



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: April 16, 2021	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the Creekside Village parking lot located at 808 Powderhorn Lane PIDN: 22-41-16-32-4-22-001,2,3,4,5, legally known as UNITS 9-1, 9-2, 9-3, 9-4, 9-5 CREEKSIDE VILLAGE 2ND ADDITION For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Item #: P21-094	
Planner: Katelyn Page Phone: 733-0440 ext. 1302 Fax: 734-3563 Email: kpage@jacksonwy.gov	
Owner/Applicant: Creekside Village HOA c/o Tina Korpi PO Box 2282 Jackson, WY 83001	
Please respond by: with comments by 4/26/21	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
btlenz@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: _____

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 to tstolte@jacksonwy.gov) of the submittal packet.

Have you attached the following?

_____ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com for the fees. \$180

_____ **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.

Julie ES Schanert

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

Text

JK/17-410-01

April 16th, 2021

Planning & Building Department
150 E. Pearl
PO Box 1687
Jackson, WY 83001

ATTN: Planning Office
Re: Creekside Village Parking Lot Replacement (2021)

To Whom it May Concern:

Please find attached preapplication conference request, submitted on behalf of the Creekside HOA, for replacement of the paved parking areas at the Creekside Village Condominiums located east of Crabtree and Powderhorn Lanes. The project includes removal and replacement of an existing 9500 syd asphalt parking lot, replacement of site lighting, landscaping, stormwater detention and placement of erosion control devises. Note, final parking lot grades are generally within 4-inches of existing and stormwater flow and drainageways have been maintained to match existing conditions.

Work on this project is expected to be completed in July of this year pending approval. Please don't hesitate to contact me should you have questions.

With Regards,



Josh Kilpatrick, PE
Project Manager
PH: 307-690-2086
Encl.

LETTER OF AUTHORIZATION

Julie Scharnhorst on behalf of Creekside HOA, "Owner" whose address is: _____

802 Powderhorn Lane, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Creekside HOA

_____, as the owner of property
more specifically legally described as: Creekside Townhouses

(If too lengthy, attach description)

HEREBY AUTHORIZES Josh Kilpatrick of Nelson Engineering 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:

Julie ES Scharnhorst

Julie ES Scharnhorst

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Board Member/Owner

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

STATE OF Wyoming)

COUNTY OF Teton)

)SS.

The foregoing instrument was acknowledged before me by Julie Scharnhorst this 16th day of April, 2021.

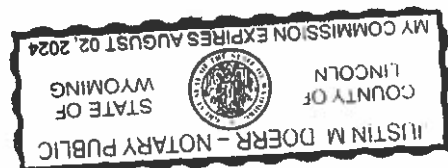
WITNESS my hand and official seal.

Justin M. Doerr (Seal)

(Notary Public)

My commission expires:

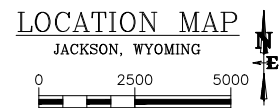
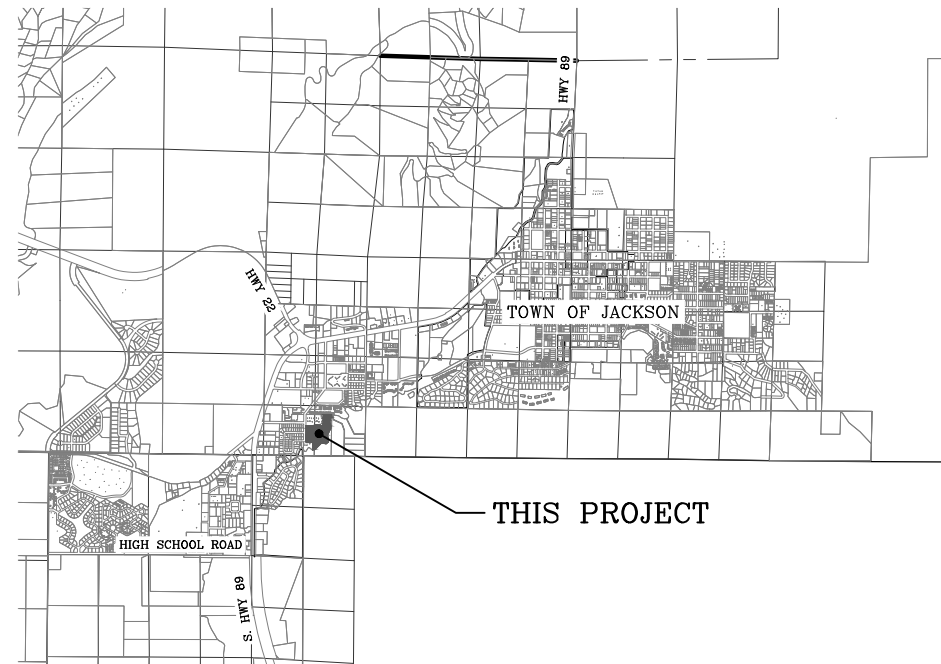
August 02, 2024



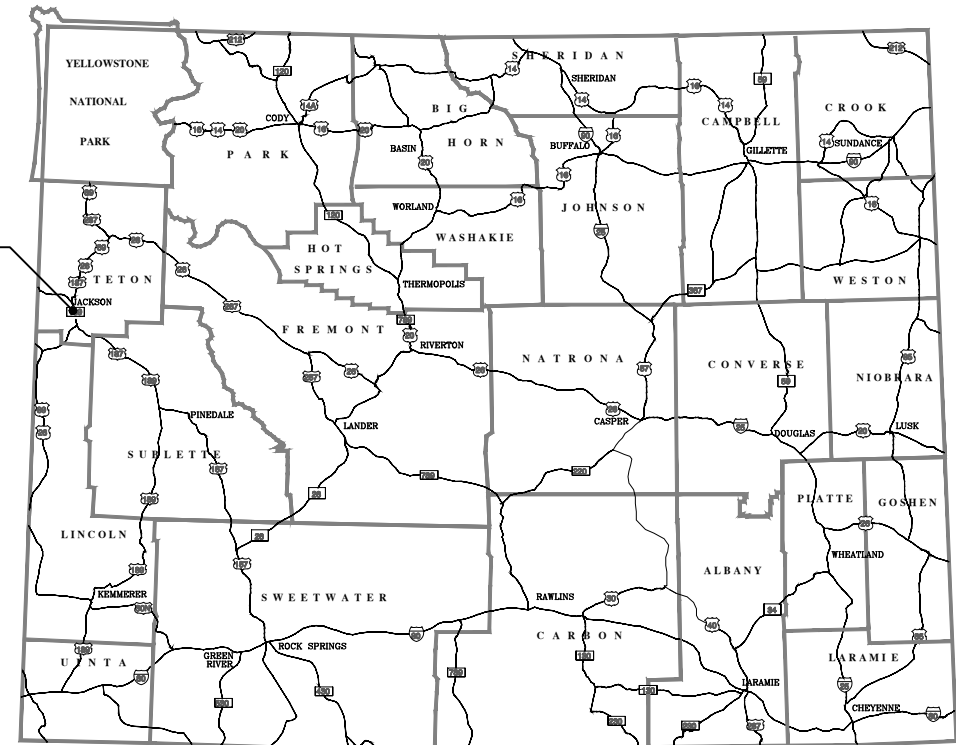
CREEKSIDE VILLAGE PARKING LOT REPLACEMENT (2021)

DRAWING INDEX

DWG. NO.	DESCRIPTION
T1.0	TITLE SHEET
C1.0	EXISTING SITE & DEMO PLAN
C2.0	CONSTRUCTION PHASING & SCHEDULING PLAN
C3.0	SITE PLAN
C3.1	NW SITE PLAN
C3.2	NE SITE PLAN
C3.3	SW SITE PLAN
C3.4	SE SITE PLAN
C3.5	CIVIL DETAILS
C3.6	CIVIL DETAILS
C4.0	STRIPING PLAN
E0.0	ELECTRICAL COVER SHEET
E1.0	ELECTRICAL SITE PLAN
E1.1	SITE PHOTOMETRIC PLAN
E2.0	ELECTRICAL DETAILS



PROJECT LOCATION

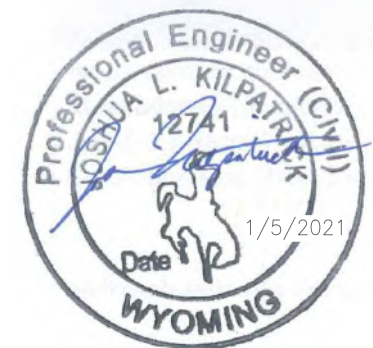


VICINITY MAP
JACKSON, WYOMING

GENERAL CONSTRUCTION NOTES:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (SEPARATELY BOUND), INCLUDING SPECIAL PROVISIONS AMENDING THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION.
- COMPLY WITH HOURS OF OPERATION, SCHEDULING AND PHASING CRITERIA ON SHEET C2.0, SECTION 01041, "PROJECT COORDINATION" AND SECTION 02020, "TEMPORARY TRAFFIC CONTROL."
- CONSTRUCTION EQUIPMENT SHALL BE STAGED AND GENERALLY OPERATED WITHIN THE CREEKSIDE VILLAGE DEVELOPMENT.
- CONTRACTOR SHALL BE LIMITED TO STAGING AND STOCKPILING WITHIN THE LIMITS OF DISTURBANCE SHOW IN PLAN. STRIPPED MATERIAL SHALL BE STOCKPILED ONSITE, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED.
- IN ACCORDANCE WITH SECTION 01018, "CONSTRUCTION STAKING", CONTRACTOR SHALL PROCURE A LICENCE SURVEYOR FOR STAKING OF PROPOSED IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY SWPPP REQUIREMENTS FOR CONSTRUCTION STORMWATER RUNOFF AND WYPDES REQUIREMENTS FOR TEMPORARY DEWATERING. CONTRACTOR SHALL OBTAIN COVERAGE UNDER THE SMALL CONSTRUCTION GENERAL PERMIT IN ACCORDANCE WITH SECTION 02109, "STORM WATER POLLUTION PREVENT PLAN."
- COORDINATE AND INSTALL UTILITIES IN ACCORDANCE WITH UTILITY COMPANY OR MUNICIPALITY'S REQUIREMENTS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DISTURBED AREAS AND STOCKPILES. CONTRACTOR SHALL PREVENT TRACKING OUT OF SOIL ONTO PUBLIC AND PRIVATE ROADS. CONTRACTOR SHALL SWEEP ROADS AND PARKING LOT AS REQUIRED.
- FOLLOWING PARKING LOT CONSTRUCTION, SEED, MULCH AND PLACE SOD IN ACCORDANCE WITH SECTION 02900, "LANDSCAPING." COORDINATE WITH ENGINEER WHERE SOD AND HYDRO-SEEDING ARE REQUIRED.



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

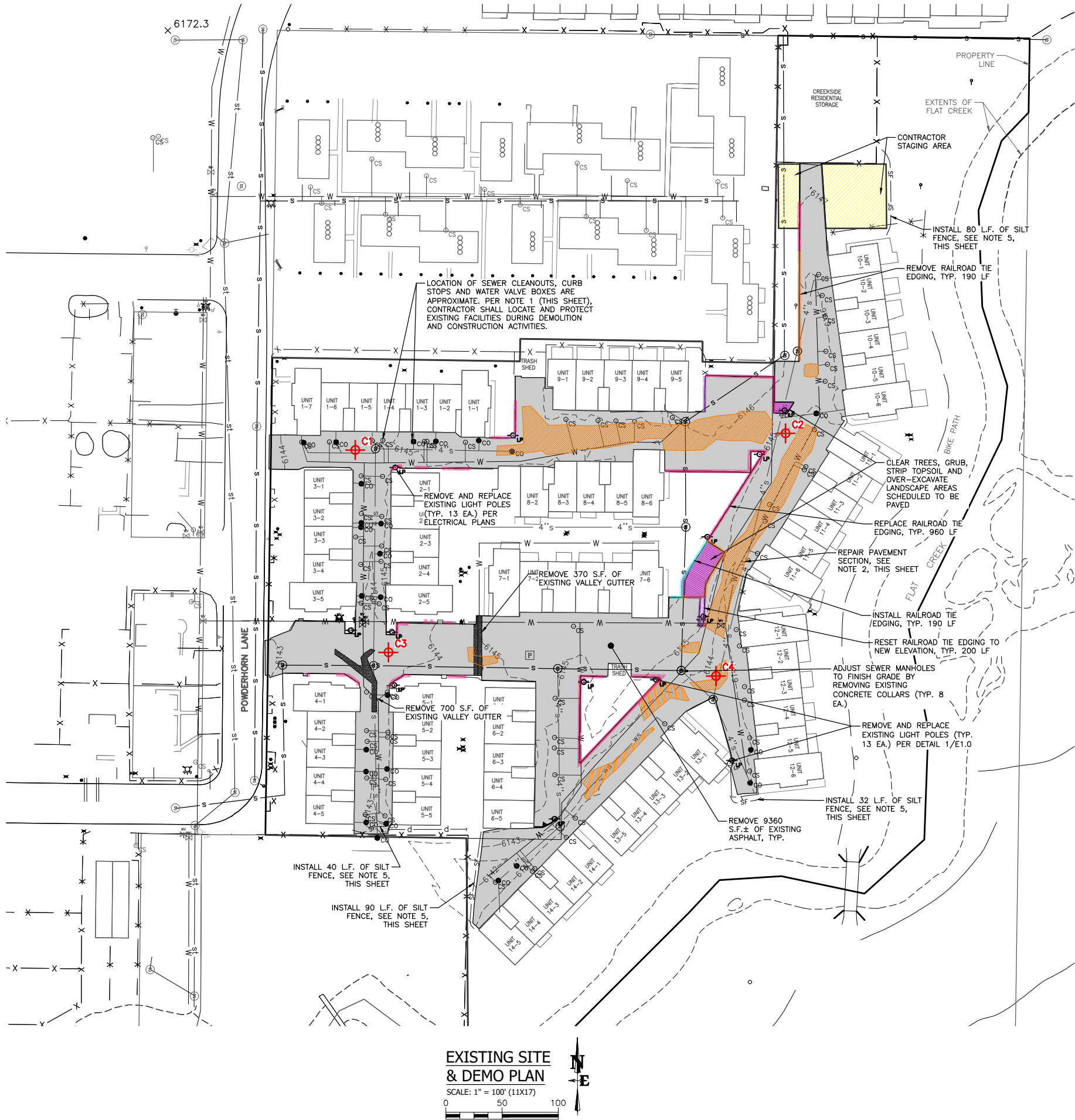
DRAWING TITLE
TITLE SHEET

JOB TITLE
CREEKSIDE VILLAGE
PARKING LOT REPLACEMENT (2021)
JACKSON, WYOMING

DRAWING NO
T1.0
JOB NO
17-410-01

DATE	1-5-2021	REV.
SURVEYED	NE	
ENGINEERED	JK	
DRAWN	BO	
CHECKED	JK	
APPROVED		

S:\p\2017\410-01 Creekside paving & misc site improvements\Drawings\EXISTING SITE & DEMO PLAN - Jan 06 2021 10:50:55 on PLOTTED BY KIDSCHICK DWG FORMAT 230



EXISTING SITE LEGEND

- 6145 --- INDEX CONTOUR
- 6141 --- MINOR CONTOUR
- bp bp BURIED POWER (APPROX. LOCATION)
- op op OVERHEAD POWER (APPROX. LOCATION)
- bt bt bt BURIED TELEPHONE (APPROX. LOCATION)
- g g g BURIED GAS (APPROX. LOCATION)
- gs gs gs BURIED GAS SERVICE (APPROX. LOCATION)
- SS SS SEWER SERVICE (APPROX. LOCATION)
- 4" s 4"Ø SEWER SERVICE (APPROX. LOCATION)
- s s SEWER MAIN (APPROX. LOCATION)
- ws ws WATER SERVICE (APPROX. LOCATION)
- w w w WATER MAIN (APPROX. LOCATION)
- st STORM SEWER (APPROX. LOCATION)
- X X X FENCE
- d d d CULVERT DRAIN (APPROX. LOCATION)
- REMOVE RAILROAD TIES
- REMOVE AND REPLACE RAILROAD TIE EDGING
- INSTALL RAILROAD TIE EDGING
- RESET EXISTING RAILROAD TIE EDGING TO NEW ELEVATION
- CONTRACTOR STAGING AREA
- REPAIR PAVEMENT SECTION (SEE NOTE 9, THIS SHEET)
- EXISTING LANDSCAPED AREAS TO RECEIVE ASPHALT PAVEMENT
- ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- LIGHT POLE
- SEWER MANHOLE
- CLEANOUT (APPROX. LOCATION)
- CURB STOP (APPROX. LOCATION)
- WATER VALVE (APPROX. LOCATION)
- UTILITY BOX
- ASPHALT CORE (SEE CHART W/ THICKNESS BELOW)

ASPHALT CORE RESULTS

CORE DESIGNATION	THICKNESS (INCHES)
C1	3"
C2	2"
C3	2.75"
C4	3"

NOTE: ASSUMED THICKNESS PROJECT WIDE IS 3".

DEMOLITION NOTES

- CURB STOPS, SEWER CLEANOUTS, WATER VALVE BOXES AND MANHOLES SHALL BE LOCATED AND PROTECTED THROUGHOUT CONSTRUCTION.
- FOR AREAS INDICATED IN "ORANGE" HATCHING ON THIS SHEET, COMPLY WITH NOTE 9 ON SHEET C3.0 FOR ESTABLISHMENT OF A NEW PARKING LOT SECTION.
- CONTRACTOR SHALL SCHEDULE AND PHASE WORK IN ACCORDANCE WITH SHEET C2.0 AND SECTION 01041 - PROJECT COORDINATION.
- ASPHALT GENERATED DURING REMOVAL MAY BE USED AS RECLAIMED BASE OR SUB-BASE IN ACCORDANCE WITH SECTIONS 02111 AND 02231.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, INSTALL SILT FENCE AT MAJOR SITE DRAINAGE POINTS NEAR THE LIMITS OF DISTURBANCE LINE IN ACCORDANCE WITH DETAIL 1/C3.6.

DRAWING TITLE
EXISTING SITE & DEMO PLAN

JOB TITLE
CREEKSIDE VILLAGE
PARKING LOT REPLACEMENT (2021)
JACKSON, WYOMING

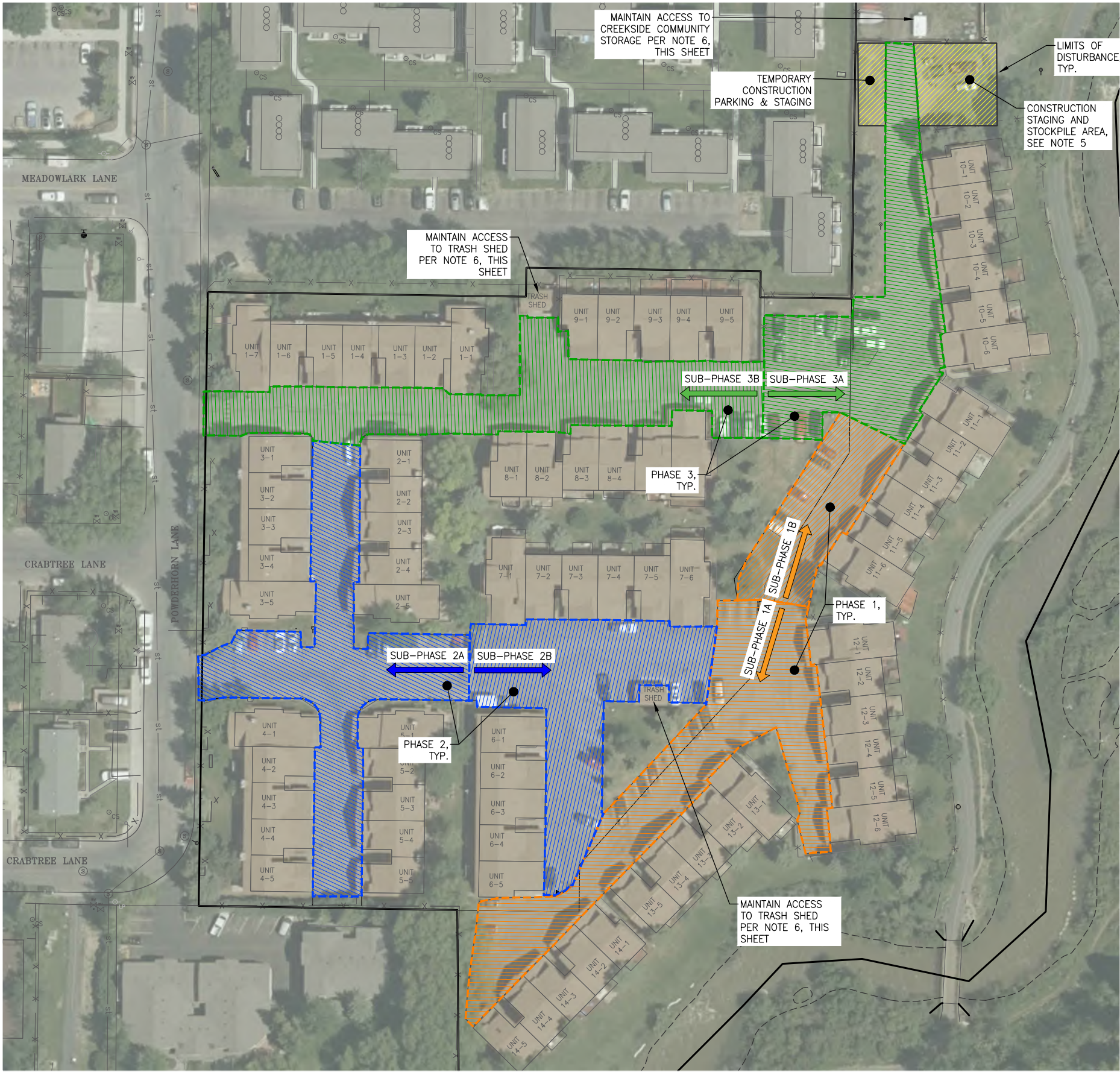
DRAWING NO
C1.0
JOB NO
17-410-01

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

DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
1-5-2021	NE	JK	BO	JK	

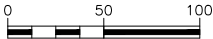
REV.

S:\p\2017\17-410-01 Creekside paving & misc site improvements\Drawings\CONSTRUCTION PHASING PLAN.dwg - Jan 06 2021 11:43:01 on PLOTTED BY: klp@nec INC. PLOT# 17-410-01






**CONSTRUCTION PHASING &
SCHEDULING PLAN**

SCALE: 1" = 100' (11X17)



LEGEND

-  PHASE 1 (INCLUDES SUB-PHASES 1A & 1B)
-  PHASE 2 (INCLUDES SUB-PHASES 2A & 2B)
-  PHASE 3 (INCLUDES SUB-PHASES 3A & 3B)

CONSTRUCTION PHASING PLAN NOTES

- COMPLY WITH REQUIREMENTS OF SECTION 01041 – PROJECT COORDINATION, LOCATED IN THE SPECIAL PROVISIONS OF THE PROJECT MANUAL.
- PHASING PLANS THAT DEVIATE WITH WHAT IS SHOWN ON THIS SHEET, OR THAT HAS BEEN DESCRIBED BELOW, SHALL BE APPROVED BY THE OWNER/ENGINEER PRIOR TO BID IN ACCORDANCE WITH SECTION 01041.
- COMPLY WITH SCHEDULING AND WORK HOURS DESCRIBED IN SECTION 01041.
- PHASING REQUIREMENTS:
 - PER THE PLAN ON THIS SHEET, ASPHALT REPLACEMENT WORK SHALL BE DIVIDED UP INTO A MINIMUM OF THREE (3) SEPARATE PHASES WITH TWO (2) SUB-PHASES (A & B) PER PHASE.
 - EACH SUB-PHASE WILL BE CLOSED TO VEHICULAR TRAFFIC DURING NORMAL WORK HOURS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER 3 (THREE) DAYS PRIOR TO CLOSURE OF SUB-PHASE AREAS; THE HOA WILL PROVIDE PRE-NOTIFICATION TO AFFECTED HOMEOWNER'S.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES, BARRICADES AND SAFETY DEVICES AND FENCING IN ORDER TO DIRECT TRAFFIC AND MARK CLOSED AREAS.
 - WITH EXCEPTION TO ASPHALT MILLING FOR REUSE AS RECLAIMED ROAD OR SUB-BASE, WORK IN EACH SUB-PHASE, INCLUDING BUT NOT LIMITED TO, DEMOLITION, OVER-EXCAVATION AND REPAIR OF PARKING LOT SECTIONS, INSTALLATION OF IRRIGATION AND ELECTRICAL CONDUITS, UTILITY REPAIR, AND GRADING (SHAPING) OF FINAL BASE COURSE SHALL BE COMPLETED PRIOR TO COMMENCING WITH ANY WORK IN A SEPARATE SUB-PHASE.
 - CONTRACTOR SHALL PROVIDE A MARKING, PROTECTION AND COMPLETION (EX: RE-EXTEND UTILITY BOXES) PLAN FOR UTILITIES LOCATED WITHIN PARKING/DRIVING AREAS.
 - ASPHALT PAVING AND CONSTRUCTION OF CONCRETE GUTTERS IN EACH PHASE SHALL BE COMPLETED PRIOR TO COMMENCING WITH WORK IN A SEPARATE PHASE.
 - EXTENSION OF UTILITY ACCESSES: WORK INCLUDING EXTENDING UTILITY ACCESSES (CURB STOPS, CLEANOUTS, MANHOLES, WATER VALVE BOXES, ETC) TO FINISH GRADE SHALL BE COMPLETED IN EACH PHASE PRIOR TO COMMENCING WITH THE SAME WORK IN ANOTHER PHASE.
 - HOLES AND RUTTING ON DRIVING SURFACES SHALL BE REPAIRED OR FILLED AT THE END OF EACH DAY IN ORDER TO PROTECT THE PUBLIC.
 - BARRING DIFFICULT WEATHER CONDITIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN EACH SUB-PHASE AND PHASE IN ACCORDANCE WITH THE FOLLOWING TIME CONSTRAINTS.
 - COMPLETE PAVEMENT PREP. AND ASSOCIATED WORK IN EACH SUB-PHASE: 5 WEEK DAYS
 - COMPLETE PAVING IN EACH PHASE: 3 CONSECUTIVE WEEK DAYS.
 - EXTEND UTILITY ACCESSES IN EACH PHASE: 5 DAYS
 - COMPLETE CURB INSTALLATION: 8 DAYS.
- STAGING AREA: FOLLOWING PROJECT COMPLETION, CONTRACTOR SHALL RECLAIM CONSTRUCTION STAGING AREAS TO PRE-CONSTRUCTION CONDITION. FOR AREAS REQUIRING REVEGATION, CONTRACTOR SHALL LOOSEN THE TOP 8" OF SOIL AND RE-SEED ACCORDING TO SECTION 02900.
- CONTRACTOR SHALL MAINTAIN ACCESS TO TRASH SHEDS AND COMMUNITY STORAGE AT ALL TIMES OUTSIDE OF NORMAL WORK/CONSTRUCTION HOURS.

DRAWING NO
C2.0

JOB NO
17-410-01

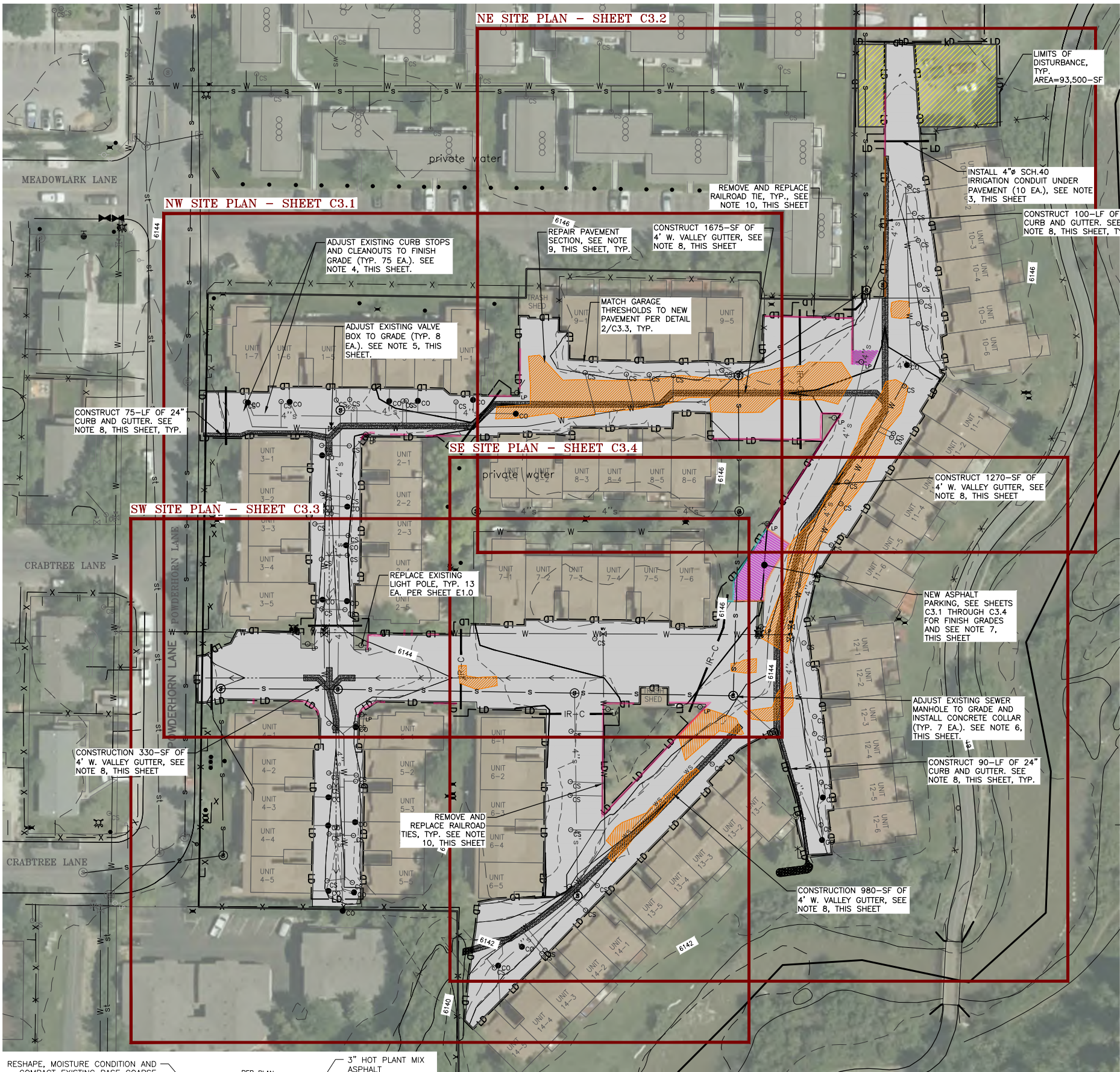
JOB TITLE
CREEKSIDE VILLAGE
PARKING LOT REPLACEMENT (2021)
JACKSON, WYOMING

DRAWING TITLE
CONSTRUCTION PHASING & SCHEDULING PLAN

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

DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
1-6-2021	NE	JK	BO	JK	

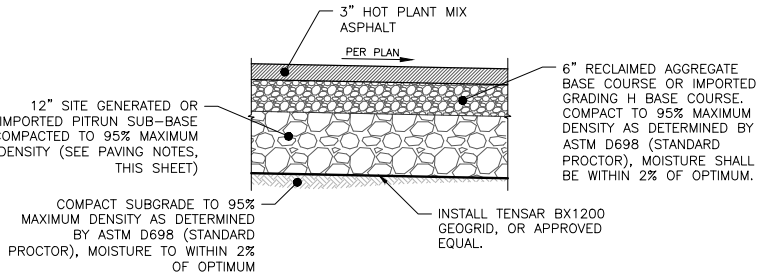
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MASTER LEGEND	
(DESIGN)	
	6145 INDEX CONTOUR
	6144 MINOR CONTOUR
	BP BURIED POWER
	IR-C IRRIGATION CONDUIT
	FLOWLINE DITCH/SWALE
	SF SILT FENCE
	SW STRAW WATTLE
	REMOVE RAILROAD TIES
	REMOVE AND REPLACE RAILROAD TIE EDGING
	INSTALL RAILROAD TIE EDGING
	RESET EXISTING RAILROAD TIE EDGING TO NEW ELEVATION
	STAGING AREA
	EXISTING LANDSCAPED AREA TO RECEIVE ASPHALT PAVEMENT
	REPAIR PAVEMENT SECTION (SEE NOTE 9, THIS SHEET)
	STORMWATER DETENTION
	EXISTING CURB STOP (SEE NOTE 4, THIS SHEET)
	SEWER CLEANOUT (SEE NOTE 4, THIS SHEET)
	WATER VALVE (SEE NOTE 5, THIS SHEET)
	SEWER MANHOLE (SEE NOTE 6, THIS SHEET)
	SPOT ELEVATION (FINISH GRADE)
	SPOT ELEVATION (EXISTING GRADE)
	EXISTING LIGHTPOLE

CONSTRUCTION NOTES

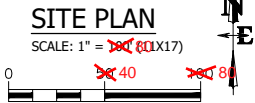
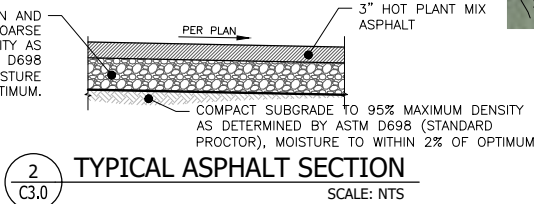
1. COMPLETE WORK IN ACCORDANCE WITH THE "GENERAL CONSTRUCTION NOTES" ON SHEET T1.0.
2. COMPLY WITH PHASING, SCHEDULING AND TRAFFIC CONTROL IN ACCORDANCE WITH NOTE 2, SHEET T1.0.
3. INSTALL IRRIGATION CONDUITS PRIOR TO PLACEMENT OF NEW ASPHALT. COMPLY WITH DETAILS 2 & 3/C3.5.
4. CONTRACTOR SHALL INSPECT EXISTING CURB BOXES AND VALVES TO ENSURE THEY ARE PLUMB, CLEAN AND VALVES ARE OPERATIONAL. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ISSUES IN ACCORDANCE WITH SECTION 02665. FOLLOWING INSPECTION AND COMPLETION OF ANY REPAIRS, CURB BOXES AND CLEANOUTS SHALL BE ADJUSTED BELOW FINISH GRADE FOR PAVING, AND SUBSEQUENT TO PAVING FINISHED IN ACCORDANCE WITH DETAILS 1/C3.1 AND 2/C3.1.
5. CONTRACTOR SHALL INSPECT EXISTING VALVE BOXES AND VALVES TO ENSURE THEY ARE PLUMB, CLEAN AND VALVES ARE OPERATIONAL. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ISSUES IN ACCORDANCE WITH SECTION 02665. SUBSEQUENT TO INSPECTION AND COMPLETION OF ANY REPAIRS, ADJUST EXISTING VALVE BOX TO GRADE AND INSTALL CONCRETE COLLAR IN ACCORDANCE WITH DETAIL 2/C3.2. CONTRACTOR SHALL FURNISH ALL PARTS AND LABOR FOR VERTICAL ADJUSTMENT.
6. ADJUST EXISTING SEWER MANHOLE TO GRADE AND INSTALL CONCRETE COLLAR PER DETAIL 1/C3.3.
7. SEE DETAILS 1 & 2/C3.0 FOR NEW PAVEMENT SECTIONS. AREAS REQUIRING COMPLETE PAVEMENT SECTION REPLACEMENT, SHOWN IN MAGENTA CROSS HATCHING, SHALL BE COMPLETED IN ACCORDANCE WITH DETAIL 1/C3.0 ALL OTHER AREAS FOR PAVEMENT REPLACEMENT SHALL BE IN ACCORDANCE WITH DETAIL 2/C3.0.
8. CONSTRUCTION CURB & GUTTER AND VALLEY GUTTERS IN ACCORDANCE WITH DETAILS 4 & 5/C3.5.
9. EXISTING AREAS THAT MAY REQUIRE COMPLETE PAVEMENT SECTION REPAIR ARE SHOWN WITH ORANGE HATCHING AND REPRESENT SURVEYED AREAS THAT HAVE UNDERGONE SIGNIFICANT PAVEMENT FAILURE. AREAS SHALL BE PREPARED TO FINISHED TOP OF BASE AND PROOF ROLLED IN THE PRESENTS OF THE ENGINEER FOR FINAL DETERMINATION IF ADDITIONAL REPAIR IS REQUIRED. REPAIR SHALL BE COMPLETED IN ACCORDANCE WITH DETAIL 1/C3.0.. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR AREAS REPAIRED WITHOUT THE ENGINEER'S CONSENT.
10. REMOVE EXISTING RAILROAD TIE EDGING (QUANTITIES PROVIDED ON SHEET C1.0, INCLUDING 20 LF OF DOUBLE STACK EDGING AND REPLACE. CONTRACTOR SHALL INSTALL AND SECURE NEW RAILROAD TIE EDGING ACCORDING TO DETAIL 2/C3.6. CONTRACTOR SHALL PROTECT EXISTING RAILROAD TIES TO REMAIN.



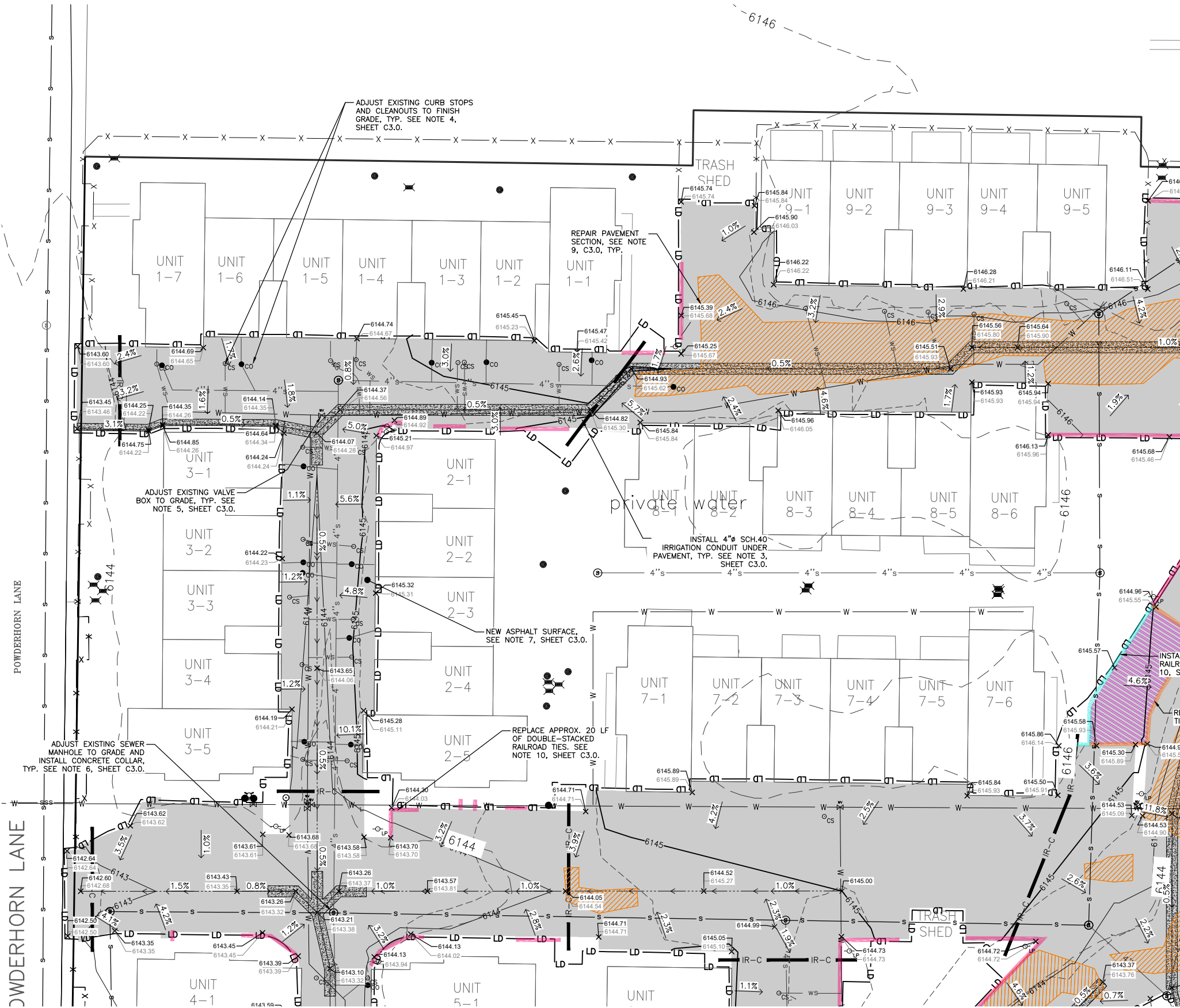
- NOTES:
1. MILL EXISTING ASPHALT AND STRIP MILLINGS, EXISTING CRUSHED BASE AND SUB-BASE FOR REUSE IN ACCORDANCE WITH SECTION 02111.
 2. SUB-BASE (PITRUN OR SITE GENERATED) SHALL BE PROOF-ROLLED AND APPROVED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION OF CRUSHED BASE. UNSTABLE AREAS SHALL BE EXCAVATED TO A DEPTH RECOMMENDED BY THE ENGINEERING AND PREPARED IN ACCORDANCE WITH THIS SECTION. CONTRACTOR SHALL STRIP AND REUSE SUB-BASE AS RECOMMENDED BY THE PROJECT ENGINEER.

1 ASPHALT SECTION REPAIR

SCALE: NTS

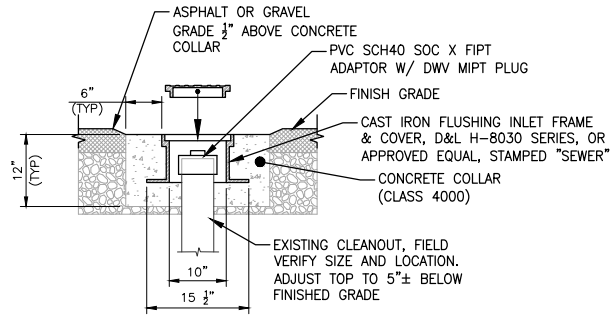
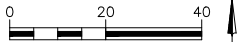


DRAWING NO		JOB TITLE		DRAWING TITLE		REV.	
C3.0		CREEKSIDE VILLAGE		SITE PLAN		1-5-2021	
JOB NO		PARKING LOT REPLACEMENT (2021)					
17-410-01		JACKSON, WYOMING					
				P.O. BOX 1599, JACKSON WYOMING (307) 733-2087			
				NELSON ENGINEERING			
				DATE			
				1-5-2021			
				SURVEYED			
				ENGINEERED			
				JK			
				DRAWN			
				BO			
				CHECKED			
				JK			
				APPROVED			



NW SITE PLAN

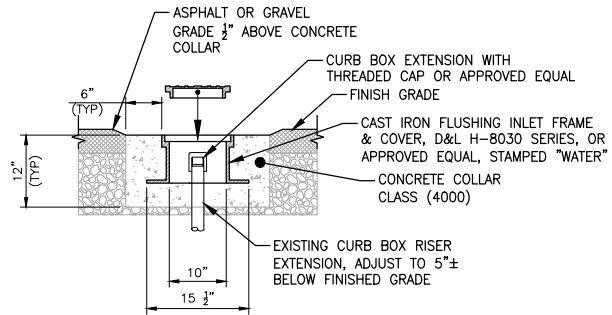
SCALE: 1" = 40' (11X17)



- NOTES:
1. BACKFILL MATERIALS IN ACCORDANCE WITH PAVEMENT SECTION 1 & 2/C3.0.
 2. WHEN REQUIRED, FURNISH AND INSTALL SCH40 PVC COUPLERS AND PIPE FOR PIPE EXTENSION OR CONNECTION.

1 CLEANOUT ADJUSTMENT AND COLLAR DETAIL

SCALE: NTS



- NOTES:
1. BACKFILL MATERIALS IN ACCORDANCE WITH PAVEMENT SECTIONS 1 & 2/C3.0.
 2. WHEN REQUIRED, FURNISH AND INSTALL SCH40 PVC COUPLERS AND PIPE FOR PIPE EXTENSION OR CONNECTION.

2 CURB STOP AND COLLAR DETAIL

SCALE: NTS

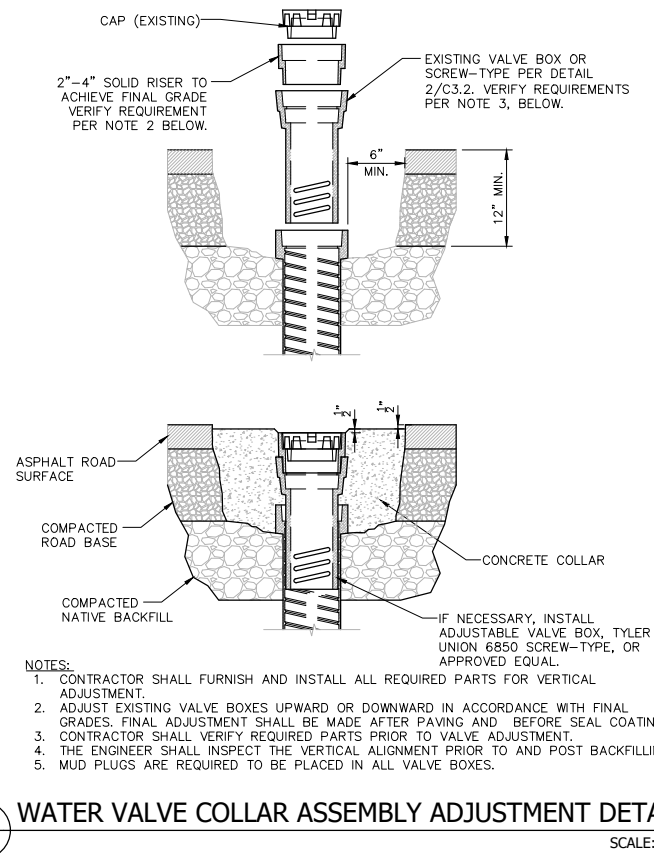
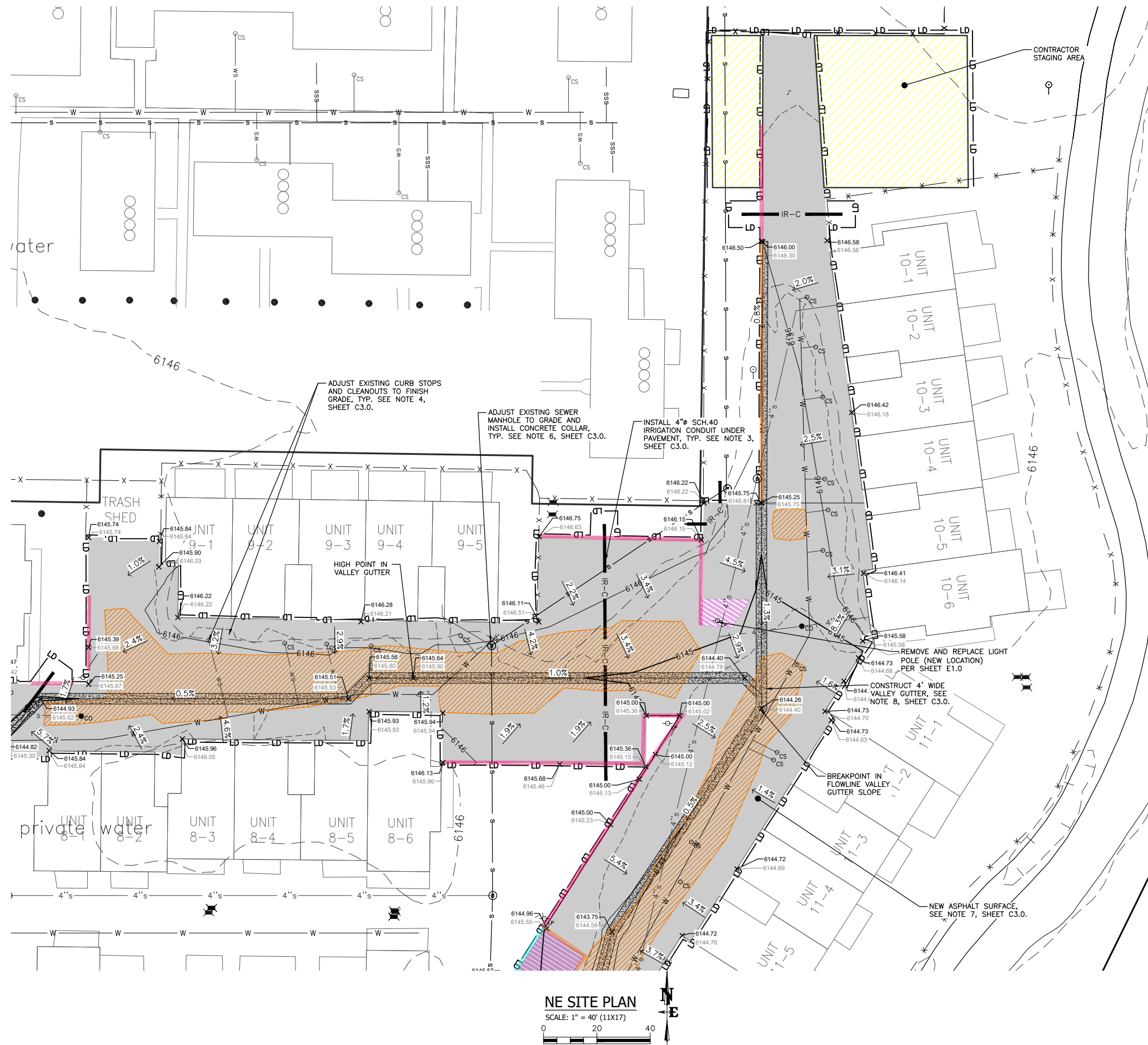
DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
1-5-2021	NE	JK	BO	JK	


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

DRAWING TITLE
NW SITE PLAN

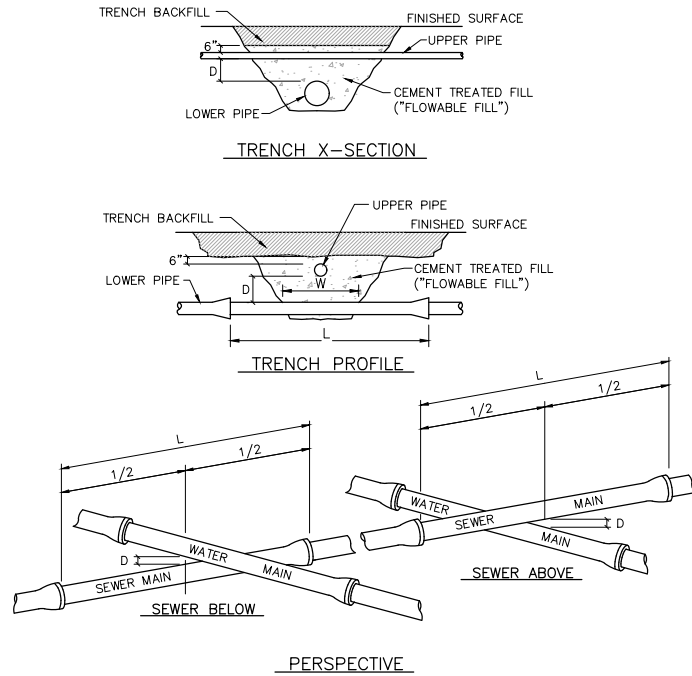
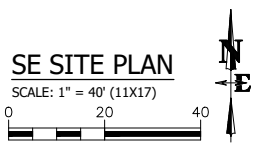
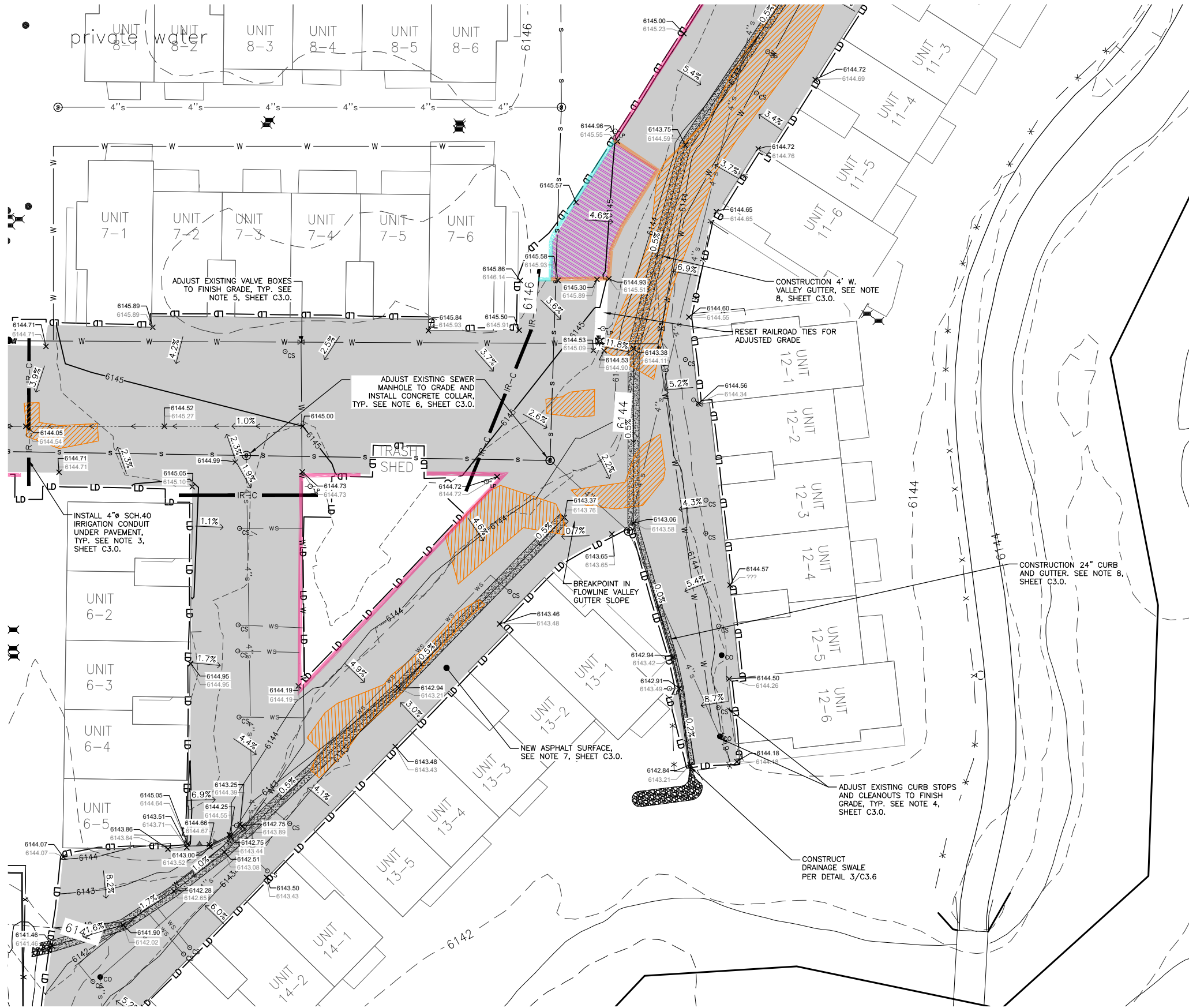
JOB TITLE
CREEKSIDE VILLAGE
PARKING LOT REPLACEMENT (2021)
JACKSON, WYOMING

DRAWING NO
C3.1
JOB NO
17-410-01



DRAWING NO C3.2	JOB TITLE CREEKSIDE VILLAGE PARKING LOT REPLACEMENT (2021)	DRAWING TITLE NE SITE PLAN	 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	1-5-2021	REV.
JOB NO 17-410-01				SURVEYED	NE	
				ENGINEERED	JK	
				DRAWN	BO	
				CHECKED	JK	
			APPROVED			

S:\p\2017\10-01 Creekside paving & misc. site improvements\Drawings\Site Planning\C3.4 SE SITE PLAN.dwg - Jan 06 2021 12:06:40 pm PLOTTED BY: klapachick DWG FORMAT: C3D

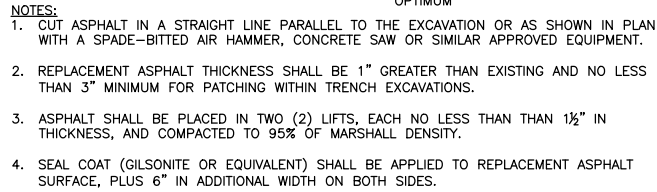
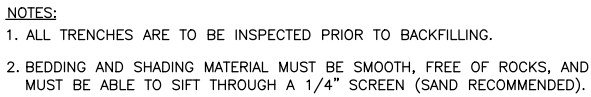


- NOTES:
1. CEMENT TREATED FILL ("FLOWABLE FILL") SHALL CONFORM TO WPSS SECTION 02225, PART 2.01B. IF CALLED FOR ON THE PLANS, CONTRACTOR MAY SLEEVE PIPE IN LIEU OF USING FLOWABLE FILL.
 2. CEMENT TREATED FILL SHALL BE PLACED FROM BOTTOM OF LOWER PIPE TO 6 INCHES ABOVE THE UPPER PIPE.
 3. DIMENSION D (THE VERTICAL SEPARATION BETWEEN THE OUTSIDES OF THE UPPER AND LOWER PIPES) SHALL BE 18 INCHES MINIMUM.
 4. DIMENSION W SHALL EQUAL 3D PLUS 1 FOOT.
 5. DIMENSION L SHALL EQUAL 20 FEET MINIMUM.
 6. WHERE THE MINIMUM REQUIRED CLEARANCES FOR DIMENSIONS D AND L CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED WITHIN A SEPARATE SLEEVE.

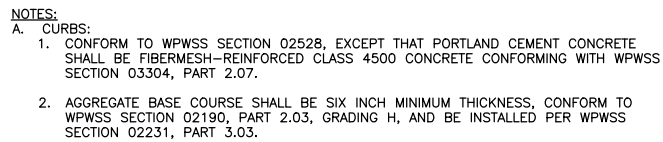
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C3.4 PIPE ENCASEMENT DETAIL
SCALE: NTS

DRAWING NO	JOB TITLE	DRAWING TITLE	REV.					
			DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
C3.4	CREEKSIDE VILLAGE PARKING LOT REPLACEMENT (2021) JACKSON, WYOMING	SE SITE PLAN		NE	JK	BO	JK	
17-410-01								

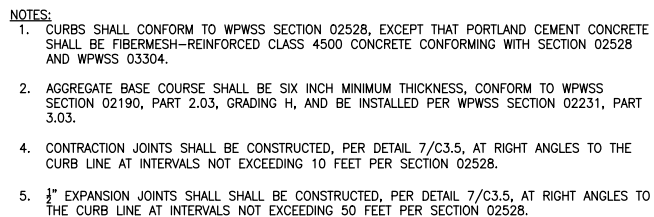
NELSON
ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087


$$\frac{1}{C3.5}$$


$\frac{2}{C3.5}$

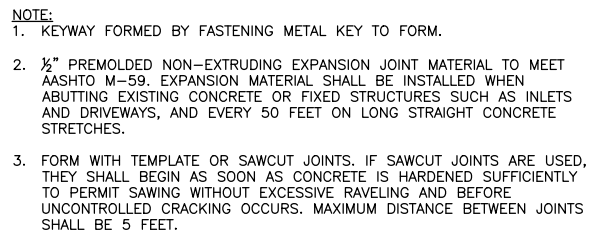


5
C3.5

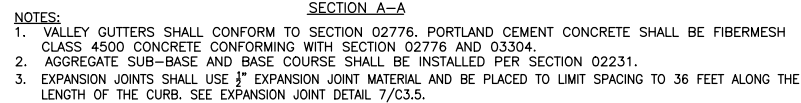


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C3.5

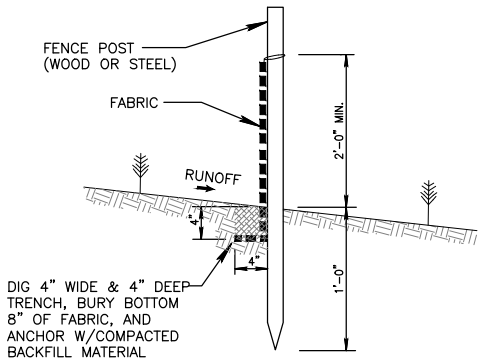
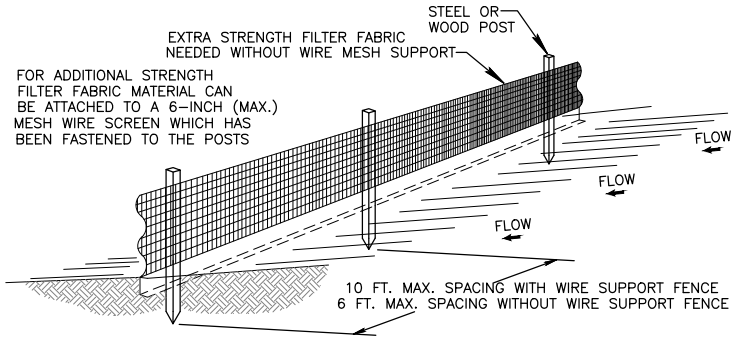


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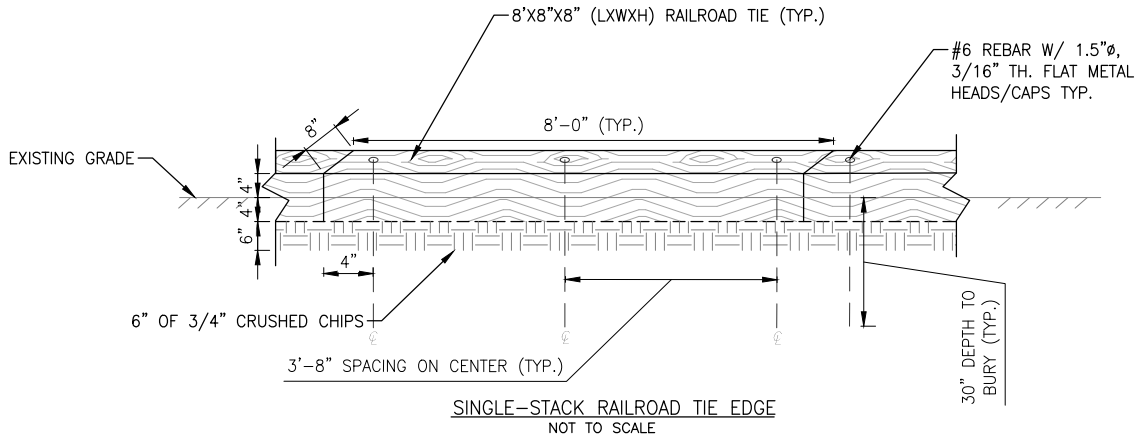


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C3.5

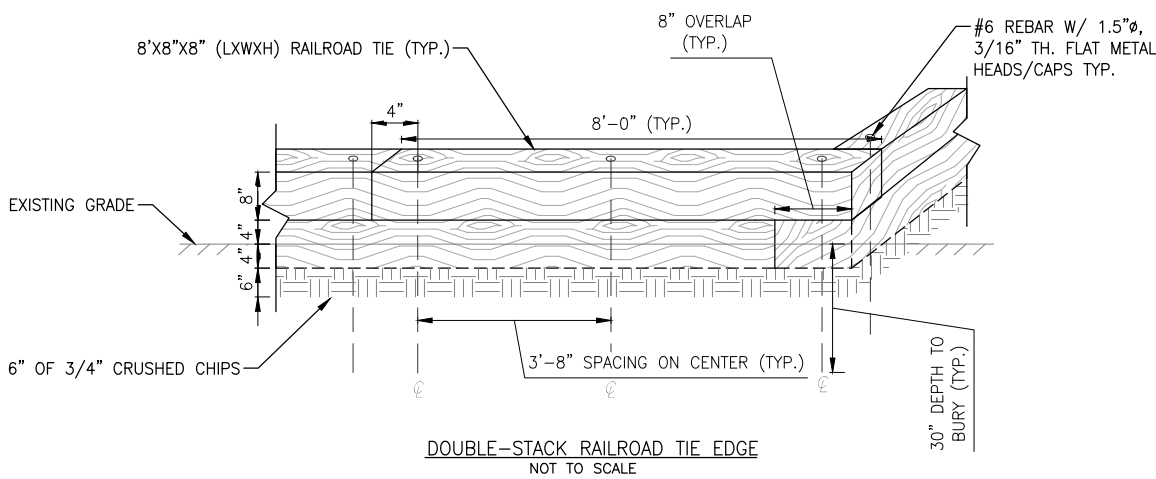
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JOB NO 17-410-01			SURVEYED		NE	
			ENGINEERED		JK	
			DRAWN		BO	
			CHECKED		JK	
			APPROVED			



SILT FENCE SECTION
NOT TO SCALE



SINGLE-STACK RAILROAD TIE EDGE
NOT TO SCALE

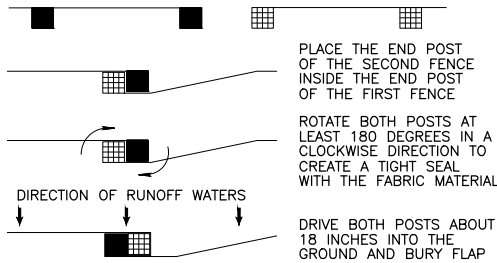


DOUBLE-STACK RAILROAD TIE EDGE
NOT TO SCALE

2 RAILROAD TIE DETAIL
SCALE: NTS

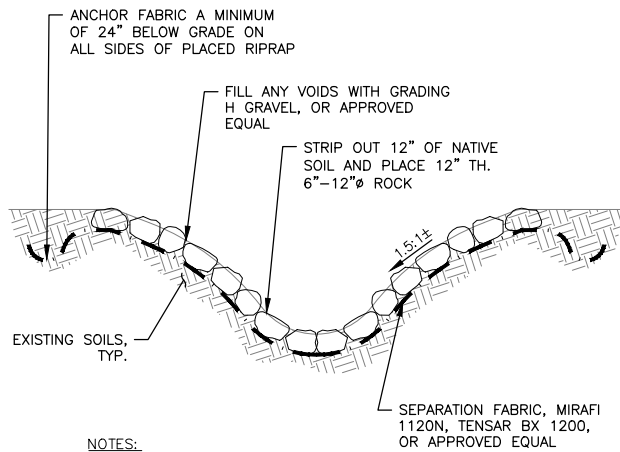
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.



ATTACHING TWO SILT FENCES
NOT TO SCALE

1 SILT FENCE DETAILS
SCALE: NTS



NOTES:

1. VERIFY LOCATION OF SWALE WITH ENGINEER PRIOR TO PLACEMENT.

3 ARMORED DRAINAGE SWALE
Scale: N.T.S.

DRAWING TITLE
CIVIL DETAILS

JOB TITLE
CREEKSIDE VILLAGE
PARKING LOT REPLACEMENT (2018)
JACKSON, WYOMING

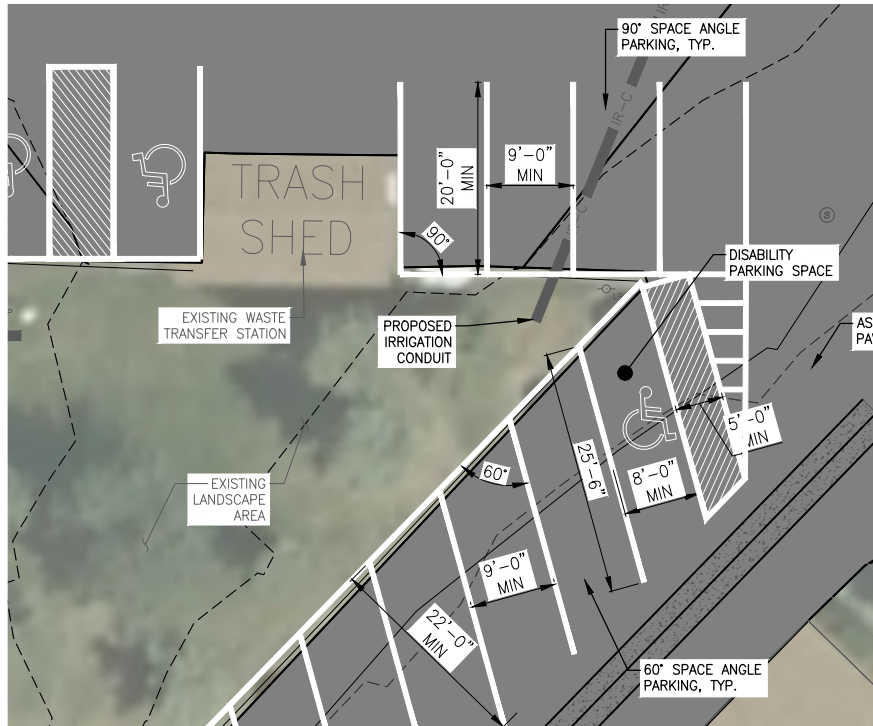
DRAWING NO
C3.6
JOB NO
17-410-01

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

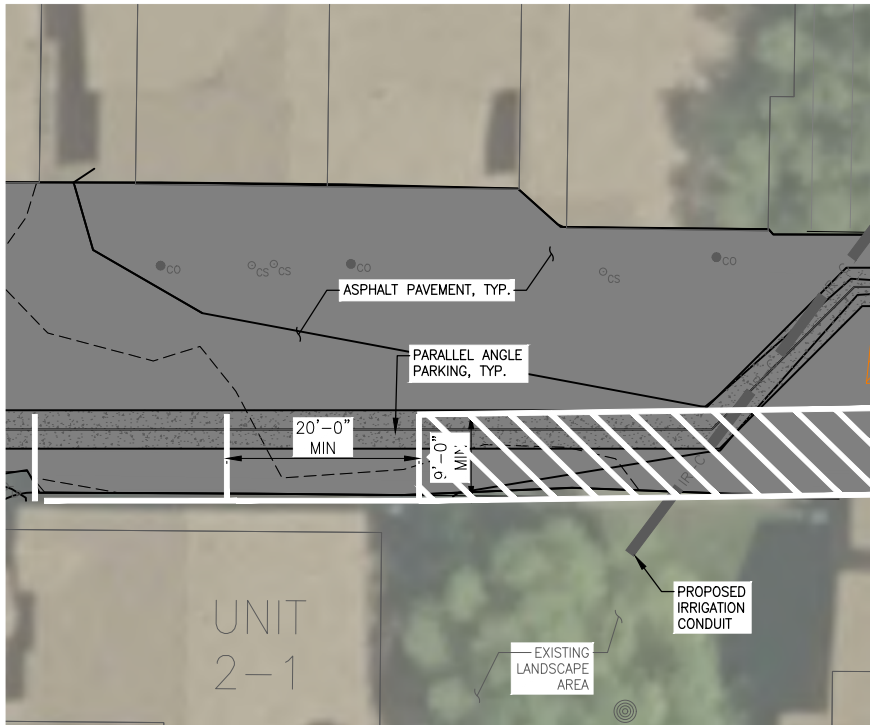
REV.				
DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED
3-1-2018	NE	JK	BO	JK



STRIPING PLAN
SCALE: 1" = 80' (11X17)



1 STRIPING DETAIL - ANGLED & PERPENDICULAR
C4.0 SCALE: 1"=20' (11X17)



2 STRIPING DETAIL - PARALLEL
C4.0 SCALE: 1"=20' (11X17)

NOTES

1. CONTRACTOR SHALL COORDINATE LOCATIONS FOR STRIPING WITH ENGINEER PRIOR TO COMMENCING WITH WORK.
2. COMPLY WITH SECTION
3. ALL STRIPING SHALL BE IN ACCORDANCE WITH TETON COUNTY LAND DEVELOPMENT REGULATIONS (TCLDR) DIV.6.2
4. 82 PARKING SPACES IN REGULATION WITH TCLDR AND 4 ADA SPACES FOR A TOTAL OF 86 PARKING SPACES.

DRAWING NO C4.0	JOB TITLE CREEKSIDE VILLAGE PARKING LOT REPLACEMENT (2021) JACKSON, WYOMING	DRAWING TITLE STRIPING PLAN	NELSON ENGINEERING P. O. BOX 1599, JACKSON WYOMING (307) 733-2087					REV. 1-5-2021
			DATE	SURVEYED	NE			
			ENGINEERED	JK				
			DRAWN	BO				
			CHECKED	JK				
JOB NO 17-410-01			APPROVED					

ELECTRICAL LEGEND - LIGHTING

REFERENCE FIXTURE SCHEDULE FOR MOUNTING TYPE, MOUNTING HEIGHT, AND FIXTURE TYPE.	
	DOUBLE FACE EXIT SIGN, CEILING MOUNTED, PROVIDE UNSWITCHED CONDUCTOR.
	WALL MOUNTED DOUBLE FACE EXIT SIGN PROVIDE UNSWITCHED CONDUCTOR. MOUNT AT +8'-0" UNO.
	SINGLE FACE EXIT SIGN, CEILING MOUNTED PROVIDE UNSWITCHED CONDUCTOR.
	WALL MOUNTED SINGLE FACE EXIT SIGN PROVIDE UNSWITCHED CONDUCTOR. MOUNT AT +8'-0" UNO.
	ARROW INDICATES DIRECTION TO BE SHOWN ON SIGN.
	1'X1' LIGHT FIXTURE.
	1'X1' LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	TRACK LIGHT
	1'X4' LIGHT FIXTURE.
	1'X4' LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	2'X4' LIGHT FIXTURE.
	2'X4' LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	2'X2' LIGHT FIXTURE.
	2'X2' LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	DIRECT/INDIRECT LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH.
	STRIP LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH.
	STRIP LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR
	WALL MOUNTED LIGHT FIXTURE.
	WALL MOUNTED LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	RECESSED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	ROUND LIGHT FIXTURE
	ROUND EMERGENCY LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	WALL MOUNTED LIGHT FIXTURE.
	WALL MOUNTED EMERGENCY LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	POLE LIGHT 1 HEAD WITH POLE
	TIME CLOCK
	PHOTO CONTROL CELL LOCATED 12" ABOVE ROOF FACING NORTH.
	OCCUPANCY SENSOR. PROVIDE RELAYS AND POWER PACKS AS REQUIRED
	LED DRIVER
	EMERGENCY EGRESS LIGHTING WITH OUT FIXTURE HEADS. CONNECT TO AN UNSWITCHED CONDUCTOR.
	EMERGENCY EGRESS LIGHTING. CONNECT TO AN UNSWITCHED CONDUCTOR.
	INDICATES FIXTURE TYPE. REFER TO FIXTURE SCHEDULE.
	EXTERIOR WALL PACK
	EMERGENCY EXTERIOR WALL PACK. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR

DEVICES

SS	SWITCH, TYPE AS INDICATED. +46" AFF
2	DOUBLE POLE
3	3-WAY
4	4-WAY
K	KEYED
P	PILOT LIGHT
D	DIMMER
HP	HORSEPOWER RATED
TO	THERMAL OVERLOAD
LV	LOW VOLTAGE
OS	OCCUPANCY SENSOR
OR	LOW VOLTAGE, MOMENTARY OVERRIDE
VS	VACANCY SENSOR
a	SUPERSCRIPT INDICATES LIGHTS TO BE SWITCHED TOGETHER
SS	DUAL LEVEL SWITCHING. NSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
SSs	DUAL LEVEL SWITCHING WITH OCCUPANCY SENSOR. INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
SSs	OCCUPANCY SENSOR WITH MANUAL DIMMING. SET FOR 50% AUTOMATIC ON, AUTOMATIC OFF, WITH MANUAL DIMMING.
	SINGLE CONVENIENCE OUTLET, +18" AFF UNO
	FLOOR MOUNT SINGLE CONVENIENCE OUTLET
	DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
	FLOOR MOUNT DUPLEX CONVENIENCE OUTLET
	EMERGENCY DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
	SWITCHED DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
	FLOOR MOUNTED SWITCHED DUPLEX CONVENIENCE OUTLET
	USB DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
	USB FOURPLEX CONVENIENCE OUTLET, +18" AFF UNO
	FOURPLEX CONVENIENCE OUTLET. +18" AFF UNO
	FLOOR MOUNT FOURPLEX CONVENIENCE OUTLET
	CONNECTION POINT TO EQUIPMENT SPECIFIED. ELECTRICAL CONTRACTOR TO SUPPLY RACEWAY AND CONDUCTORS AND MAKE FINAL CONNECTION TO EQUIPMENT UNDER THIS SECTION. UNO
	FLOOR MOUNTED CONNECTION POINT. SEE NOTE ABOVE FOR REQUIREMENTS
	FLOOR MOUNTED JUNCTION BOX
	JUNCTION BOX
	WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO
	WALL MOUNTED PUSH BUTTON, HANDICAPPED MOUNT AT SWITCH HEIGHT UNO
	WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO
	MOTOR STARTER/CONTACTOR, SIZE/POLES NEMA 1 UNO AS INDICATED
	COMBINATION STARTER AND DISCONNECT, SIZE/POLES, STARTER SIZE AS INDICATED, NEMA 1 UNO
	FUSED DISCONNECT SWITCH, SIZE/POLES, FUSE SIZES AS INDICATED, NEMA 1 UNO
	NON-FUSED DISCONNECT SIZE/ POLES AS INDICATED, NEMA 1 UNO
	THERMOSTAT. +46" AFF PROVIDE CONDUIT, J-BOX, CONDUCTORS AS REQUIRED TO CONTROL ASSOCIATED UNITS. UNO COORDINATE WITH DIVISION 15.
	POWER POLE - DUAL CHANNEL
	TRANSFORMER
	PANELBOARD. SEE SCHEDULE FOR TYPE.
	EQUIPMENT CABINET, SURFACE MOUNTED
	EQUIPMENT CABINET FLUSH MOUNTED
	SURFACE MULTI-OUTLET RACEWAY
	MECHANICAL EQUIPMENT CALL OUT
	KITCHEN EQUIPMENT CALLOUT

ONE LINE

	DELTA WYE TRANSFORMER UNO
	PANEL BOARD, SEE SCHEDULE FOR TYPE AND SIZE
	CIRCUIT BREAKER, SIZE AND POLES INDICATED
	FUSE, SIZE AND TYPE INDICATED, PROVIDE FUSE FOR EACH POLE
	INTERRUPTER SWITCH, SIZE AND POLES INDICATED
	FUSED SWITCH, SIZE/POLES AND FUSE SIZE INDICATED
	DRAW OUT CIRCUIT BREAKER, SIZE AND POLES INDICATED
	INDIVIDUAL BREAKER WITH SHUNT TRIP, SIZE AND POLES INDICATED. NEMA 1 UNO
	INDIVIDUAL BREAKER, SIZE AND POLES INDICATED. NEMA 1 UNO
	GROUND FAULT PROTECTION
	TRANSIENT VOLTAGE SURGE SUPPRESSION
	ADJUSTABLE BREAKER SETTINGS (PER SPECIFICATIONS): L'-LONG TIME S'-SHORT TIME T'-INSTANTANEOUS G'-GROUND FAULT R'-ENERGY REDUCING MAINTENANCE SWITCH W/STATUS INDICATOR
	GROUND
	SHUNT TRIP COIL
	MOTOR
	DISCONNECT SWITCH. SIZE AND POLES INDICATED. NEMA 1 UNO
	OVERHEAD SERVICE DROP
	GENERATOR SET, MAIN BREAKER SIZE INDICATED
	AUTOMATIC TRANSFER SWITCH (ATS)
	METER AND BASE
	NEUTRAL
	DRY TYPE TRANSFORMER
	PAD MOUNT TRANSFORMER

ELECTRICAL ABBREVIATIONS

A	AMPERES
AC	6" ABOVE BACKSPLASH
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AF	AMP FRAME
AIC	AMPS INTERRUPTING CAPACITY
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BD	BOTTOM OF DECK
BS	BOTTOM OF STRUCTURE
C	CEILING MOUNTED
CB	CIRCUIT BREAKER
CF	COMPACT FLUORESCENT
CKT	CIRCUIT
CO	CONDUIT ONLY, PROVIDE PULL-LINE
CTL	CURRENT TRANSFORMER CONTROL
DC	DIRECT CURRENT
(D)	DEMOLITION
DEMO	DEMOLITION
DET	DETAIL
DTT	DOUBLE TWIN TUBE
E	EMERGENCY
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
EL	EMERGENCY LIGHT
F	FUSE
(F)	FUTURE
FACP	FIRE ALARM CONTROL PANEL
G/GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GF	GROUND FAULT INTERRUPTER
HH	HAND HOLE
HID	HIGH INTENSITY DISCHARGE
HQA	HAND-OFF-AUTO
HPS	HIGH PRESSURE SODIUM
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
IG	ISOLATED GROUND
IPCO	IDAHO POWER COMPANY
J-BOX	JUNCTION BOX
KA	KILOAMP
KVA	KILO VOLT-AMP
KW	KILOWATT
KWH	KILOWATT HOUR
LCP	LIGHTING CONTROL PANEL
MB	MAIN BREAKER
MBR	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
MMC	MODULAR METERING CENTER
MH	METAL HALIDE
MSB	MAIN SWITCH BOARD
MTG	MOUNTING
N	NEUTRAL
(N)	NEW
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OH	OVERHEAD
OS	OCCUPANCY SENSOR
P	POLES
PC	PHOTO-CONTROL
PVC	POLYVINYL CHLORIDE
PWR	POWER
RE:	REFERENCE
REC	RECEPTACLE
(R)	RELOCATED
SF	SQUARE FEET
TBD	TO BE DETERMINED
TD	TIME DELAY RELAY
TK	TOE KICK
TSP	TWISTED SHIELDED PAIR
TRT	TRIPLE TUBE
TTB	TELEPHONE TERMINAL BOARD
(TYP.)	TYPICAL
UC	UNDERCABINET
UG	UNDERGROUND
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VA	VOLT-AMPERE
W	WATT
WG	WIRE GUARD
WP	WEATHER PROOF/NEMA 3R
PROVIDED/ PROVIDE BY INSTALLED/ INSTALL	PROVIDE AND INSTALL / PROVIDED AND INSTALLED BY / PROVIDE AND INSTALL

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED ELECTRICAL ABBREVIATIONS. SOME OF THE ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED IN THIS DRAWING PACKAGE.

ELECTRICAL GENERAL NOTES

- THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE. THEREFORE, THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL EQUIPMENT AND DEVICE LOCATIONS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DIVISIONS PRIOR TO ROUGH-IN. REFER TO AND COORDINATE WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL WORK THAT IS REQUIRED BY THE ELECTRICAL CONTRACTOR.
- ALL CONDUIT AND JUNCTION BOXES ARE TO BE CONCEALED UNLESS LOCATED WITHIN DEDICATED ELECTRICAL OR MECHANICAL ROOMS. USE OF SURFACE MOUNTED RACEWAYS IN ALL OTHER SPACES MUST BE APPROVED BY THE ARCHITECT FOR EACH LOCATION. WHERE SURFACE RACEWAYS ARE APPROVED, UTILIZE WIREMOLD, OR APPROVED EQUAL. SURFACE MOUNTED RACEWAYS PAINTED TO MATCH SURROUNDING WALLS.
- REFER TO ARCHITECTURAL ELEVATIONS FOR OUTLET HEIGHTS WHERE THE SPECIFIC OUTLET HEIGHT IS NOT INDICATED. REFER TO THE ELECTRICAL LEGEND FOR THE DEFAULT OUTLET HEIGHT WHEN NOT INDICATED ON ELEVATIONS OR ON AT THE DEVICES.
- PROVIDE PULL-LINE IN ALL EMPTY CONDUITS.
- TERMINATE ALL LOW-VOLTAGE CONDUITS WITH INSULATED THROAT BUSHING.
- MECHANICAL EQUIPMENT INDICATED IS SHOWN IN AN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- ALL NON-LOCKING, 120-V, 15 AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER NEC 406.12

SITE:

- CONTRACTOR SHALL COORDINATE WITH AN UNDERGROUND LOCATING SERVICE PRIOR TO COMMENCING WORK. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION. COORDINATE WITH OTHER SITE DISCIPLINES.
- SITE LIGHTING AND UTILITY EQUIPMENT SHOWN IN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS, PROPERTY LINES, AND UTILITY COMPANIES PRIOR TO ROUGH-IN.
- REFER TO POLE BASE DETAIL FOR SITE LIGHTING POLE BASE REQUIREMENTS.
- ROUTE CONDUITS IN COMMON TRENCH WHERE POSSIBLE REFER TO TRENCHING DETAIL.

DEMO:

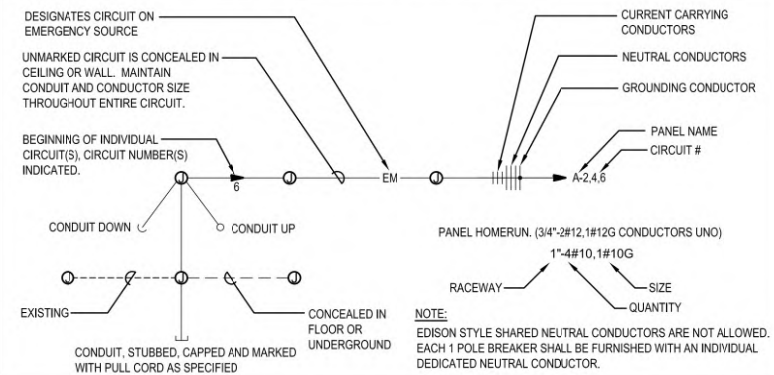
- THE ELECTRICAL DEMOLITION DRAWING(S) PROVIDED ARE INTENDED TO ASSIST THE ELECTRICAL CONTRACTOR IN ESTABLISHING AREAS REQUIRING DISCONNECTION, REMOVAL, OR RELOCATION OF ELECTRICAL EQUIPMENT, OUTLETS, WIRING, DEVICES, FIXTURES, ETC. AND MAY NOT INDICATE ALL DEVICES OR THE FULL EXTENT OF DEMOLITION AND RECONNECTION WHICH MAY BE REQUIRED. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY EXAMINE ALL REQUIRED DEMOLITION WORK AND INCLUDE ALL LABOR AND INCIDENTALS THAT WILL BE NECESSARY TO PERFORM DEMOLITION RECONNECTION AND TEMPORARY POWER CONNECTIONS IN THE BID.
- ALL ELECTRICAL DEVICES AND WALLS INDICATED ON THE ELECTRICAL DEMOLITION DRAWING(S) ARE TO REMAIN UNLESS OTHERWISE NOTED.

SHEET INDEX

E0.0	ELECTRICAL COVER SHEET
E1.0	SITE ELECTRICAL PLAN
E1.1	SITE PHOTOMETRIC PLAN
E2.0	ELECTRICAL DETAILS

LEGEND IS GENERAL IN NATURE. NOT ALL OF THE SYMBOLS SHOWN ARE USED IN THIS PROJECT.

CIRCUITING SYMBOLS



REV. 01-04-2021

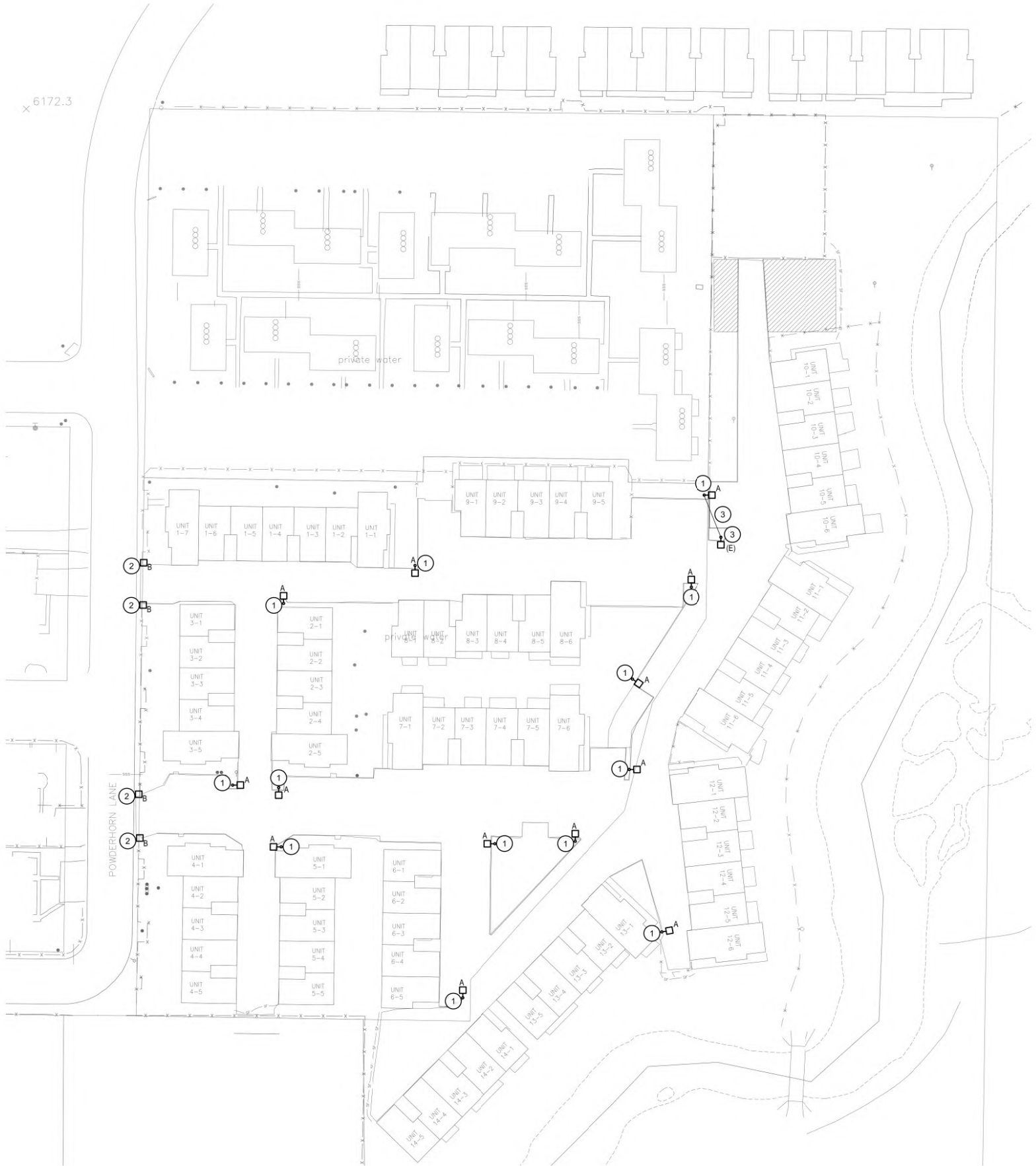
DATE	SUBMITTED	ENGINEERED	DRAWN	CHECKED	APPROVED
		AY	DH	MB	

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

DRAWING TITLE
ELECTRICAL COVER SHEET

JOB TITLE
CREEKSIDE VILLAGE
PARKING LOT REPLACEMENT (2021)
JACKSON, WYOMING

DRAWING NO
E0.0
JOB NO
17-410-01



ELECTRICAL SITE PLAN
SCALE: 1" = 100' (11X17)



MUSGROVE
ENGINEERING, P.A.
234 S. Whisperwood Way
Boise, ID 83709
208.384.0585
645 West 25th Street
Idaho Falls, ID 83402
208.523.2862
www.musgrovepa.com
PROJECT NO. 20-505

KEYED NOTES:

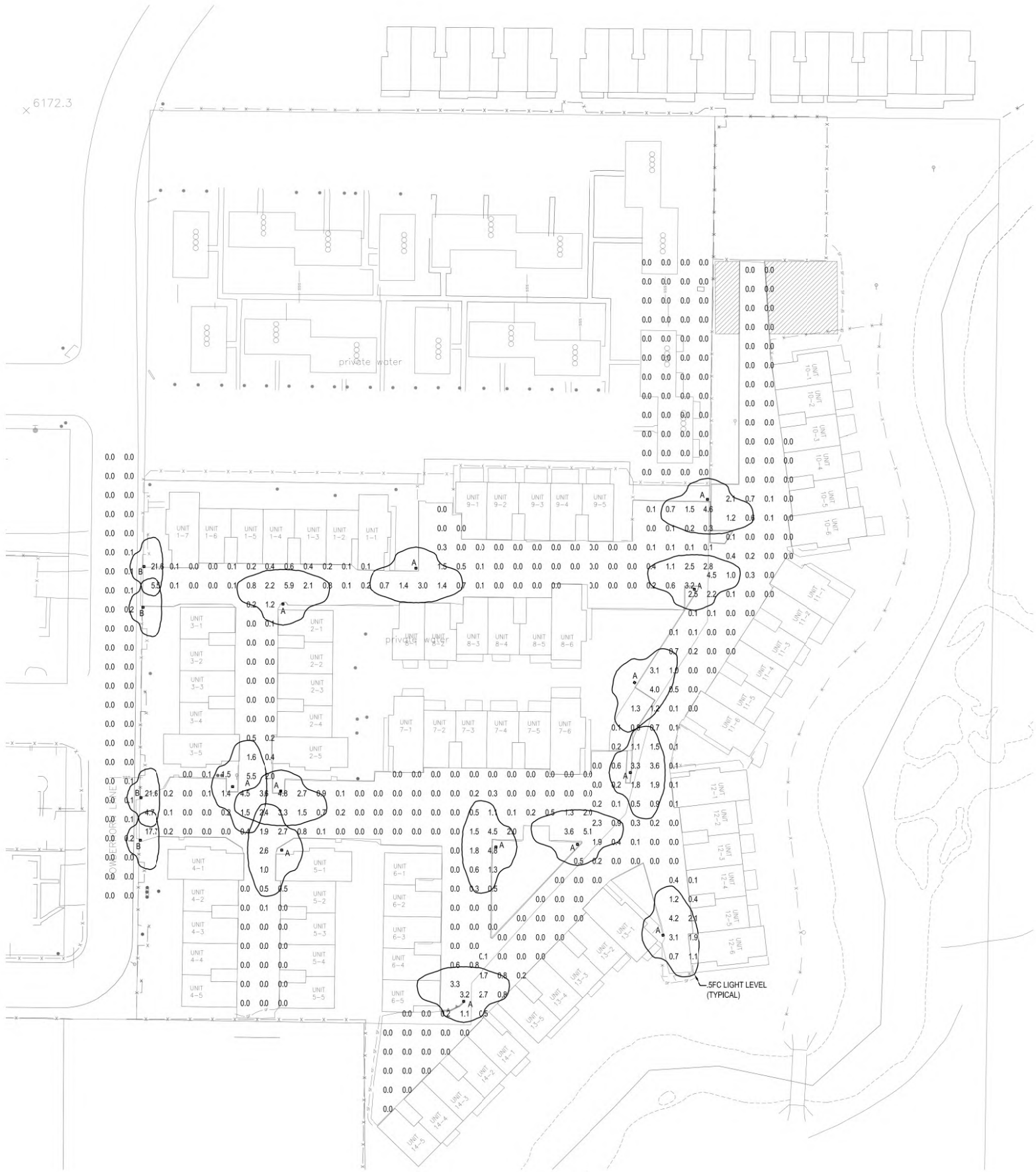
SYMBOL USED FOR NOTE CALLOUT.

1. REPLACE LIGHT FIXTURE, POLE AND BASE. EXISTING WIRING AND CONDUIT TO BE REUSED TO EXTENT POSSIBLE. SEE SHEET E2.0 FOR DETAILS. CONTRACTOR MAY BE ASKED TO RELOCATE EXISTING LIGHT POLES 5FT± FROM EXISTING LOCATIONS. LOCATIONS OF REPLACEMENT LIGHT POLES SHALL BE APPROVED BY ENGINEER.
2. REPLACE LIGHT FIXTURE ON EXISTING MASONRY COLUMN. PROVIDE CONDUIT ADAPTER AS REQUIRED FOR MOUNTING NEW LIGHT FIXTURE.
3. RELOCATE POLE LOCATION. EXTEND CIRCUIT TO NEW POLE LOCATION. PROVIDE IN GROUND JUNCTION BOX AS REQUIRED.



DRAWING NO		JOB TITLE	DRAWING TITLE	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087					REV.
E1.0	17-410-01	CREEKSIDE VILLAGE PARKING LOT REPLACEMENT (2021) JACKSON, WYOMING	ELECTRICAL SITE PLAN	DATE	01-04-2021				
				SURVEYED			AY		
				ENGINEERED					
				DRAWN			DH		
				CHECKED			MB		
				APPROVED					

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SITE PHOTOMETRIC PLAN

SCALE: 1" = 100' (11X17)





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Fixture Model or Description	No. of Fixtures	Proposed Lighting:			
		Shielded (Y/N)	Light Color (Kelvin)	Max Lumen per Fixture	Lumens Total
POLE MOUNTED FIXTURE	13	Y	3000	6722	87386
POST TOP FIXTURE	4	Y	3000	2586	10344
Lumen Total (existing & Proposed)					97730



DRAWING TITLE
SITE PHOTOMETRIC PLAN

JOB TITLE
CREEKSIDE VILLAGE
PARKING LOT REPLACEMENT (2021)
JACKSON, WYOMING

DRAWING NO
E1.1
JOB NO
17-410-01

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DATE	SUBMITTED	ENGINEERED	DRAWN	CHECKED	APPROVED
01-04-2021		AY	DH	MB	



COMcheck Software Version 4.1.4.3
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: CREEKSIDE VILLAGE PARKING LOT
Project Type: Alteration
Exterior Lighting Zone: 2 (Residentially zoned area)

Construction Site: JACKSON, WY
Owner/Agent: CREEKSIDE VILLAGE JACKSON, WY
Designer/Contractor: ANDREW YANOSHEK Musgrove Engineering 645 W 25TH ST IDAHO FALLS, ID 83402 208-523-2862

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Driveway	86173 #2	0.05	Yes	5170
Total Tradable Watts (a) =				5170
Total Allowed Watts =				5170
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Driveway (86173 #2): Tradable Wattage				
LED 1: A: LED Roadway-Parking Unit 67W	1	13	60	780
LED 2: B: LED Other Fixture Unit 25W	1	4	20	80
Total Tradable Proposed Watts =				860

Exterior Lighting PASSES

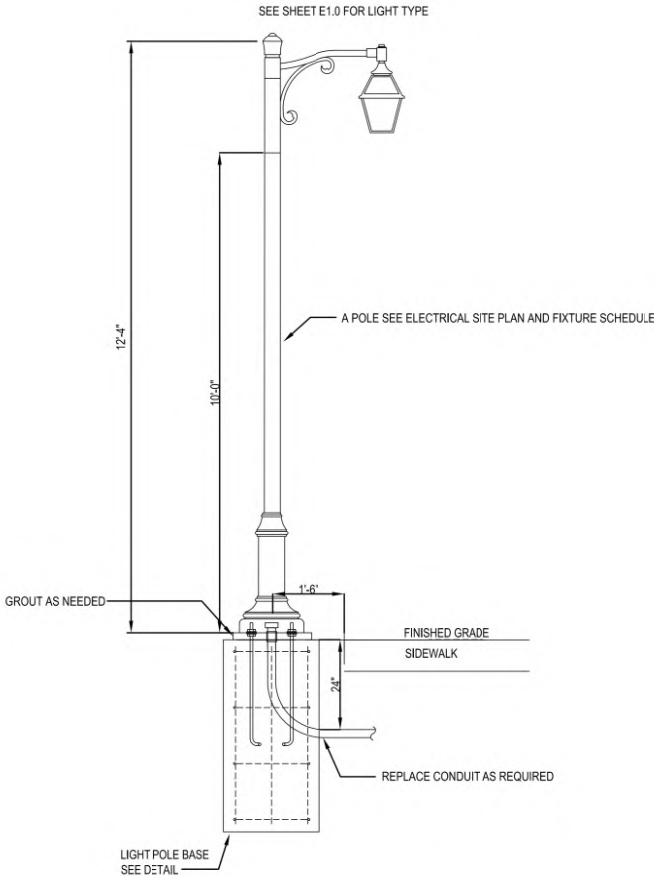
Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version 4.1.4.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

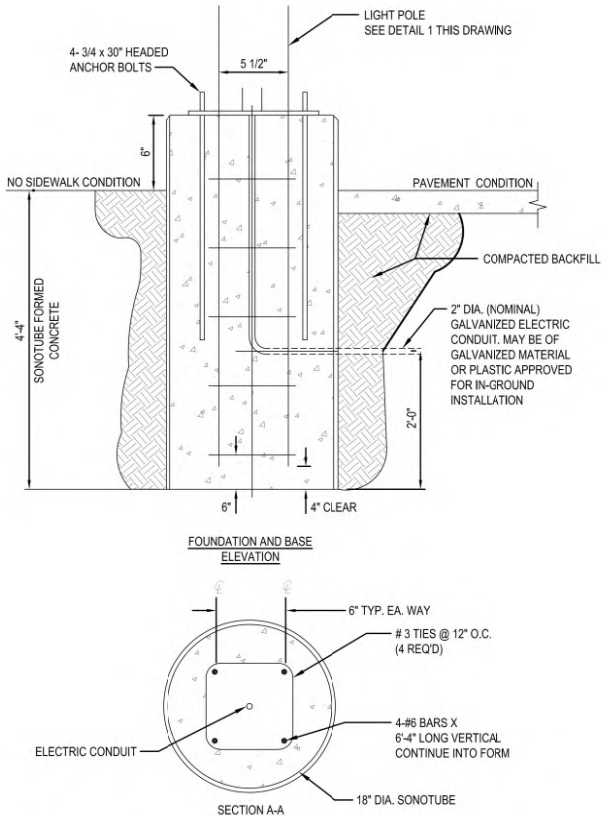
ANDREW YANOSHEK, P.E. 12/29/2020
Name - Title Signature Date



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1 LIGHT POLE DETAIL
E2.0 1/2" = 1'-0"



NOTE:
BASE SHALL BE OF 3000 PORTLAND CEMENT CONCRETE CONFORMING WITH WPWSS 03304, PART 2.08 AND BE INTEGRALLY COLORED WITH DAVIS COLORS NUMBER 5237 (SANDSTONE).

2 LIGHT POLE BASE DETAIL
E2.0 NTS

LIGHTING FIXTURE SCHEDULE (20-505)							
TYPE	DESCRIPTION	MTG.	LAMPS	WATTS	MFG. & CATALOG NUMBER	OR EQUAL BY	NOTES
A	TYPE 3M DISTRIBUTION W/ HOUSE SIDE SHIELD, 120V, 3000K LED'S BLACK, RAL 6005, PROVIDE WITH PHOTOCELL	POLE	LED 3000K	60	CYCLONE NO: HU4P1A-FGC-3MHS-60W-3K-120-NONE-NONE-BK0SM-MG	NO SUBSTITUTIONS	
A	10' POLE, 4" ASTM-A500 GRADE C STEEL SHAFT BLACK, RAL6005, MARINE GRADE PROVIDE WITH BASE COVER	10' POLE	N/A	N/A	CYCLONE NO: POLE: PS40-10-SA-BD55-NONE-BK-TX-MG BASE COVER: BD11-BK	NO SUBSTITUTIONS	
A	MOUNTING BRACKET BLACK, RAL 6005, MARINE GRADE PROVIDE WITH PHOTOCELL	N/A	N/A	N/A	CYCLONE NO: M222-C1-T40-PT-120-BK-SM-MG	NO SUBSTITUTIONS	
B	TYPE 1 DISTRIBUTION W/ HOUSE SIDE SHIELD, 120V, 3000K LED'S BLACK, RAL 6005, PROVIDE WITH PHOTOCELL	EXISTING POLE	LED 3000K	20	CYCLONE NO: HU4T4A-FGC-1HS-20W-3K-120-R28-PT-BK0SM-MG	NO SUBSTITUTIONS	
LIGHTING FIXTURE SCHEDULE NOTES:							



DATE 01-04-2021
SUBMITTED
REVIEWED
DRAWN
CHECKED
APPROVED

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DRAWING TITLE
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