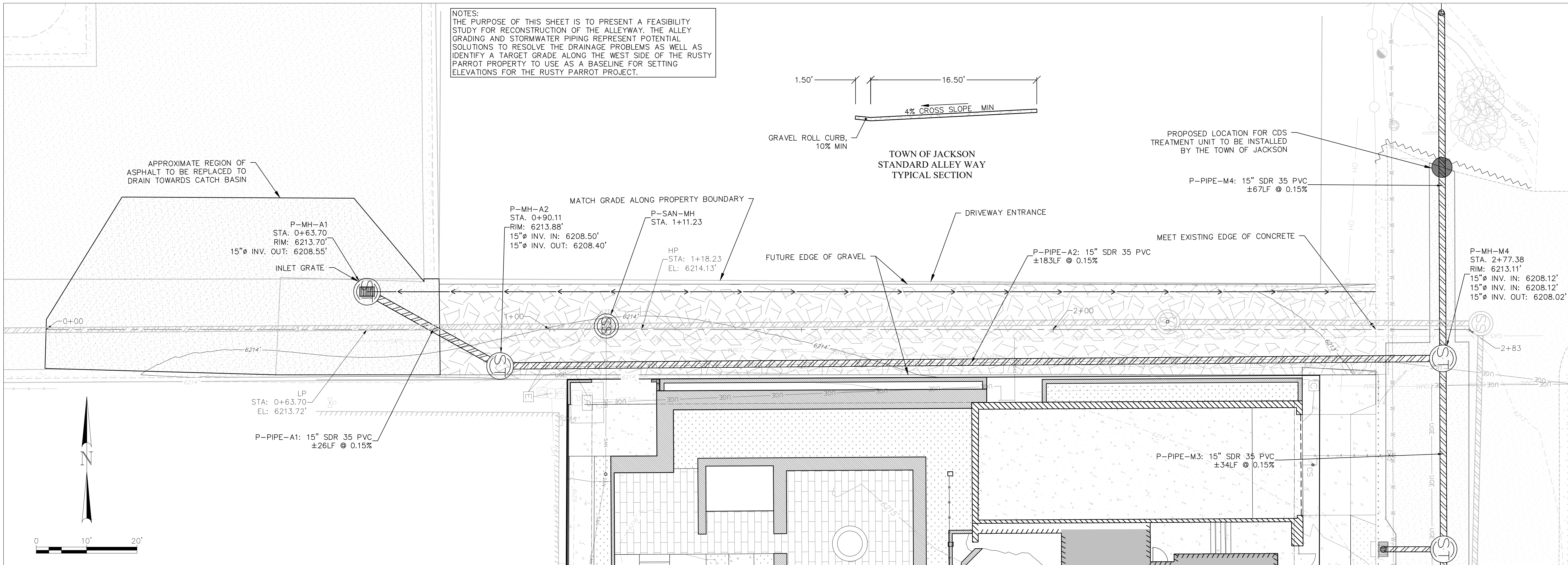


RUSTY PARROT LODGE
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175 N JACKSON STREET
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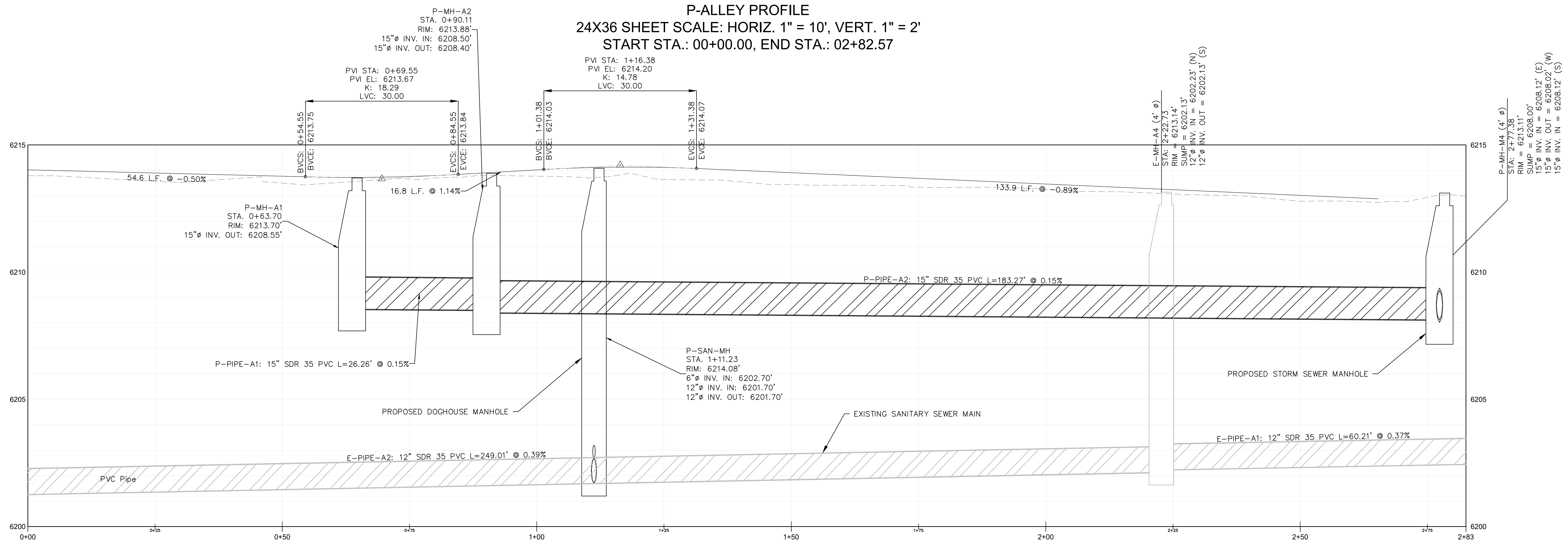
STORMWATER P&P

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P-ALLEY PROFILE
24X36 SHEET SCALE: HORIZ. 1" = 10', VERT. 1" = 2'
START STA.: 00+00.00, END STA.: 02+82.57



RUSTY PARROT LODGE

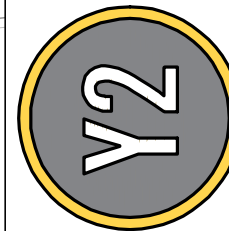
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175 N JACKSON STREET

JACKSON, WY

FEASIBILITY GRADING
- ALLEY P&P

C5.1



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