



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: December 30, 2020

Item #: P20-234

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: tvalentine@jacksonwy.gov

Owner:

Horn Investment Co
PO Box 2806
Jackson, WY 83001

Applicant:

Jorgensen Associates
PO Box 9550
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Grading Pre-Application for the property located at 974 W. Broadway Ave, legally known as, Lot 2 and 3 of the Horn Addition.

For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.

Please respond by:

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 processed the next business day.

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

For additional information go to www.townofjackson.com/204/Pre-Application

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** (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.

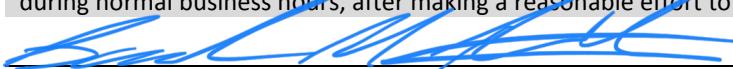
Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 Intended development options or subdivision proposal (if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

BRANDON PETTIBONE

Name Printed

12-28-2020

Date

REI - Project Manager

Title



HORN INVESTMENT COMPANY

Box 2806
Jackson WY 83001

Phone: (307) 733-1259

Letter of Authorization

December 28, 2020

To Whom it May Concern:

As the owner of 972-974 W. Broadway in Jackson Wyoming, Horn Investment Company hereby authorizes REI to act on our behalf with the Town of Jackson in order to apply for permits to conduct exterior regrading, interior tenant improvement work, exterior siding/facia work, and new signage. This authorization shall expire December 1, 2021.


Gannett Horn

STATE OF California)

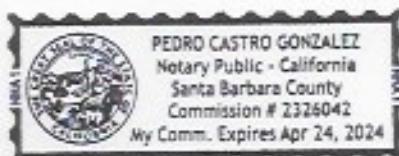
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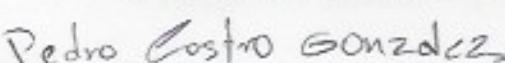
COUNTY OF Santa Barbara

The foregoing Letter of Authorization was acknowledged before me by
, on this 28 day of December, 2020.

WITNESS my hand and official seal.

(Seal)



 Pedro Castro Gonzalez

Notary Public

My commission expires 04-24-2024



Recreational Equipment Incorporated Grading Pre-App Narrative

974 W Broadway Ave.

Lot 2 and 3, The Horn Addition

Jackson, WY 83001

Parcel: 22-41-16-32-1-01-008 & 22-41-16-32-1-01-009

Acreage: 0.28 acres each (12,197 square feet) 0.56 acres total (24,394 square feet total)

Owners: Horn Investment Company

PO Box 2806, Jackson, WY 83001

Town of Jackson Zoning: Commercial Residential (CR-3).

Recreational Equipment Incorporated (REI) is opening a new store in Jackson, Wyoming in Summer 2021. The new 15,000 square-foot store will be located at 974 W Broadway Ave in the Powderhorn Mall. The existing building is located on Lot 2 and 3 of the Horn Addition and is zoned CR-3 (Commercial Residential). The existing metal frame building was built in the 1988 and has previously been various grocery stores.

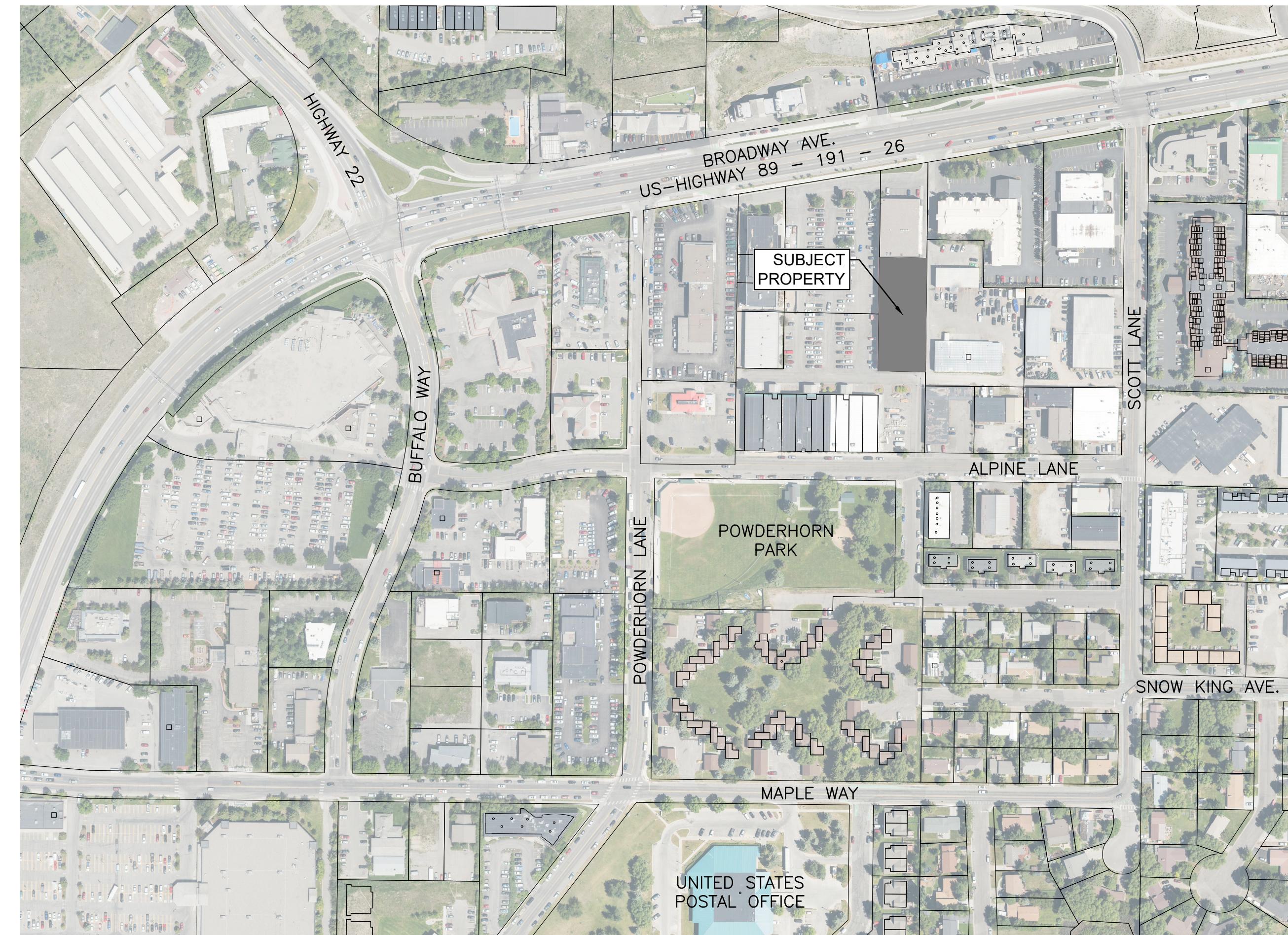
REI plans to renovate and improve the site including the following:

1. Water service connection for fire suppression supply
2. East side of building
 - a. Drainage improvements and paving adjacent to the building
 - b. Alley parking
 - c. Mini storage unit
 - d. New a loading dock
 - e. New bollards and guardrails
3. West side of building
 - a. Regrading existing parking stalls, access aisle and door landing to provide ADA compliant slopes.
4. South side of building
 - a. New guardrails

RECREATIONAL EQUIPMENT, INC. GRADING AND EROSION CONTROL PLAN

LOT 2 AND 3 OF THE HORN ADDITION
972-974 W BROADWAY AVE.
PIDN: 22-41-16-32-1-01-008
22-41-16-32-1-01-009

LOCATED WITHIN
NORTH PARCEL
SECTION 32, T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



PROJECT TITLE:
RECREATION EQUIPMENT INC.
RENOVATION & SITE IMPROVEMENTS
972-974 W BROADWAY AVE
LOT 2 & 3 OF THE HORN ADDITION
TOWN OF JACKSON

VICINITY MAP
1" = 400'
FOR 11x17 PRINTS

PROPERTY OWNER:

Horn Investment Company
P.O. Box 2806
Jackson, WY 83001

IMPROVEMENTS:

Recreation Equipment Incorporated (REI)
P.O. Box 1938
1700 45th Street
Summer, WA 98390-0800

CIVIL ENGINEER:

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

ARCHITECT:

Callison RTKL
1420 Fifth Avenue #2400
Seattle, WA 98101-2343
206.623.4646

Sheet List Table

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C3.1	PROPOSED GRADING AND INFRASTRUCTURE IMPROVEMENTS - NORTH EAST
C3.2	PROPOSED GRADING AND INFRASTRUCTURE IMPROVEMENTS - SOUTH EAST
C3.3	PROPOSED GRADING AND INFRASTRUCTURE IMPROVEMENTS - WEST
C3.4	STORMWATER BASIN AND MANAGEMENT
C4.0	CIVIL GRADING AND ROAD DETAILS
C4.1	CIVIL UTILITY DETAILS

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

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

DRAFTED BY: JK
REVIEWED BY: TK
PLAN VERSION DATE
50% 12.17.2020

PROJECT NUMBER
20142
SHEET
C1.0

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
50%	12.17.2020
PROJECT NUMBER	20142
SHEET	C1.1

LEGEND	
EXISTING	PROPOSED
SUBJECT PROPERTY BOUNDARY	
ADJOINING PROPERTY BOUNDARY	
MAJOR CONTOUR	
MINOR CONTOUR	
SPOT ELEVATION	41.06'
BUILDING ENVELOPE	
PAVEMENT	
TOP BACK OF CURB	
GUARDRAIL	
PARKING STRIPE	
SIDEWALK	
BUILDING ROOF	
FLOW LINE	
WATER LINE	6" W
BOLLARD	
POST	
SIGN	
COMMUNICATIONS PEDESTAL	
FIBER OPTIC PEDESTAL	
GAS METER	
GAS VALVE	
ELECTRIC JUNCT. BOX (UNDERGROUND)	
ELECTRIC METER	
ELECTRIC TRANSFORMER	
CLEANOUT	
SEWER MANHOLE	
STORM DRAIN INLET	
GREASE INTERCEPTOR	
CURBSTOP	
WATER VALVE	
SNOW STORAGE	
LIMIT OF DISTURBANCE	
SILT FENCE	

GENERAL PROJECT NOTES:

1. PROJECT SCOPE: SITE GRADING AND UTILITY INFRASTRUCTURE FOR REMODEL ON COMMERCIAL BUILDING.
2. PROJECT SCHEDULE: BEGIN IN WINTER 2021 AND END IN SPRING 2021.
3. PROPERTY IS ZONED CR-3 (COMMERCIAL RESIDENTIAL - 3) IN THE TOWN OF JACKSON.
4. PROPERTY AREA: TWO PROPERTIES AT .28 ACRES EACH. PROJECT AREA: .17 ACRES
5. 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.
6. JORGENSEN ASSOCIATES, INC PERFORMED THE TOPOGRAPHIC SURVEYS FOR THIS PROPERTY IN NOVEMBER 2020. ELEVATIONS WERE DERIVED USING CPS RTK OBSERVATION METHODS AND REFERENCE NAVD 29 VERTICAL DATUM. SITE BENCHMARKS ELEVATION IS 6156.15' AT THE SOUTHWEST PROPERTY CORNER OF LOT 3.
7. VEGETATION CONSISTS PRIMARILY OF PARKING LOTS, AND BUILDINGS AND DRIVEWAYS.
8. THE PREDOMINATE SOIL ONSITE IS SANDY GRAVEL AND COBBLE WITH CLAY FROM THE ALLUVIAL FAN OF FLAT CREEK.
9. THE PROPERTY CURRENTLY LIES WITHIN THE FEMA SPECIAL FLOOD HAZARD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
10. 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.
11. 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.
12. 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.
13. 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.
14. THE UPKEEP AND MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PERMITTEE. MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT-OF-WAY INCLUDES, BUT IS NOT LIMITED TO, THE IRRIGATION SYSTEM; THE WATERING OF; THE PLANTING AND, AS NEEDED TO MAINTAIN THE STANDARDS SET FORTH HEREIN; THE REPLANTING OF PLANTS/TREES; THE UPKEEP OF BEDDING AND BORDER MATERIALS; AND ALL ASPECTS OF THE ORIGINAL PROJECT IN AN ATTRACTIVE, PRESENTABLE, AND SAFE STATUS CONSISTENT WITH TOWN LEVELS OF MAINTENANCE AND UPKEEP.
15. ALL EXISTING SIGNS AND POSTS SHALL BE SALVAGED FOR REINSTALLATION AT COMPLETION OF THE PROJECT. REGULATORY SIGNS MUST BE REINSTALLED ON A TEMPORARY FASHION APPROVED BY THE TOWN FOR THE DURATION OF THE PROJECT. ANY LOST OR DAMAGED SIGNS AND POSTS SHALL BE REPLACED BY PURCHASE THROUGH THE TOWN AT PERMITTEE'S EXPENSE AND INSTALLED BY TOWN DETAIL ST-104.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MATCH EXISTING GRADES OF ADJACENT STREETS AND PROPERTIES. PROVIDE ADA COMPLIANCE, AND MEET TOWN OF JACKSON STANDARDS. ALL DESIGN AND CONSTRUCTION COSTS REQUIRED TO MEET THIS CONDITION ARE THE RESPONSIBILITY OF THE PERMITTEE.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

1. 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.
2. A PRE-CONSTRUCTION MEETING WITH TOJ WILL BE CONDUCTED BEFORE COMMENCEMENT OF CONSTRUCTION.
3. 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 DRAINAGEWAYS AS A RESULT OF LAND DEVELOPING OR DISTURBING ACTIVITIES SHALL BE REPAIRED IMMEDIATELY.
4. APPROVED SEDIMENTATION CONTROLS AND SILT RETENTION SHALL BE PLACED AND PROVIDED DURING CONSTRUCTION AS NEEDED TO PREVENT OFFSITE STORM FLOW AS IDENTIFIED IN THE APPROVED GRADING AND EROSION CONTROL PLAN. THE TOWN ENGINEER SHALL BE NOTIFIED UPON COMPLETION OF EROSION CONTROL MEASURES WITHIN 2 CALENDAR DAYS AFTER INSTALLATION.
5. 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.
6. 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.
7. CONSTRUCTION WORK HOURS SHALL BE CONSISTENT WITH CURRENT TOWN OF JACKSON POLICIES.
8. 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.
9. 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.
10. 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.
11. 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.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
13. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
14. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
15. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
16. SEWER AND WATER MAIN TAPS TO BE PREFORMED BY TOJ PERSONNEL.
17. 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.
18. 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.
19. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
20. 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).
21. 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.
22. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
23. 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.
24. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
25. ANY MUD TRACKED ONTO BROADWAY AVE AND ALPINE LANE SHALL BE SWEPT UP ON A DAILY BASIS OR OTHERWISE REQUESTED BY THE TOWN OF JACKSON.
26. CONSTRUCTION SITE SHALL REMAIN CLEAN AND ALL TRASH AND CONSTRUCTION DEBRIS SHALL NOT ENTER INTO ADJACENT PROPERTIES.
27. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
28. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID Raveling AND Erosion.
29. A FOUR INCH MINIMUM LAYER OF TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
30. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
31. REFER TO UTILITY INFRASTRUCTURE PLAN SHEETS FOR UTILITY NOTES AND SPECIFICATIONS.

- PRELIMINARY -
 SUBJECT TO CORRECTION
 AND APPROVAL

940 WEST B, LLC
DOC. 772 WDNS 205-206

EXISTING BUILDING



PROJECT TITLE:
**RECREATION EQUIPMENT INC.
RENOVATION & SITE IMPROVEMENTS
972-974 W BROADWAY AVE
LOT 2 & 3 OF THE HORN ADDITION
TOWN OF JACKSON**

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

0 10 20

SCALE: 1 INCH = 20 FEET

THIS SCALE VALID ONLY FOR 11x17 PRINTS

A scale bar and instructions for the drawing. The scale bar is a horizontal line with tick marks at 0, 10, and 20. Below the scale bar, the text "SCALE: 1 INCH = 20 FEET" is centered. At the bottom of the page, the text "THIS SCALE VALID ONLY FOR 11x17 PRINTS" is centered.

EXISTING SITE CONDITIONS

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
50%	12.17.2020
PROJECT NUMBER	
20142	
SHEET	
C2.0	



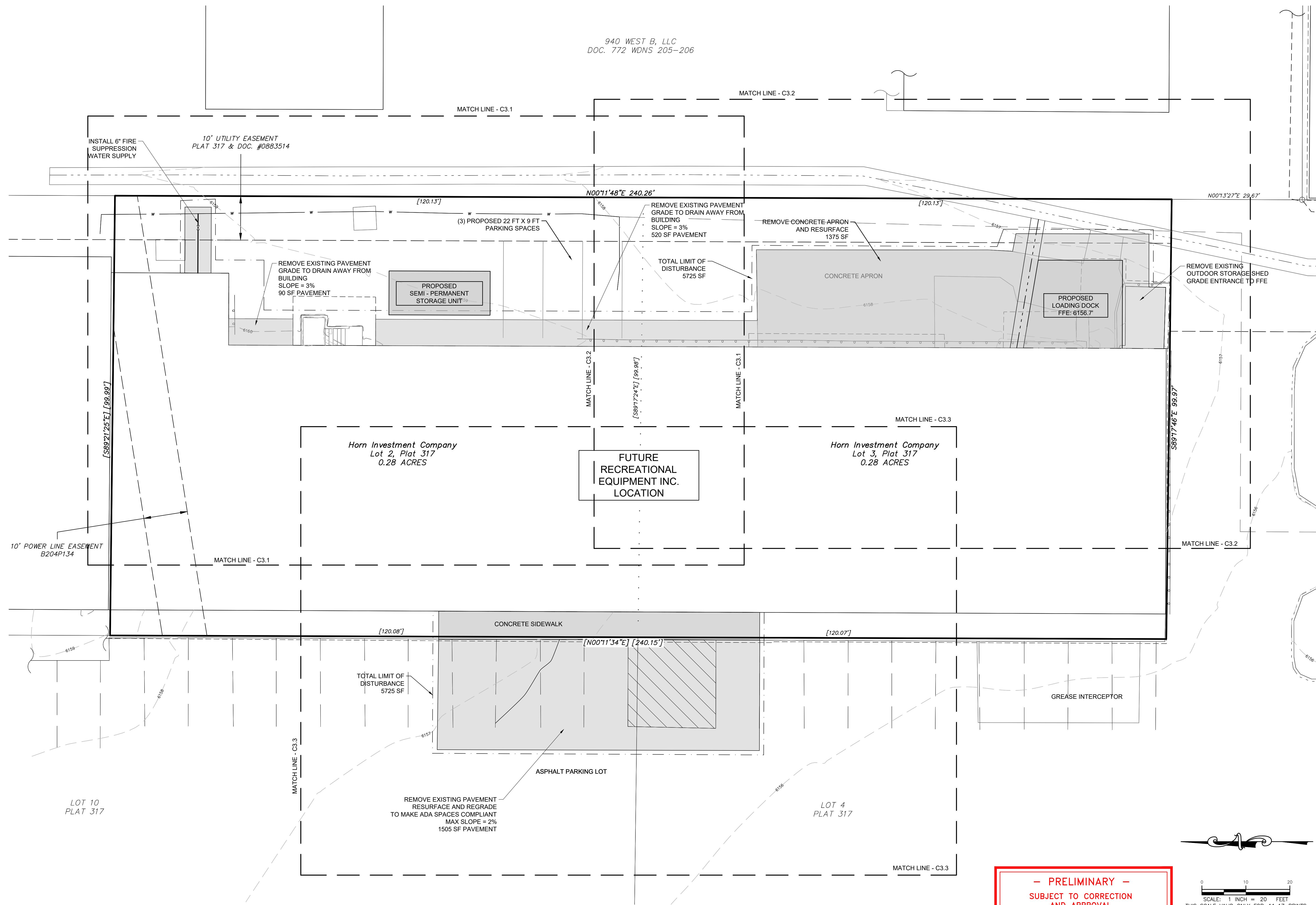
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RECREATION EQUIPMENT INC.
RENOVATION & SITE IMPROVEMENTS
9772-9774 W BROADWAY AVE
LOT 2 & 3 OF THE HORN ADDITION
TOWN OF JACKSON

SHEET TITLE:
PROPOSED GRADING AND
INFRASTRUCTURE
IMPROVEMENTS - OVERVIEW

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
50%	12.17.2020

PROJECT NUMBER
20142

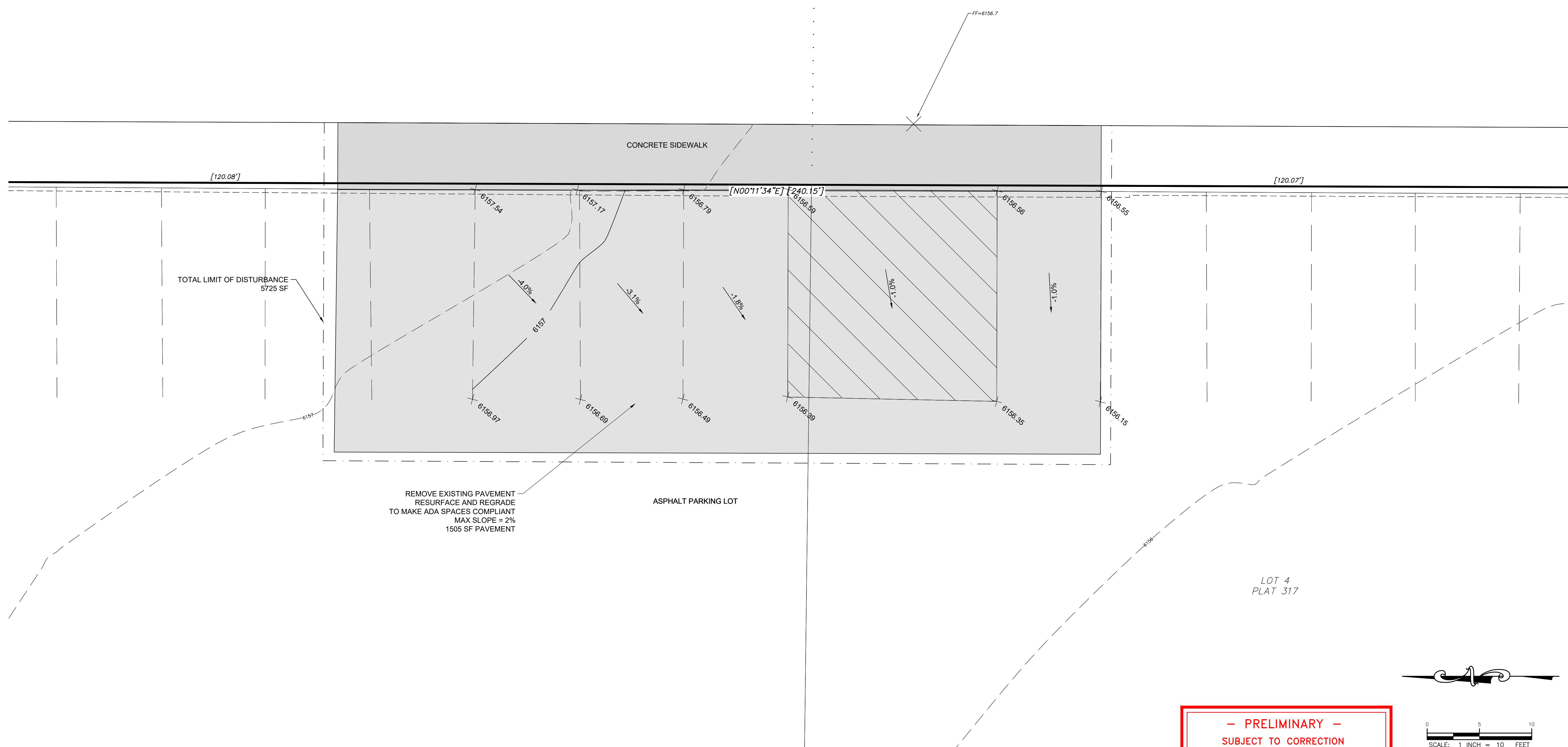
SHEET
C3.0



*Horn Investment Company
Lot 2, Plat 317
0.28 ACRES*

lorn Investment Company
Lot 3, Plat 317
0.28 ACRES

FUTURE RECREATIONAL EQUIPMENT INC. LOCATION



— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

0 5 10

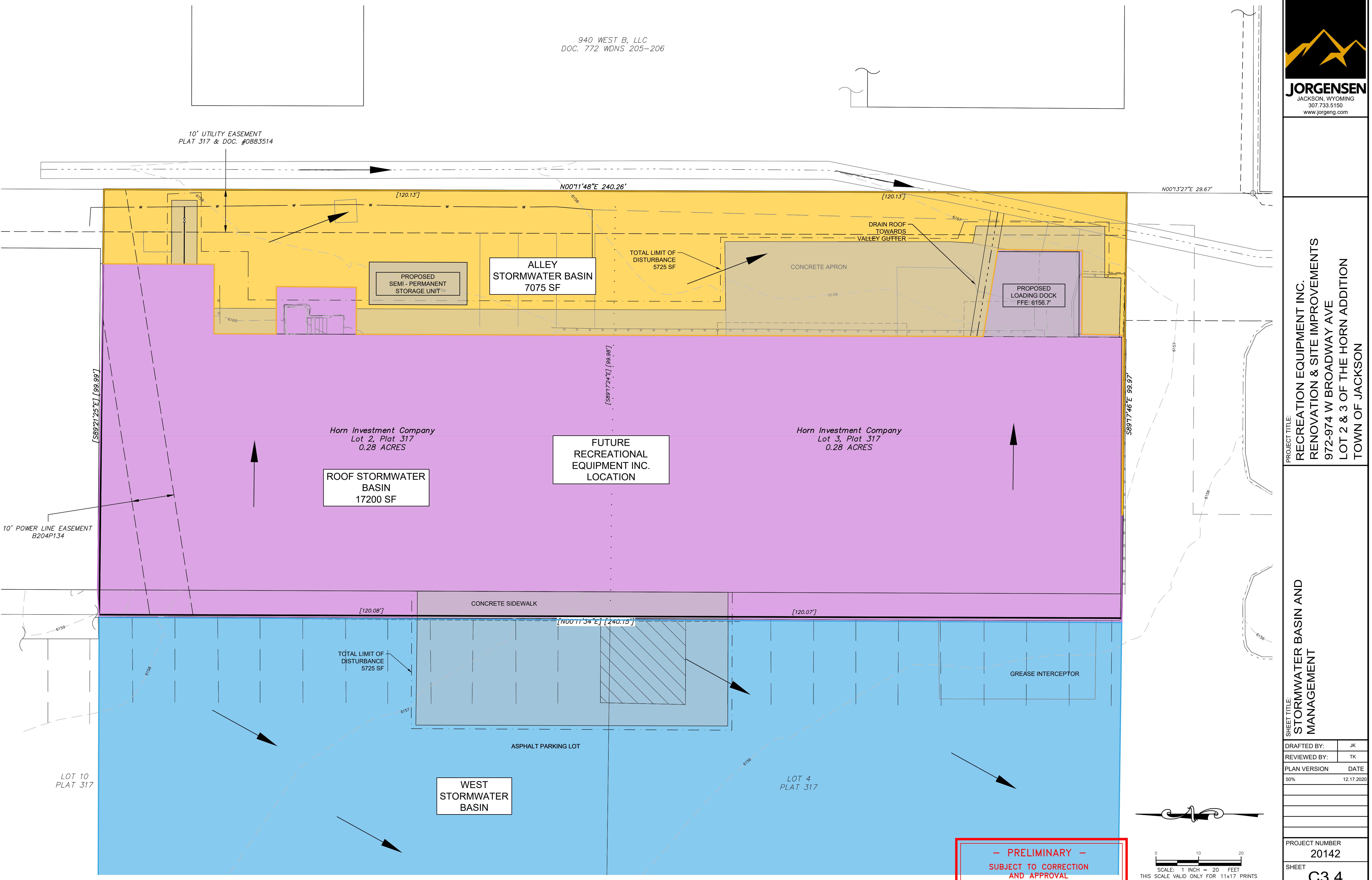
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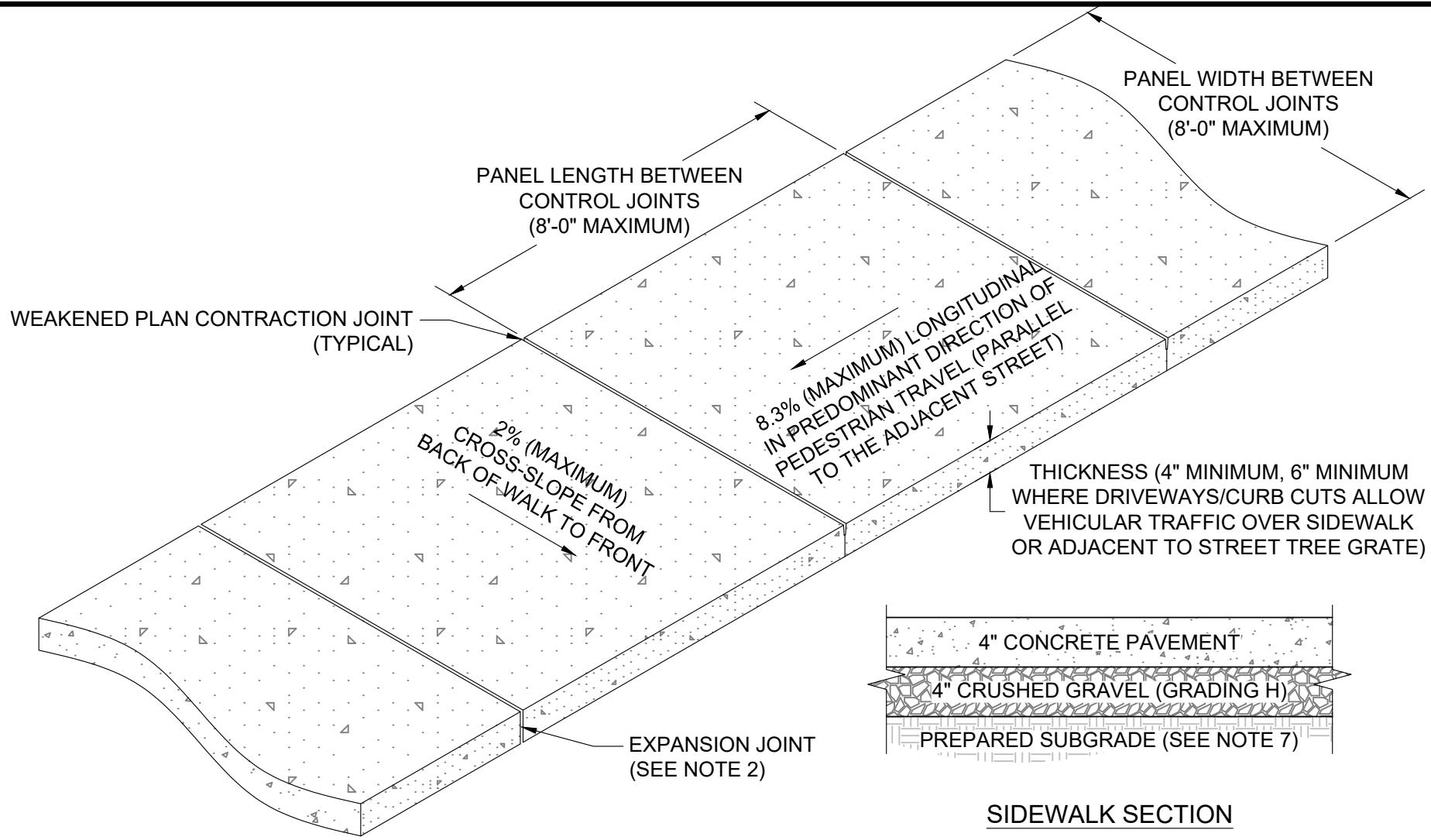
THIS SCALE VALID ONLY FOR 11x17 PRINTS

HEET TITLE: **PROPOSED GRADING AND INFRASTRUCTURE IMPROVEMENTS - WEST**

PROJECT TITLE: **RECREATION EQUIPMENT INC.
RENOVATION & SITE IMPROVEMENTS
972-974 W BROADWAY AVE
LOT 2 & 3 OF THE HORN ADDITION
TOWN OF JACKSON**

S	
DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
50%	12.17.2022
PROJECT NUMBER	
20142	
SHEET	
C3 3	

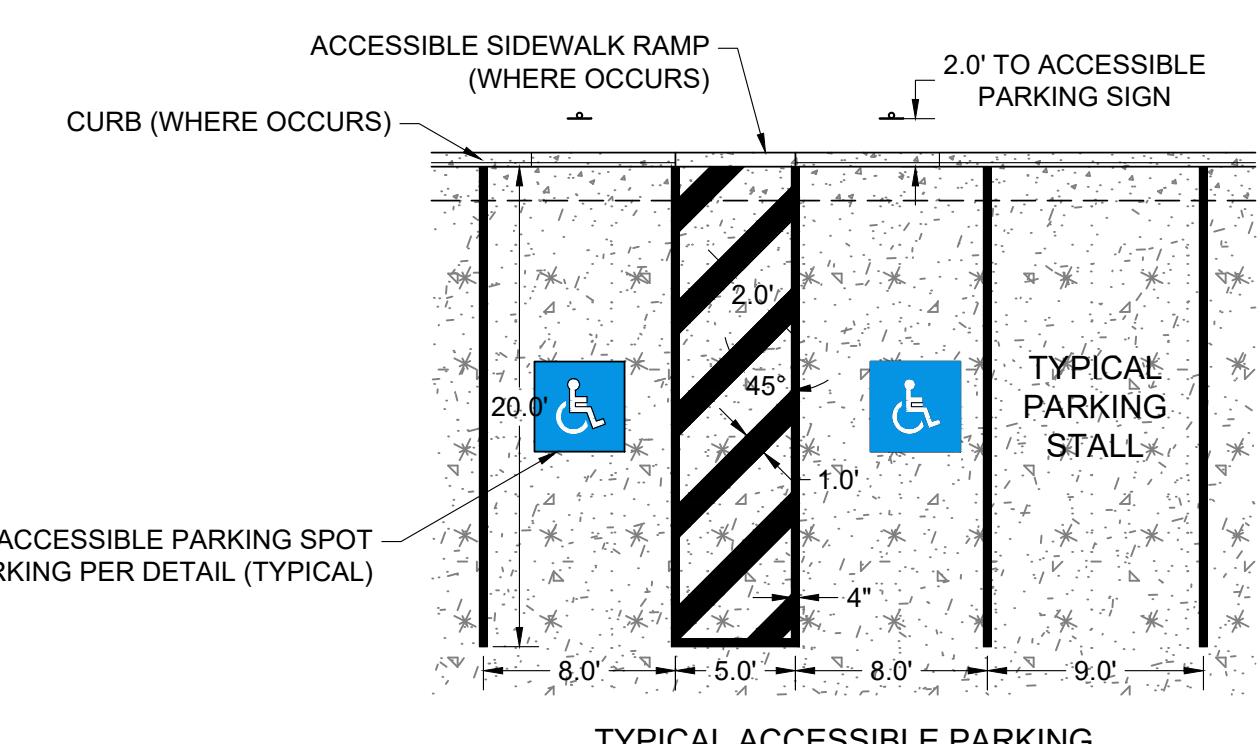
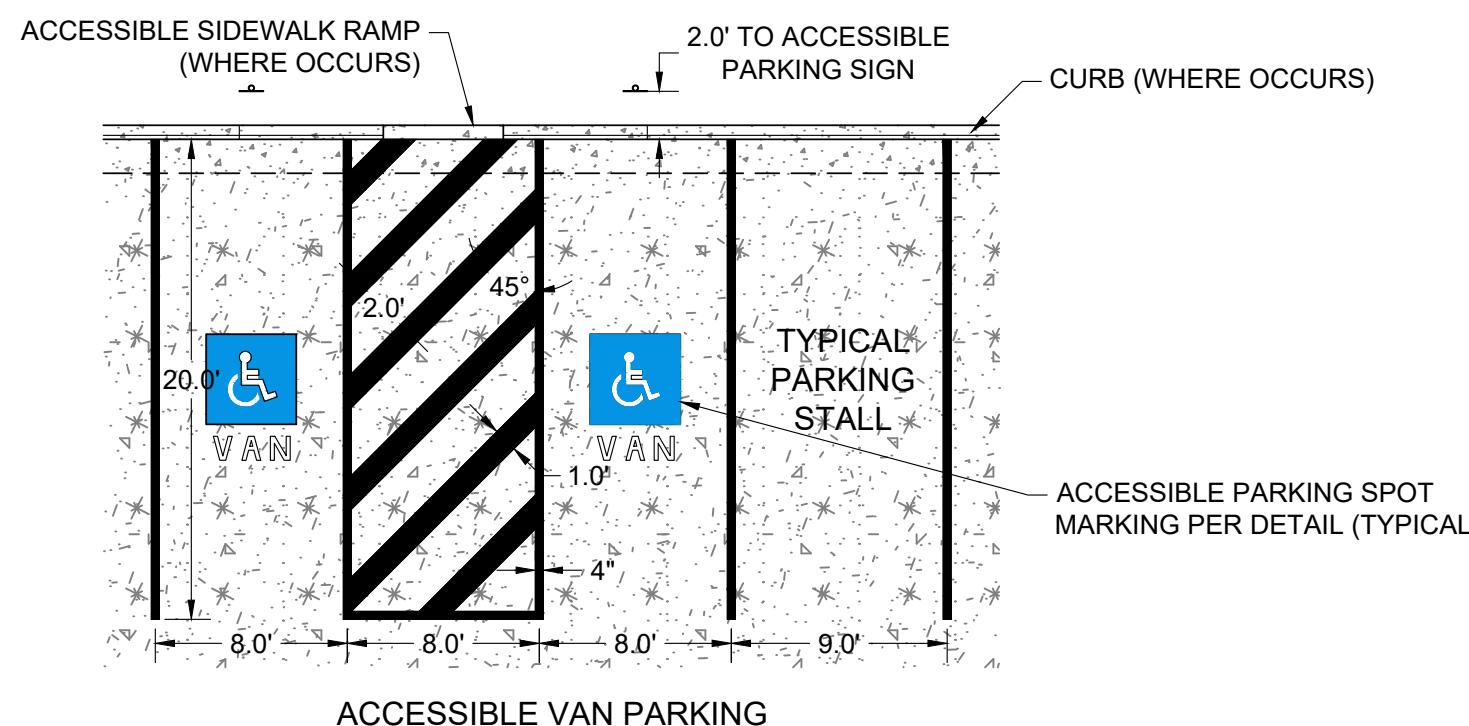




NOTE

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.

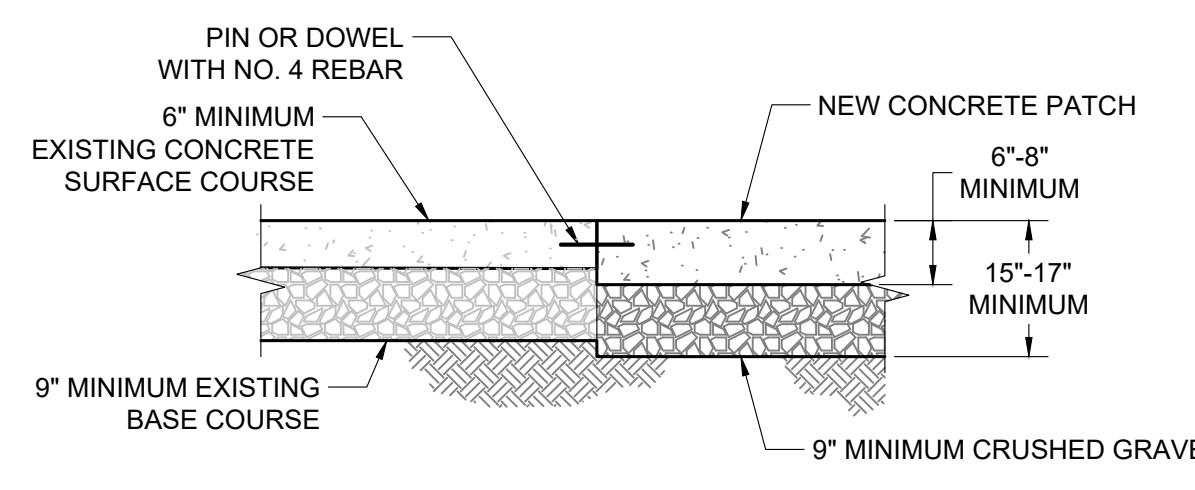
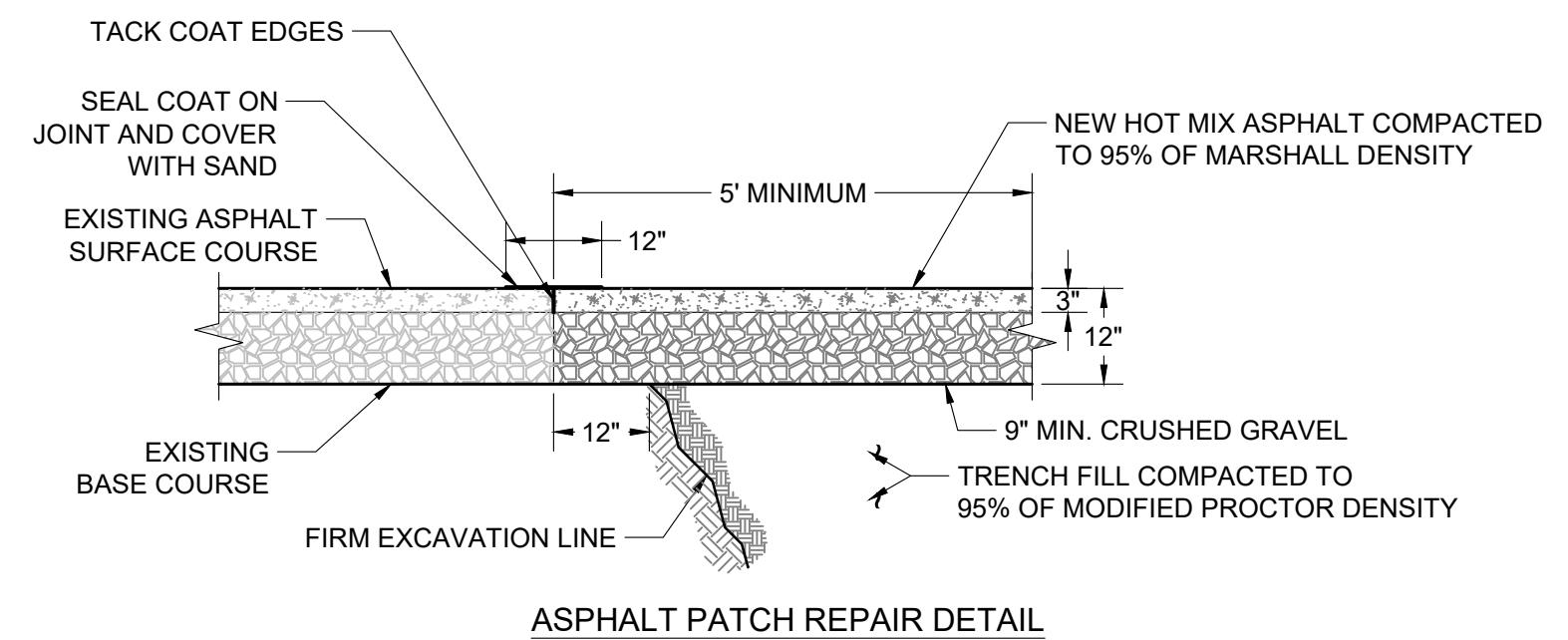
1 C4.0 NOT TO SCALE REVISED TOJ ST-127



NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

4 C4.0 NOT TO SCALE



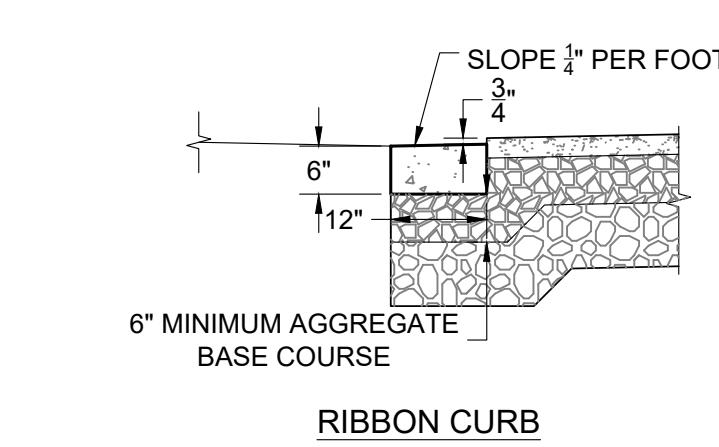
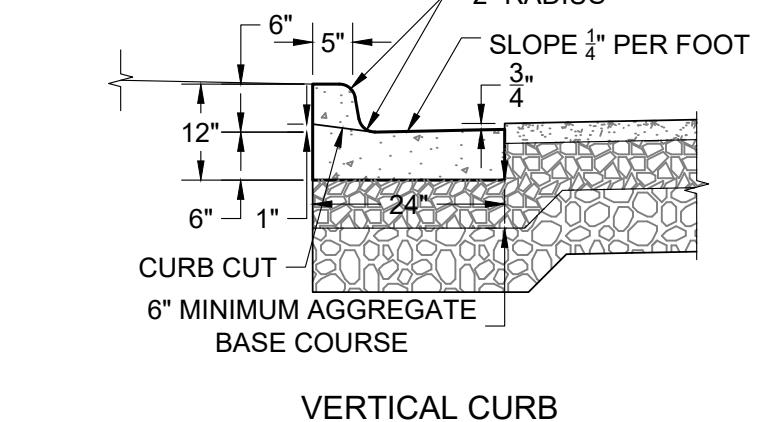
NOTE

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 THAN $1\frac{1}{2}$ " IN THICKNESS, AND COMPAKTED 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.

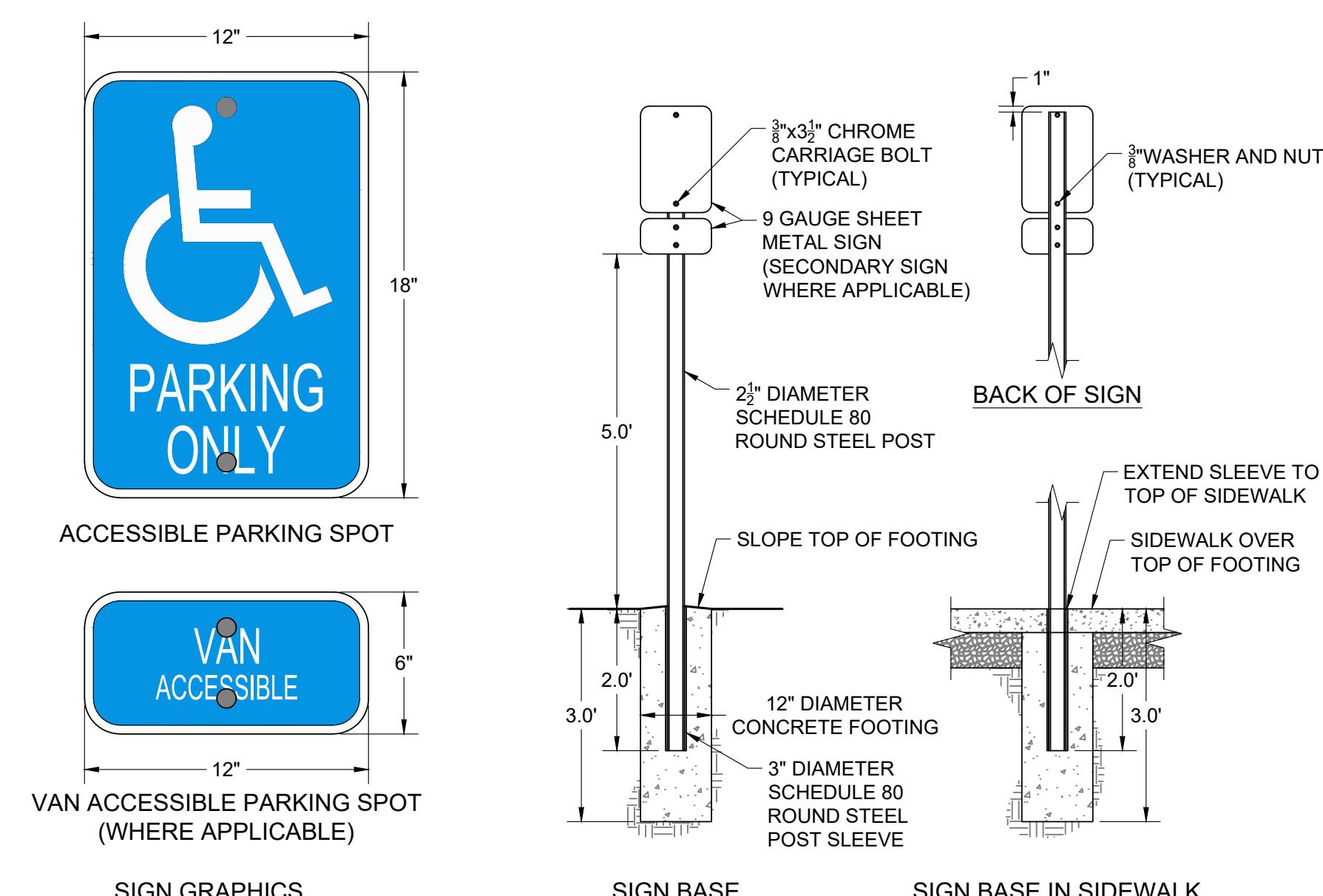
NOTE

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.

3 C4.0 NOT TO SCALE REVISED TOJ ST-110



2 C4.0 NOT TO SCALE TOJ ST-118



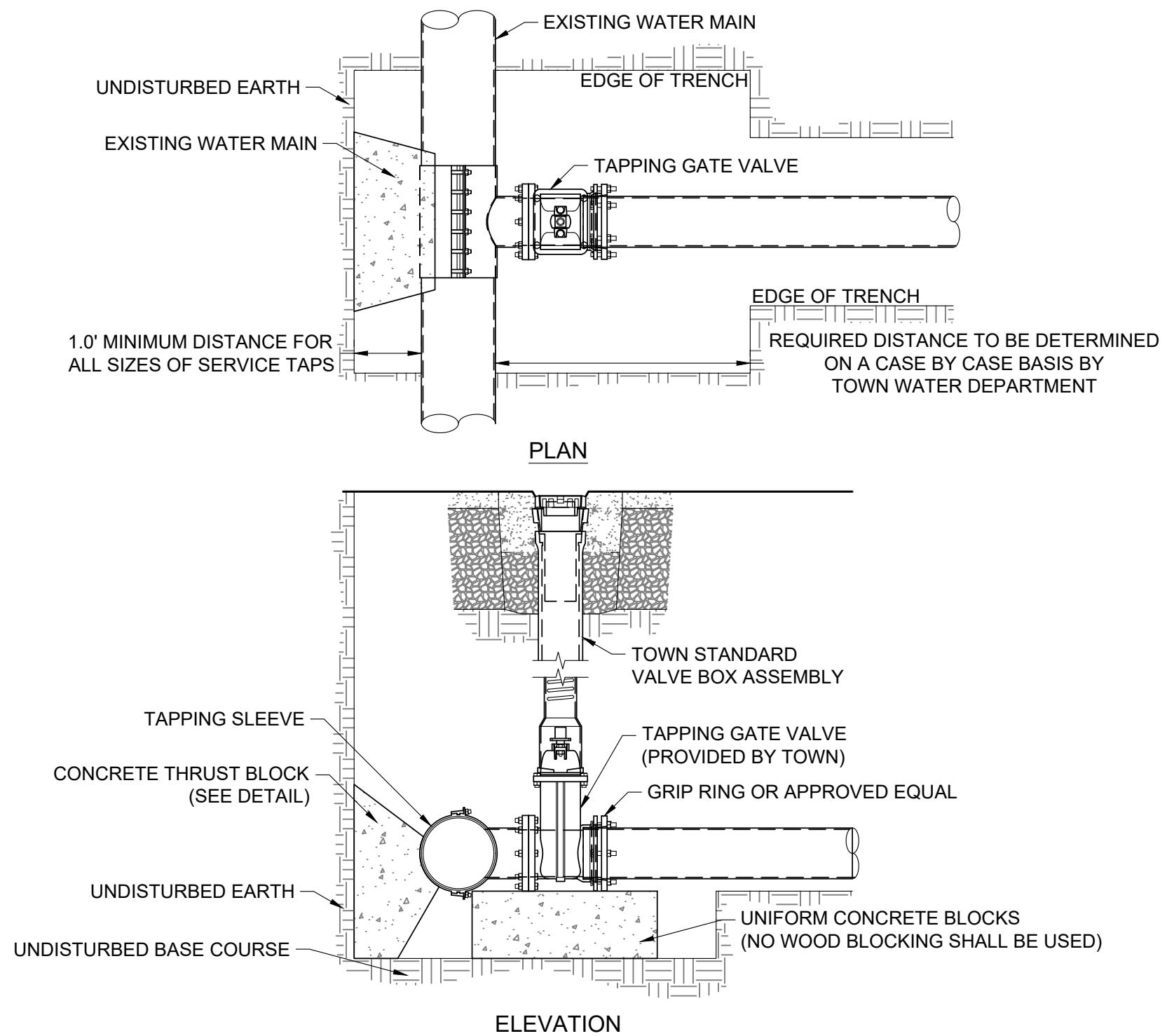
5 C4.0 NOT TO SCALE

PRELIMINARY
SUBJECT TO CORRECTION
AND APPROVAL

PROJECT TITLE: RECREATION EQUIPMENT INC.
RENOVATION & SITE IMPROVEMENTS
972-974 W BROADWAY AVE
LOT 2 & 3 OF THE HORN ADDITION
TOWN OF JACKSON

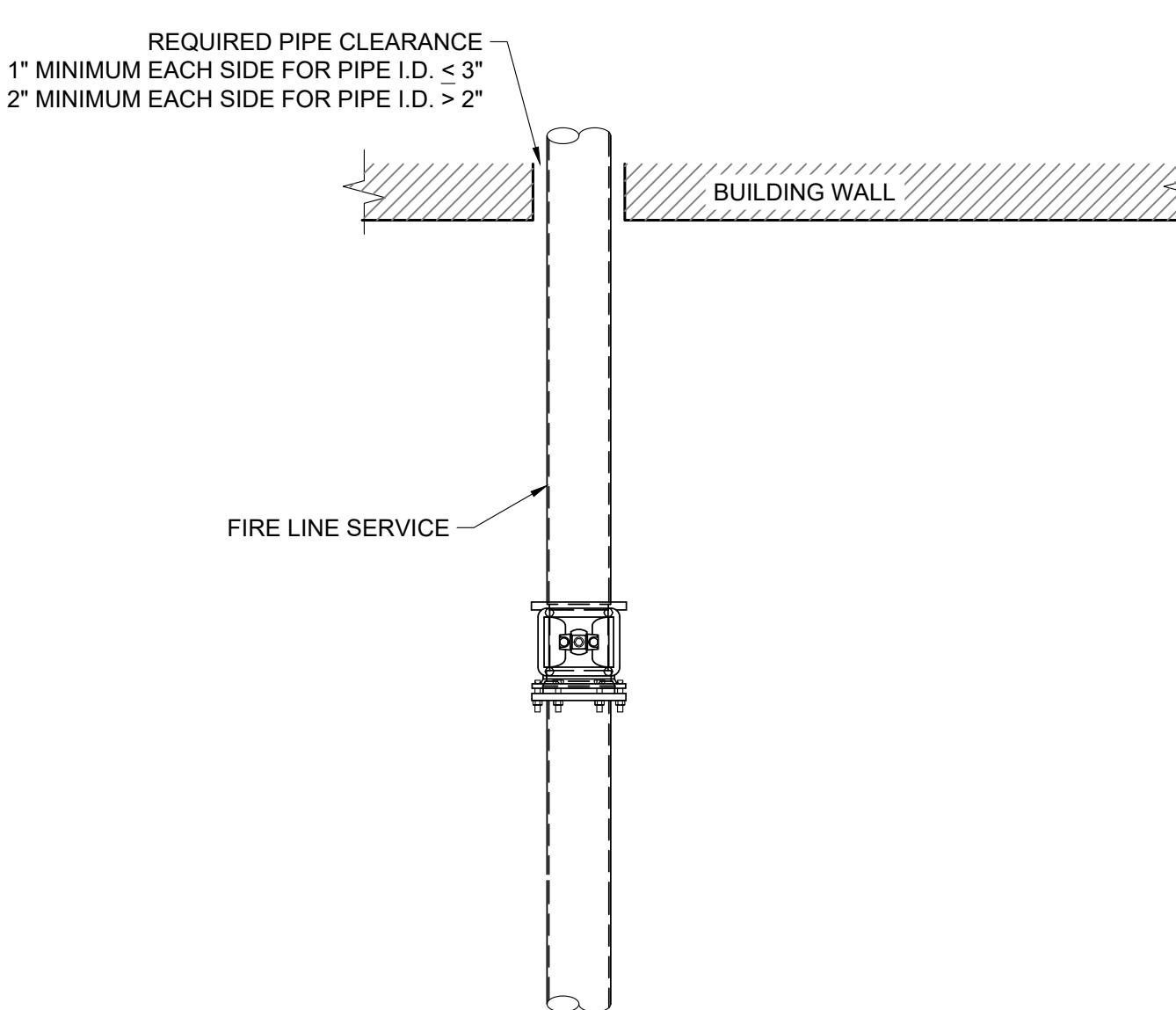
SHEET TITLE: CIVIL GRADING AND ROAD DETAILS

DRAFTED BY:	JK
REVIEWED BY:	TK
PLAN VERSION	DATE
50%	12.17.2020
PROJECT NUMBER	20142
SHEET	C4.0



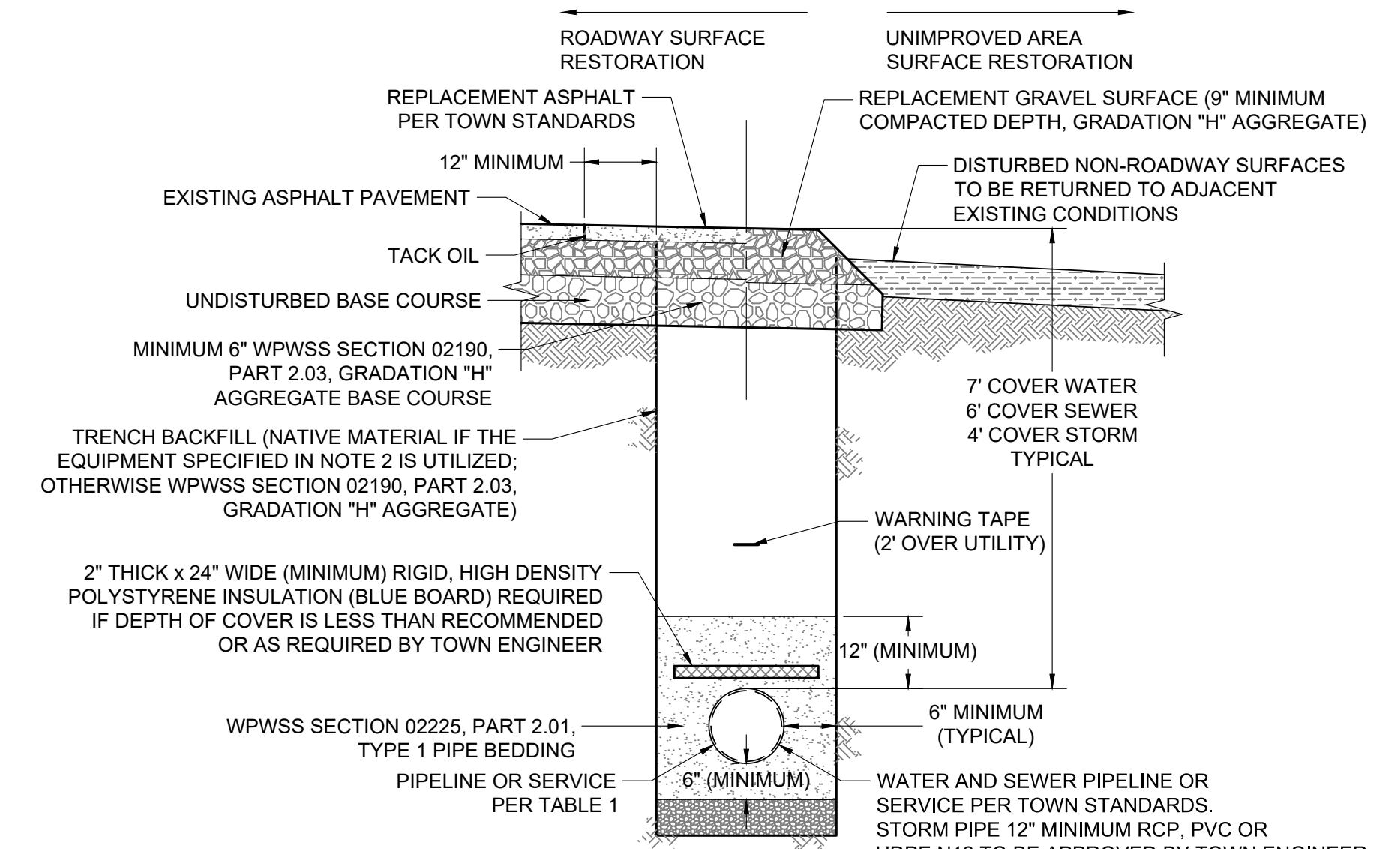
NOTE

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



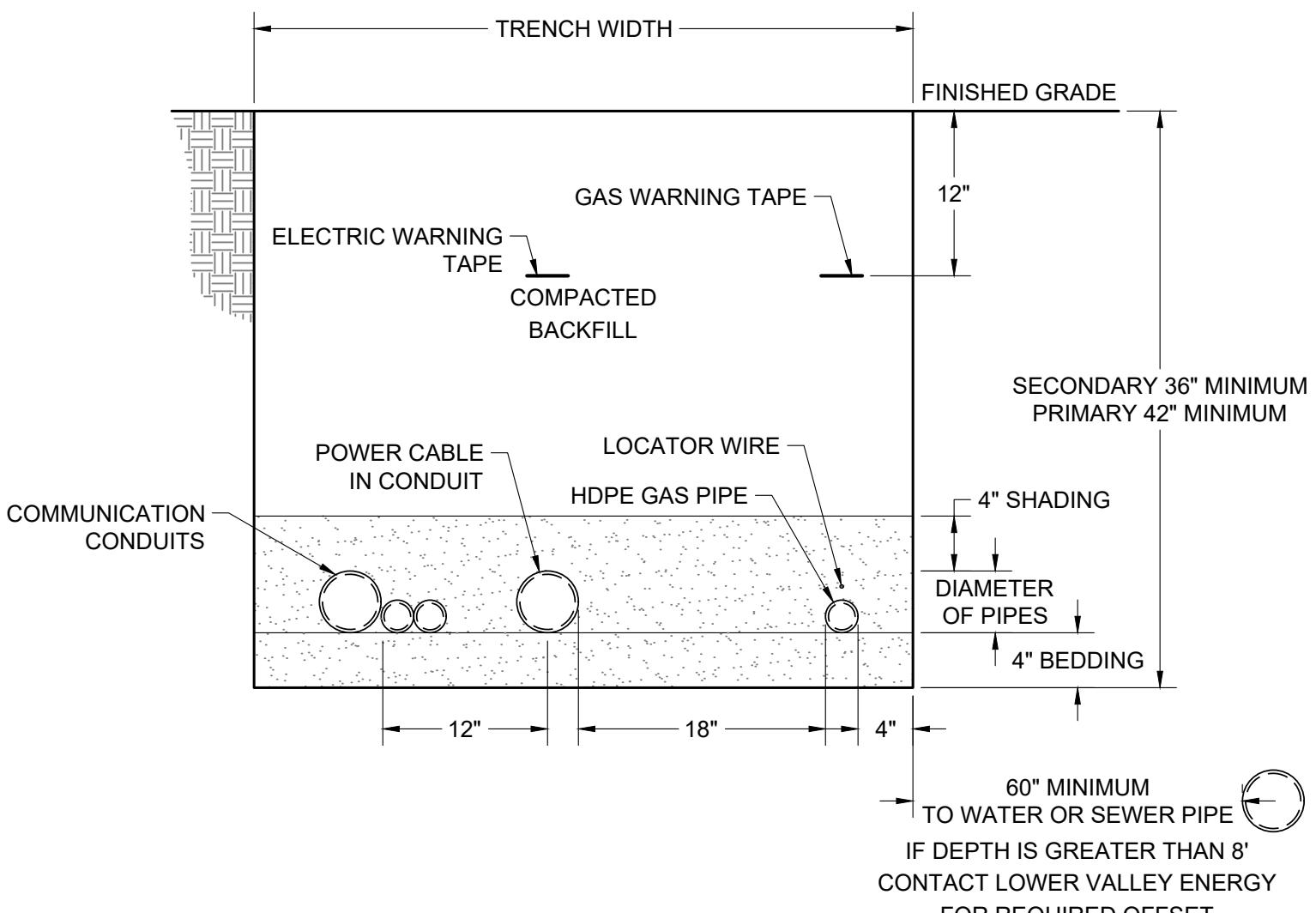
NOTE

1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.



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 WPWSS 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. 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" SCREEN (SAND RECOMMENDED).



- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

SHEET TITLE: CIVIL UTILITY DETAILS

SHEET NUMBER: C4.1

DRAFTED BY: JK

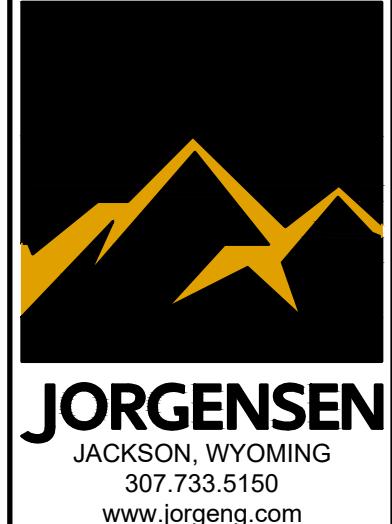
REVIEWED BY: TK

PLAN VERSION: 50%

DATE: 12.17.2020

PROJECT NUMBER: 20142

SHEET: C4.1



PROJECT TITLE: RECREATION EQUIPMENT INC.
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