



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:
Item #: P21-094	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.
Planner: Katelyn Page	REQUESTS:
Phone: 733-0440 ext. 1302	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.
Fax: 734-3563	REQUESTS:
Email: kpage@jacksonwy.gov	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.
Owner/Applicant:	REQUESTS:
Creekside Village HOA c/o Tina Korpi PO Box 2282 Jackson, WY 83001	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.
Please respond by:	with comments by 4/26/21

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 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 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.

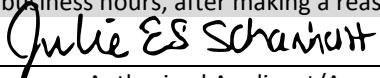
Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 Intended development options or subdivision proposal (if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



Signature of Owner or Authorized Applicant/Agent

Name Printed

Text

Date

Title

NELSON ENGINEERING since 1964

Professional Engineers & Land Surveyors

JACKSON, WY • BUFFALO, WY

WWW.NELSONENGINEERING.NET

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 devices. 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 S. Scharnhorst

Julie S. Scharnhorst

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Board Member/Owner

Title:

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

STATE OF

Wyoming

)

COUNTY OF

Teton

)
)SS.

The foregoing instrument was acknowledged before me by *Julie Scharnhorst* this 16th day of

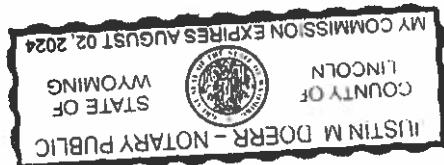
April, 2021.

WITNESS my hand and official seal.

Susie M. Dr
(Notary Public)

My commission expires:

August 02, 2024

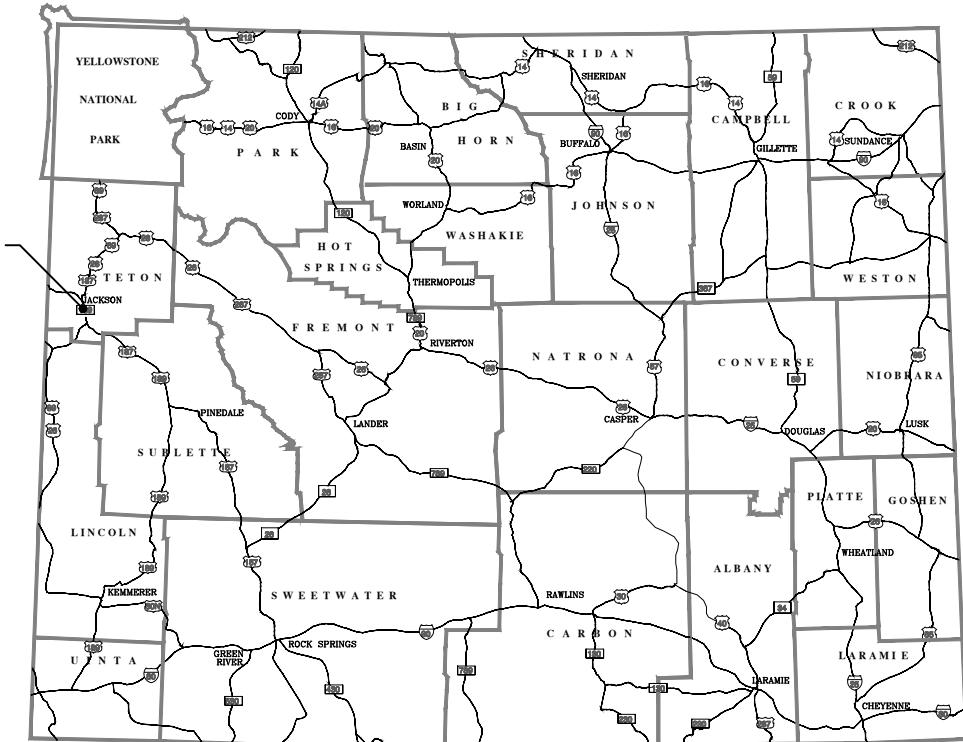


CREEKSIDE VILLAGE PARKING LOT REPLACEMENT (2021)

DRAWING INDEX

<u>DWG NO.</u>	<u>DESCRIPTION</u>
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

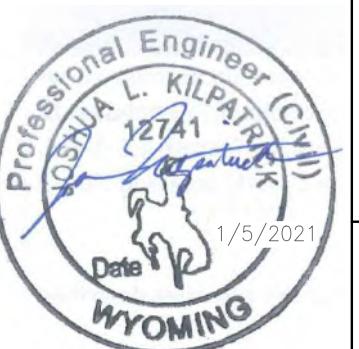


VICINITY MAP
JACKSON, WYOMING

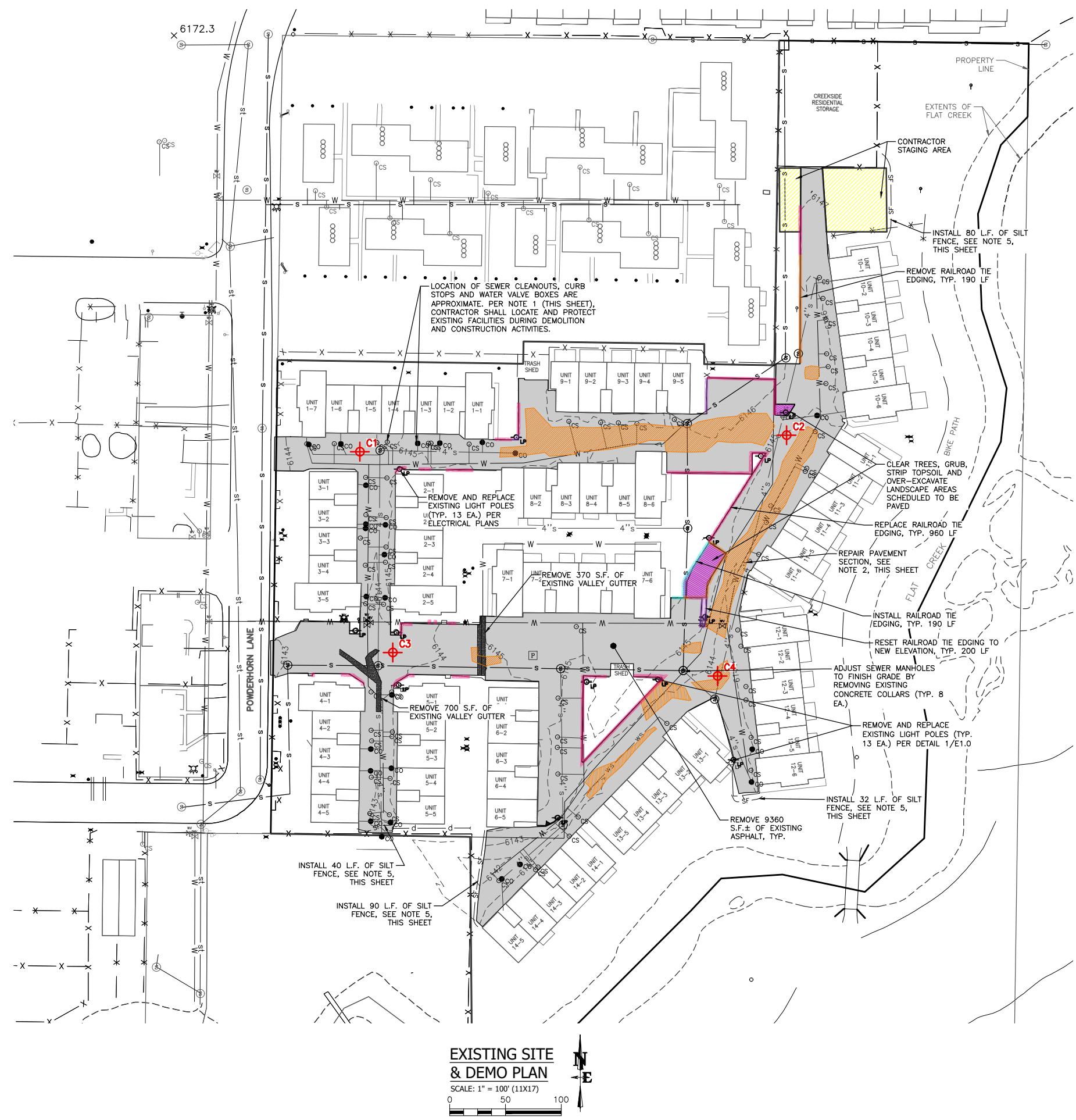
GENERAL CONSTRUCTION NOTES:

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 CONTRACTOR'S WORK.

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (SEPARATELY BOUND), INCLUDING SPECIAL PROVISIONS AMENDING THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPSS) 2015 EDITION.
2. COMPLY WITH HOURS OF OPERATION, SCHEDULING AND PHASING CRITERIA ON SHEET C2.0, SECTION 01041, "PROJECT COORDINATION" AND SECTION 02020, "TEMPORARY TRAFFIC CONTROL."
3. CONSTRUCTION EQUIPMENT SHALL BE STAGED AND GENERALLY OPERATED WITHIN THE CREEKSIDE VILLAGE DEVELOPMENT.
4. 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.
5. IN ACCORDANCE WITH SECTION 01018, "CONSTRUCTION STAKING", CONTRACTOR SHALL PROCURE A LICENCE SURVEYOR FOR STAKING OF PROPOSED IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY SWPPP REQUIREMENTS FOR CONSTRUCTION STORMWATER RUNOFF AND WYDPS REQUIREMENTS FOR TEMPORARY Dewatering. CONTRACTOR SHALL OBTAIN COVERAGE UNDER THE SMALL CONSTRUCTION GENERAL PERMIT IN ACCORDANCE WITH SECTION 02109, "STORM WATER POLLUTION PREVENT PLAN."
7. COORDINATE AND INSTALL UTILITIES IN ACCORDANCE WITH UTILITY COMPANY OR MUNICIPALITY'S REQUIREMENTS.
8. 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.
9. 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		REV. 1-5-2021	
		P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	
DRAWING NO T1.0		JOB TITLE CREEKSIDE VILLAGE PARKING LOT REPLACEMENT (2021)	
JOB NO 17-410-01		TITLE SHEET	
DRAWING TITLE		DATE SURVEYED NE ENGINEERED JK DRAWN BO CHECKED JK APPROVED	



EXISTING SITE LEGEND

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

NELSON ENGINEERING

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

DRAWING TITLE
 EXISTING SITE & DEMO PLAN

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

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

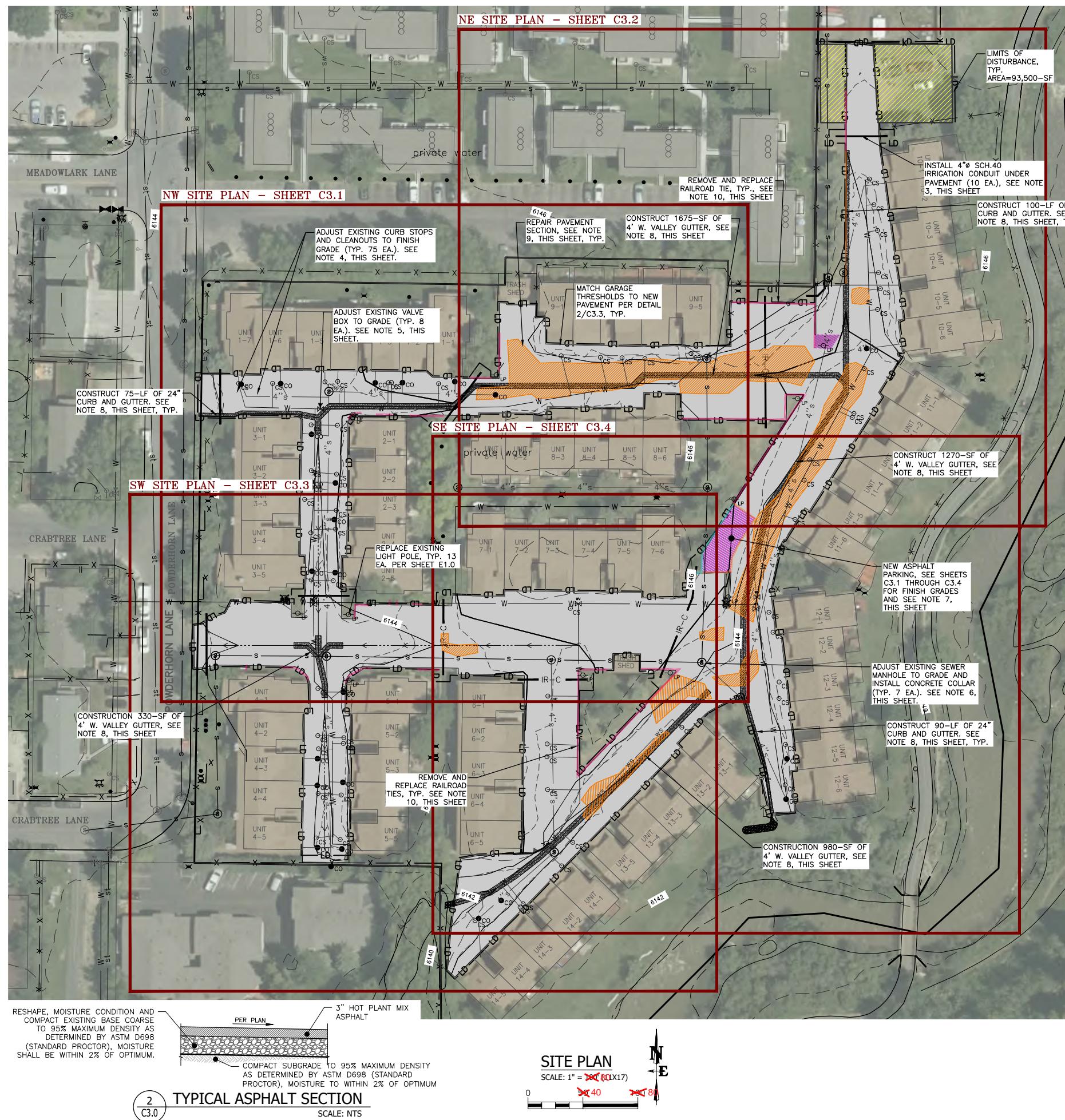
ASPHALT CORE RESULTS

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

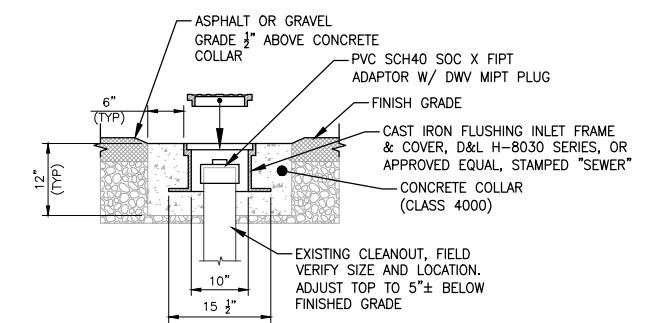
NOTE: ASSUMED THICKNESS PROJECT WIDE IS 3".

DEMOLITION NOTES

1. CURB STOPS, SEWER CLEANOUTS, WATER VALVE BOXES AND MANHOLES SHALL BE LOCATED AND PROTECTED THROUGHOUT CONSTRUCTION.
2. 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.
3. CONTRACTOR SHALL SCHEDULE AND PHASE WORK IN ACCORDANCE WITH SHEET C2.0 AND SECTION 01041 - PROJECT COORDINATION.
4. ASPHALT GENERATED DURING REMOVAL MAY BE USED AS RECLAIMED BASE OR SUB-BASE IN ACCORDANCE WITH SECTIONS 02111 AND 02231.
5. 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.



MASTER LEGEND		REV. 1-5-2021 SURVEYED NE ENGINEERED JK DRAWN BO CHECKED JK APPROVED	
6145	INDEX CONTOUR		
6144	MINOR CONTOUR		
BP	BP		
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		
○ CS	EXISTING CURB STOP (SEE NOTE 4, THIS SHEET)		
○ CO	SEWER CLEANOUT (SEE NOTE 4, THIS SHEET)		
WV	WATER VALVE (SEE NOTE 5, THIS SHEET)		
⑧	SEWER MANHOLE (SEE NOTE 6, THIS SHEET)		
6146.28	SPOT ELEVATION (FINISH GRADE)		
6146.21	SPOT ELEVATION (EXISTING GRADE)		
—○—	EXISTING LIGHTPOLE		
NOTES			
ACCORDANCE WITH THE "GENERAL CONSTRUCTION NOTES" ON SHEET T1.0.			
SCHEDULING AND TRAFFIC CONTROL IN ACCORDANCE WITH NOTE 2, SHEET T1.0.			
DUCTS PRIOR TO PLACEMENT OF NEW ASPHALT. COMPLY WITH DETAILS 2 & 3/C3.5.			
SPECT EXISTING CURB BOXES AND VALVES TO ENSURE THEY ARE PLUMB, CLEAN AND VALVES CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ISSUES IN ACCORDANCE WITH SECTION 02665. AND COMPLETION OF ANY REPAIRS, CURB BOXES AND CLEANOUTS SHALL BE ADJUSTED BELOW PAVING, AND SUBSEQUENT TO PAVING FINISHED IN ACCORDANCE WITH DETAILS 1/C3.1 AND			
SPECT EXISTING VALVE BOXES AND VALVES TO ENSURE THEY ARE PLUMB, CLEAN AND VALVES CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ISSUES IN ACCORDANCE WITH SECTION 02665. COMPLETION AND COMPLETION OF ANY REPAIRS, ADJUST EXISTING VALVE BOX TO GRADE AND INSTALL ACCORDANCE WITH DETAIL 2/C3.2. CONTRACTOR SHALL FURNISH ALL PARTS AND LABOR FOR			
MANHOLE TO GRADE AND INSTALL CONCRETE COLLAR PER DETAIL 1/C3.3.			
3.0 FOR NEW PAVEMENT SECTIONS. AREAS REQUIRING COMPLETE PAVEMENT SECTION IN MAGENTA CROSS HATCHING, SHALL BE COMPLETED IN ACCORDANCE WITH DETAIL 1/C3.0 ALL PAVEMENT REPLACEMENT SHALL BE IN ACCORDANCE WITH DETAIL 2/C3.0.			
GUTTER AND VALLEY GUTTERS IN ACCORDANCE WITH DETAILS 4 & 5/C3.5.			
MAY REQUIRE COMPLETE PAVEMENT SECTION REPAIR ARE SHOWN WITH ORANGE HATCHING AND AREAS THAT HAVE UNDERGONE SIGNIFICANT PAVEMENT FAILURE. AREAS SHALL BE PREPARED TO AND PROOF ROLLED IN THE PRESENTS OF THE ENGINEER FOR FINAL DETERMINATION IF REQUIRED. REPAIR SHALL BE COMPLETED IN ACCORDANCE WITH DETAIL 1/C3.0. NO ADDITIONAL ALLOWED FOR AREAS REPAIRED WITHOUT THE ENGINEER'S CONSENT.			
TIE EDGING (QUANTITIES PROVIDED ON SHEET C1.0, INCLUDING 20 LF OF DOUBLE STACK CONTRACTOR SHALL INSTALL AND SECURE NEW RAILROAD TIE EDGING ACCORDING TO DETAIL SHALL PROTECT EXISTING RAILROAD TIES TO REMAIN.			
ASPHALT AND STRIP MILLINGS, EXISTING CRUSHED BASE AND SUB-BASE FOR ACCORDANCE WITH SECTION 02111.			
TRUN OR SITE GENERATED) SHALL BE PROOF-ROLLED AND APPROVED BY ENGINEER PRIOR TO INSTALLATION OF CRUSHED BASE. UNSTABLE AREAS EXCAVATED TO A DEPTH RECOMMENDED BY THE ENGINEERING AND PREPARED IN WITH THIS SECTION, CONTRACTOR SHALL STRIP AND REUSE SUB-BASE AS BY THE PROJECT ENGINEER.			
HALT SECTION REPAIR			
SCALE: NTS			

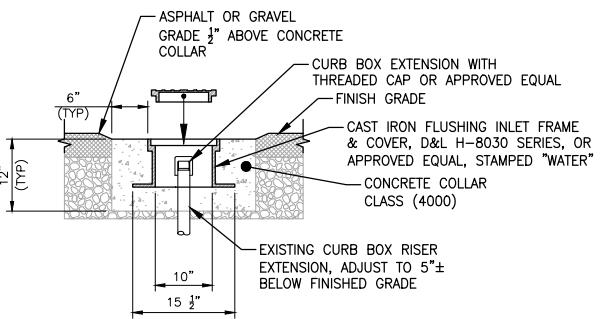


NOT

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

NTS



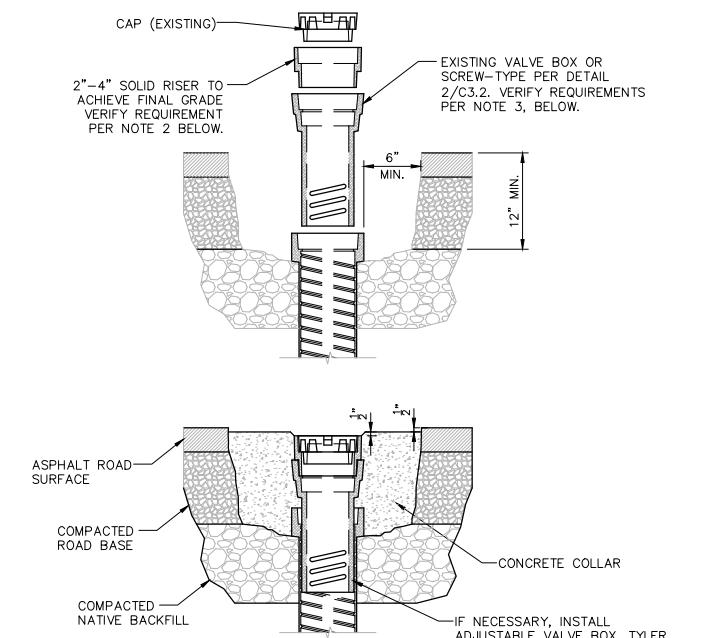
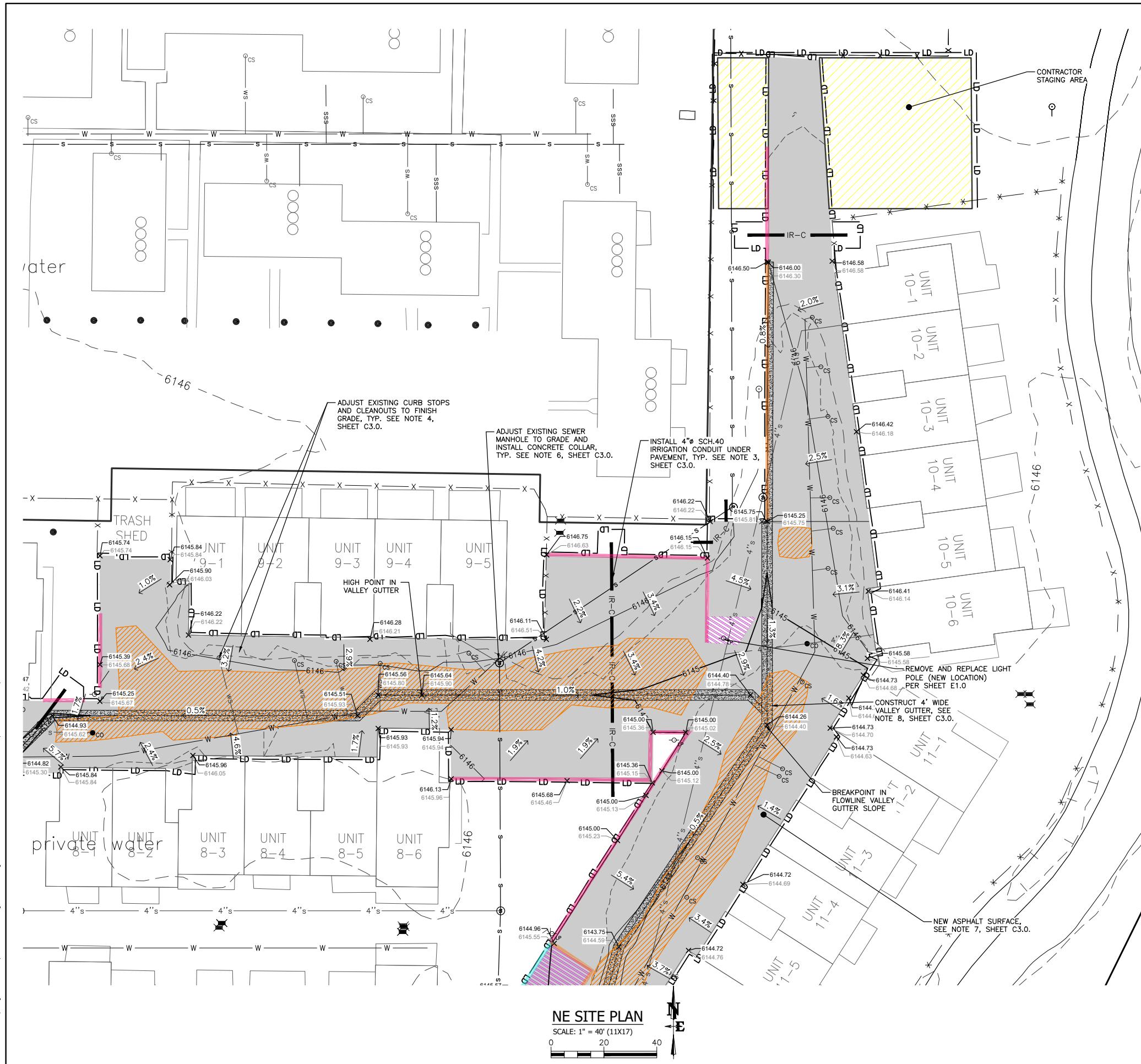
NC

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

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

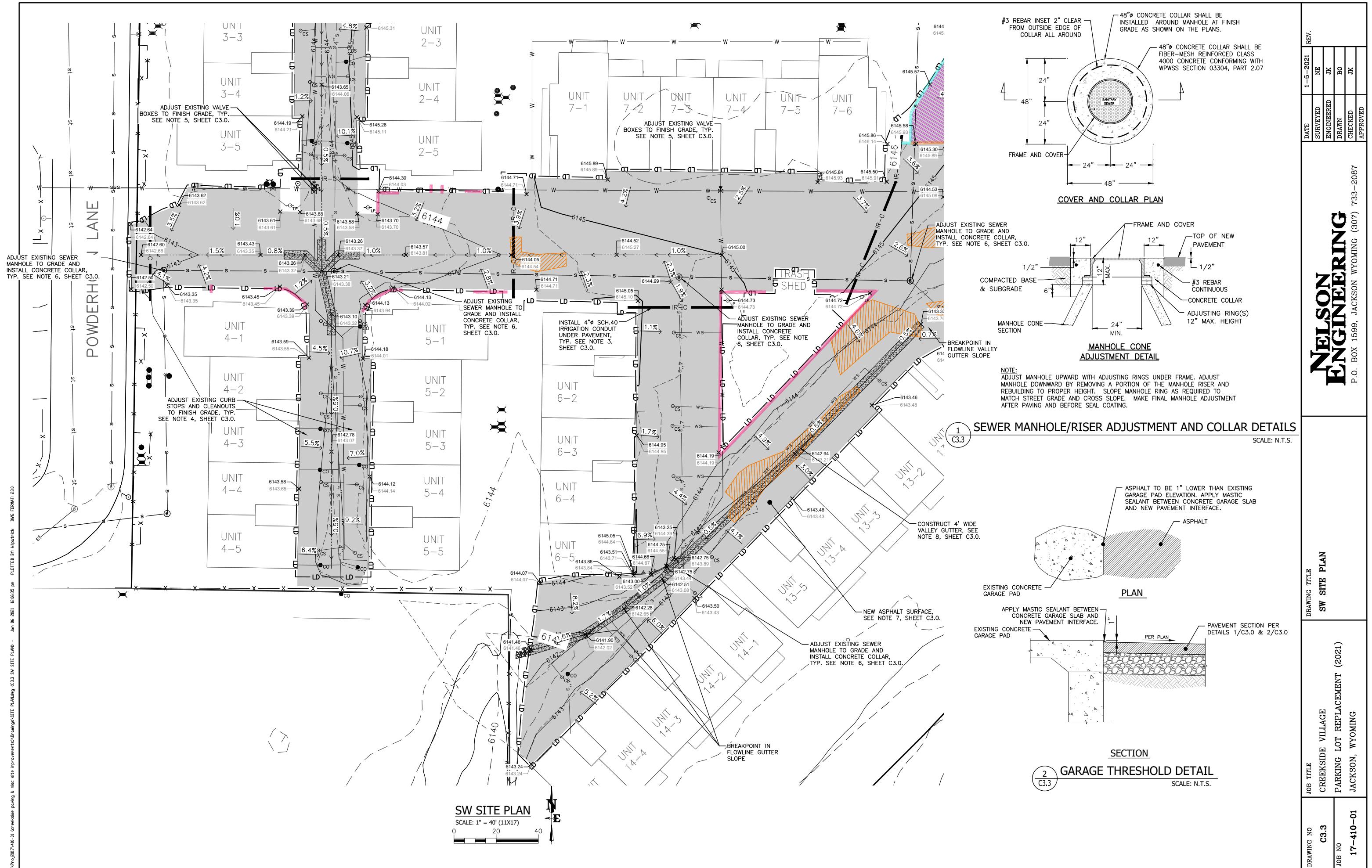


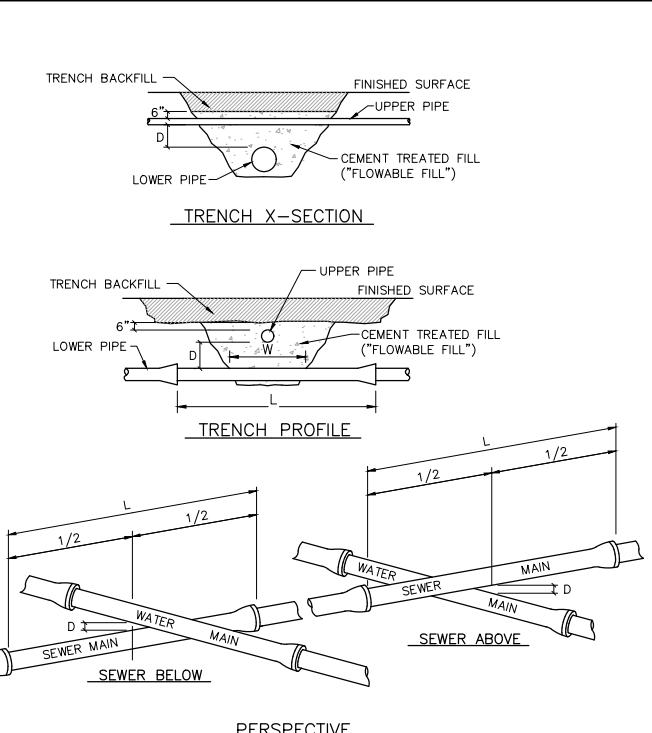
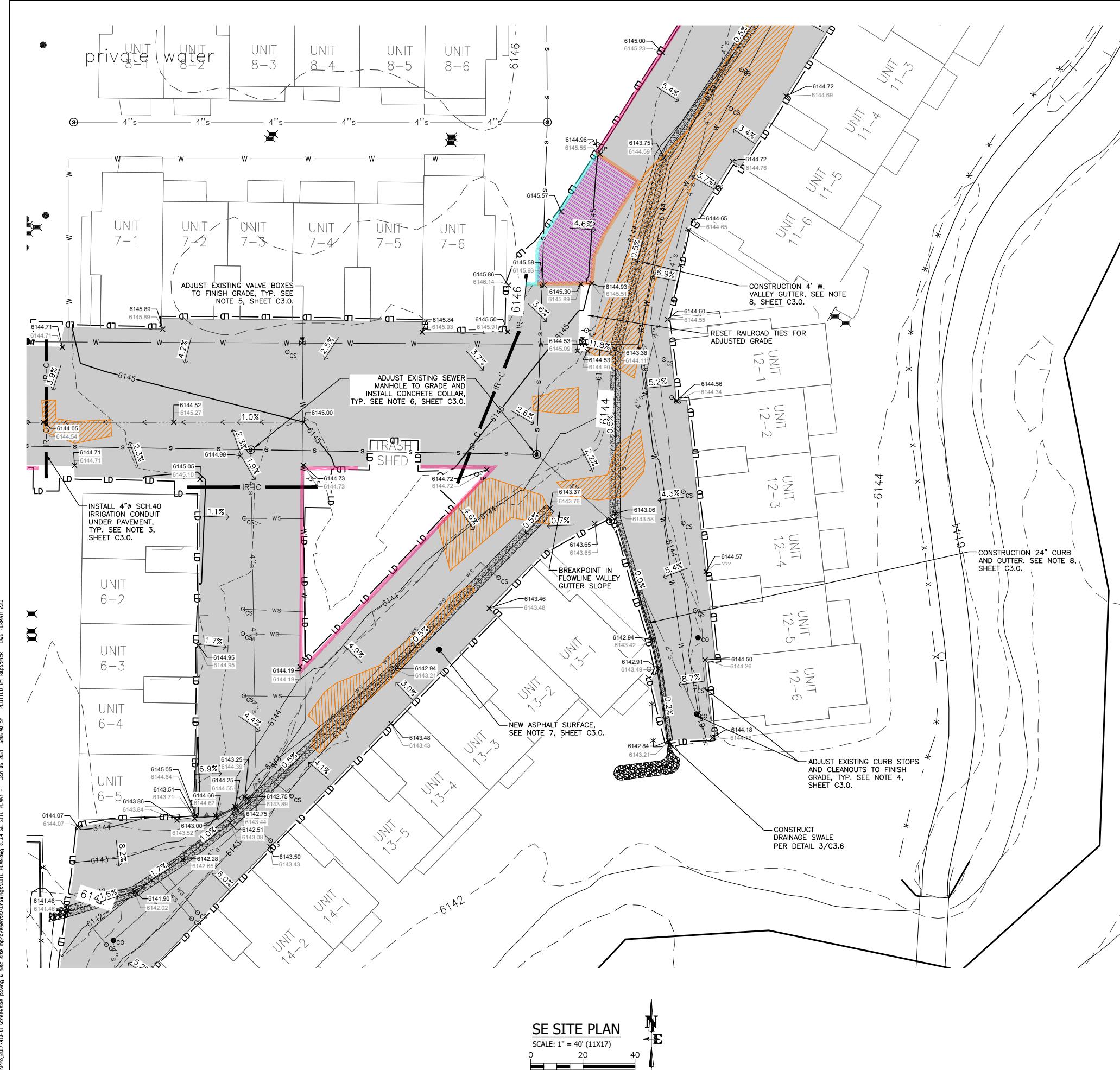
WATER VALVE COLLAR ASSEMBLY ADJUSTMENT DETAIL

NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED PARTS FOR VERTICAL ADJUSTMENT.
2. ADJUST EXISTING VALVE BOXES UPWARD OR DOWNWARD IN ACCORDANCE WITH FINAL GRADES. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING.
3. CONTRACTOR SHALL VERIFY REQUIRED PARTS PRIOR TO VALVE ADJUSTMENT.
4. THE ENGINEER SHALL INSPECT THE VERTICAL ALIGNMENT PRIOR TO AND POST BACKFILLING.
5. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES.

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

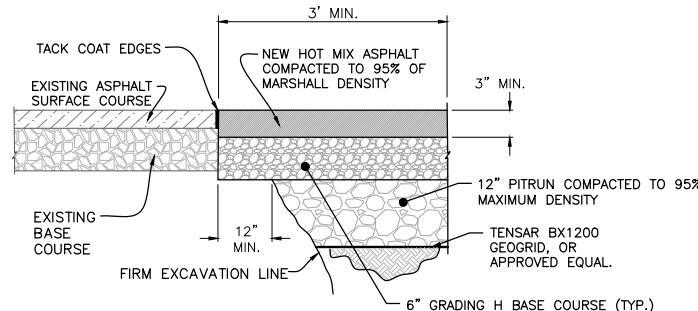




DRAWING NO	JOB TITLE	DRAWING TITLE	SE SITE PLAN
C3.4	CREEKSIDE VILLAGE	PARKING LOT REPLACEMENT (2021)	
17-410-01	JACKSON, WYOMING		

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

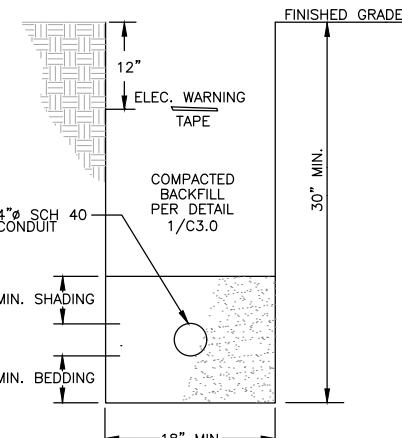
NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



NOTES:

- CUT ASPHALT IN A STRAIGHT LINE PARALLEL TO THE EXCAVATION OR AS SHOWN IN PLAN WITH A SPADE-BITTED AIR HAMMER, CONCRETE SAW OR SIMILAR APPROVED EQUIPMENT.
- REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM FOR PATCHING WITHIN TRENCH EXCAVATIONS.
- ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN THAN 1 1/2" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
- SEAL COAT (GILSONITE OR EQUIVALENT) SHALL BE APPLIED TO REPLACEMENT ASPHALT SURFACE, PLUS 6" IN ADDITIONAL WIDTH ON BOTH SIDES.

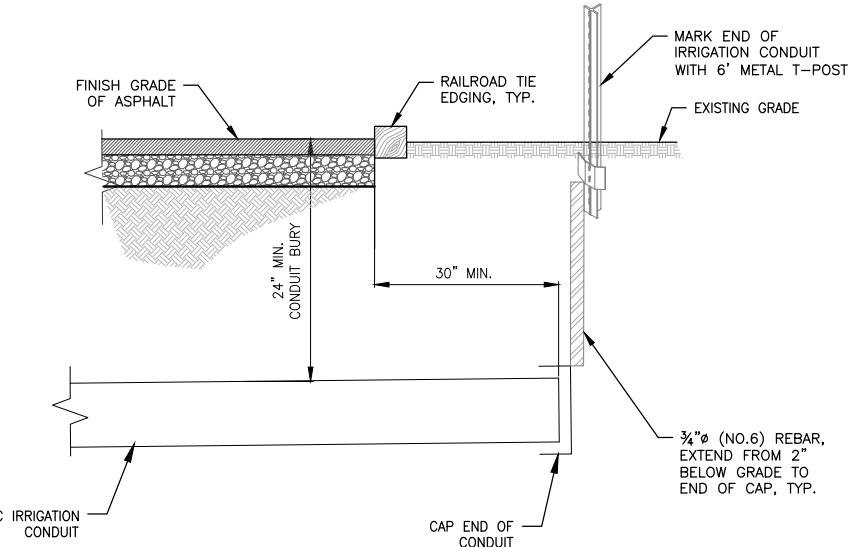
1 ASPHALT PATCH SECTION FOR TRENCH CUTS
C3.5
SCALE: NTS



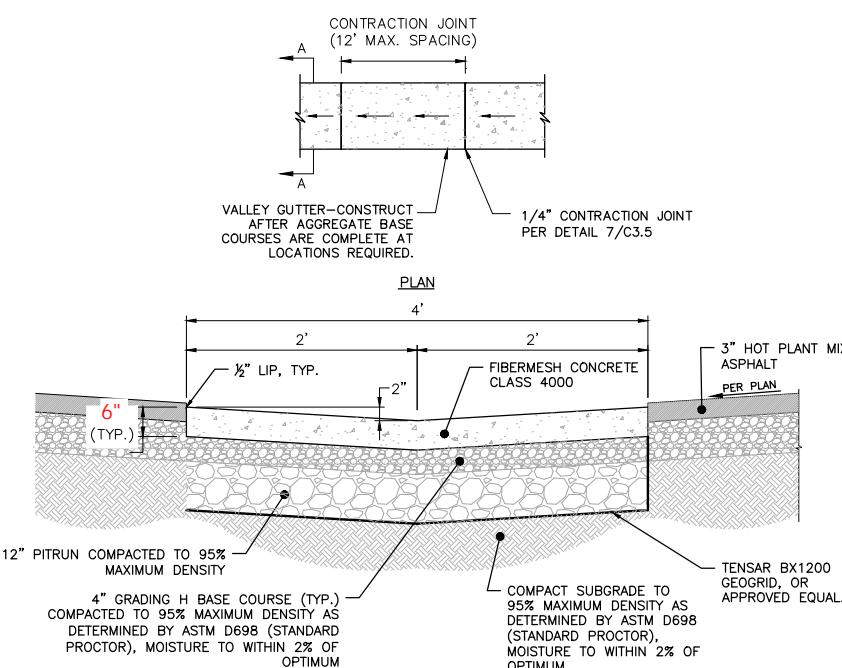
NOTES:

- ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
- BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

2 IRRIGATION CONDUIT TRENCH SECTION
C3.5
SCALE: NTS



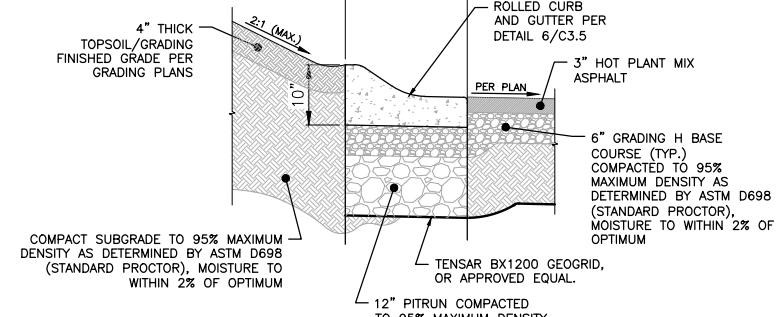
3 IRRIGATION CONDUIT ELEVATION
C3.5
SCALE: NTS



NOTES:

- VALLEY GUTTERS SHALL CONFORM TO SECTION 02776. PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4500 CONCRETE CONFORMING WITH SECTION 02776 AND 03304.
- AGGREGATE SUB-BASE AND BASE COURSE SHALL BE INSTALLED PER SECTION 02231.
- EXPANSION JOINTS SHALL USE 1/8" EXPANSION JOINT MATERIAL AND BE PLACED TO LIMIT SPACING TO 36 FEET ALONG THE LENGTH OF THE CURB. SEE EXPANSION JOINT DETAIL 7/C3.5.

4 VALLEY GUTTER SECTION
C3.5
SCALE: NTS

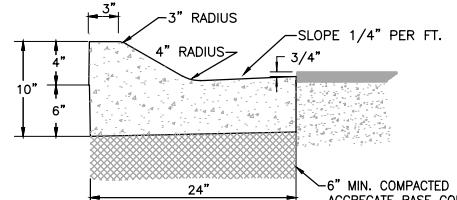


NOTES:

A. CURBS:

- CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4500 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
- 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.

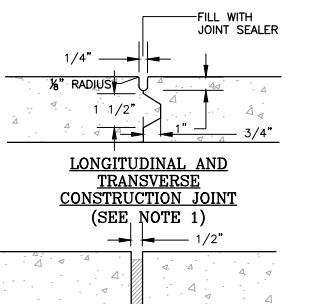
5 CURB SECTION A
C3.5
SCALE: NTS



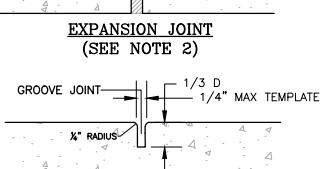
NOTES:

- CURBS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4500 CONCRETE CONFORMING WITH SECTION 02528 AND WPWSS 03304.
- 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.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED, PER DETAIL 7/C3.5, AT RIGHT ANGLES TO THE CURB LINE AT INTERVALS NOT EXCEEDING 10 FEET PER SECTION 02528.
- 1/8" EXPANSION JOINTS SHALL BE CONSTRUCTED, PER DETAIL 7/C3.5, AT RIGHT ANGLES TO THE CURB LINE AT INTERVALS NOT EXCEEDING 50 FEET PER SECTION 02528.

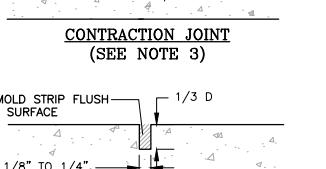
6 ROLL CURB DETAIL
C3.5
SCALE: NTS



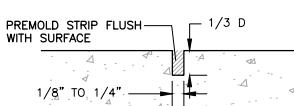
LONGITUDINAL AND TRANSVERSE CONSTRUCTION JOINT (SEE NOTE 1)



EXPANSION JOINT (SEE NOTE 2)



CONTRACTION JOINT (SEE NOTE 3)



NOTE:

- KEYWAY FORMED BY FASTENING METAL KEY TO FORM.

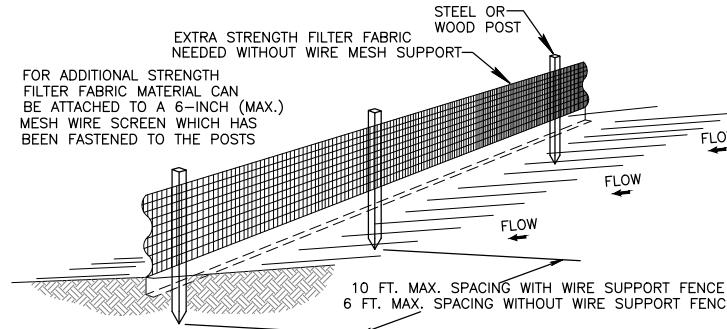
- 1/2" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 50 FEET ON LONG STRAIGHT CONCRETE STRETCHES.

- FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE Raveling AND BEFORE UNCONTROLLED CRACKING OCCURS. MAXIMUM DISTANCE BETWEEN JOINTS SHALL BE 5 FEET.

7 CONCRETE JOINTS
C3.5
SCALE: NTS

DRAWING NO: C3.5
JOB TITLE: CREEKSIDE VILLAGE
JOB NO: 17-410-01
REV: 3-1-2018
SURVEYED: NE
ENGINEERED: JK
DRAWN: BO
CHECKED: JK
APPROVED: JK

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

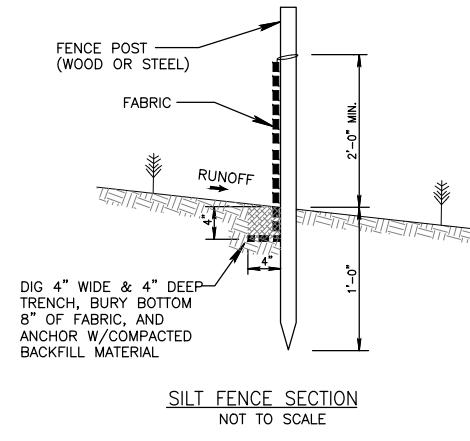


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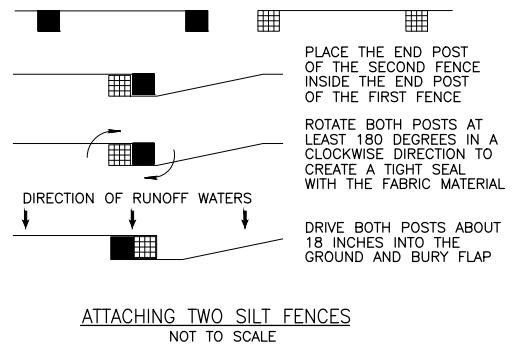
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND 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 COMPAKTED OVER THE FILTER FABRIC.

1 SILT FENCE DETAILS
C3.6

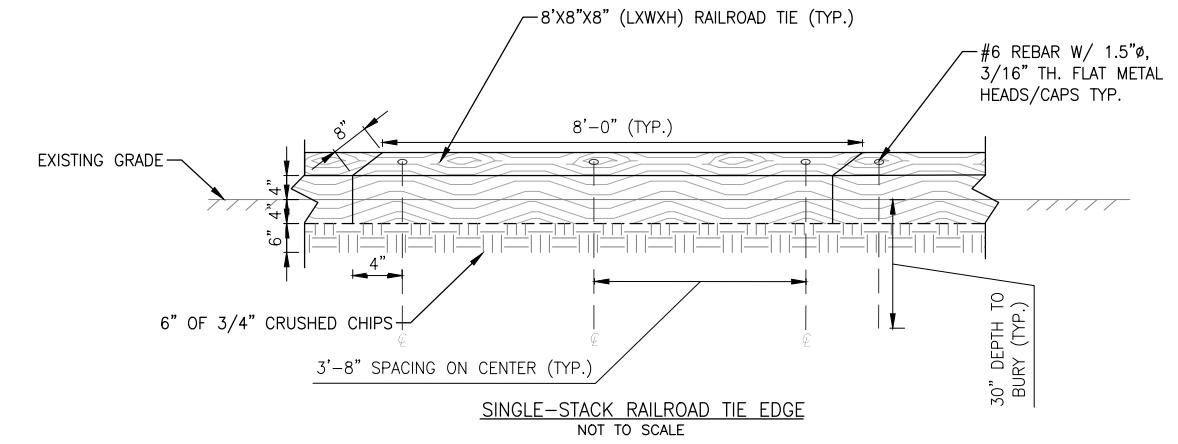
SCALE: NTS



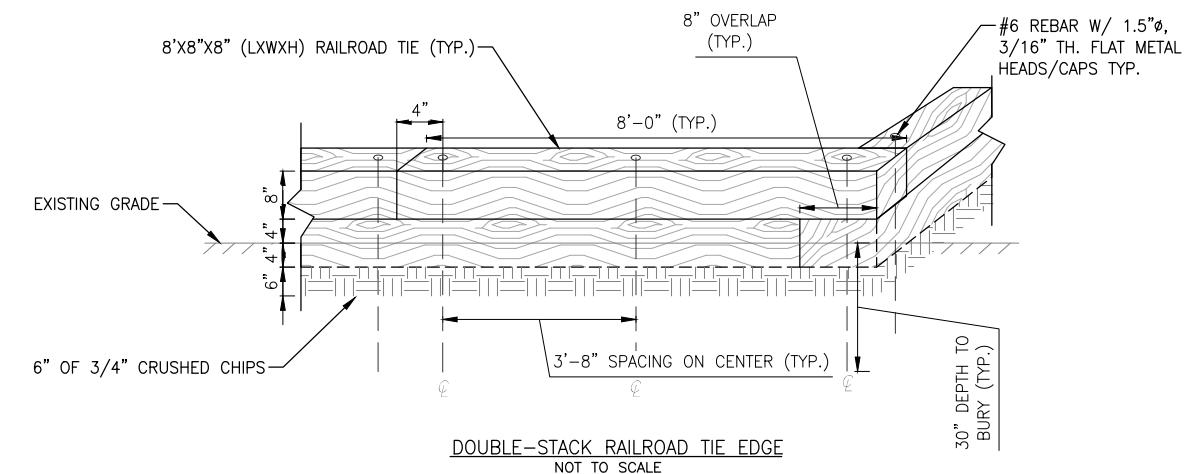
SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE



SINGLE-STACK RAILROAD TIE EDGE
NOT TO SCALE



DOUBLE-STACK RAILROAD TIE EDGE
NOT TO SCALE

2 RAILROAD TIE DETAIL
C3.6

SCALE: NTS

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ENGINEERING**

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

DRAWING TITLE
CIVIL DETAILS

DRAWING NO. C3.6
JOB TITLE CREEKSIDE VILLAGE
JOB NO. 17-410-01
PARKING LOT REPLACEMENT (2018)
JACKSON, WYOMING

DATE 3-1-2018
REV. NE

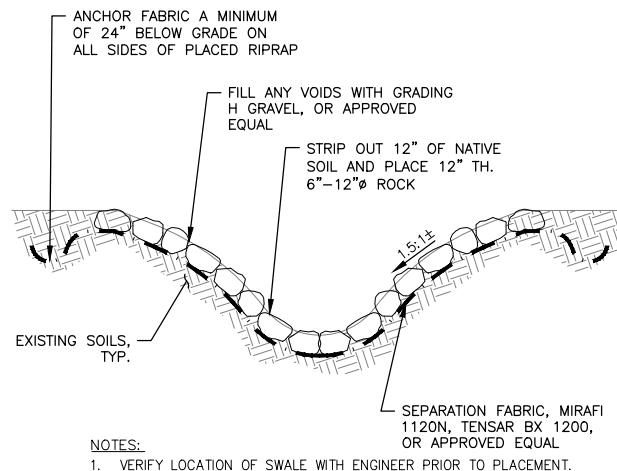
SURVEYED JK

ENGINEERED BO

DRAWN JK

CHECKED JK

APPROVED



3 ARMORED DRAINAGE SWALE
C3.6

Scale: N.T.S.



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.
- 1x1' light fixture.
- 1x1' light fixture, provide emergency battery backup connected to an unswitched conductor.
- Track light
- 1x4' light fixture.
- 1x4' light fixture, provide emergency battery backup connected to an unswitched conductor.
- 2x4' light fixture.
- 2x4' light fixture, provide emergency battery backup connected to an unswitched conductor.
- 2x2' light fixture.
- 2x2' light fixture, provide emergency battery backup connected to an unswitched conductor.
- Direct/indirect light fixture. See schedule for length.
- Direct/indirect light fixture. See schedule for length. Provide emergency battery backup connected to an unswitched conductor.
- 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.
- XXX indicates fixture type. Refer to fixture schedule.
- Exterior wall pack
- Emergency exterior wall pack. Provide emergency battery backup connected to an unswitched conductor.

DEVICES

S_x 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"

S_{ss} DUAL LEVEL SWITCHING, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.

S_{ss} DUAL LEVEL SWITCHING WITH OCCUPANCY SENSOR, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.

S_{ss} OCCUPANCY SENSOR WITH MANUAL DIMMING, SET FOR 50% AUTOMATIC ON, AUTOMATIC OFF, WITH MANUAL DIMMING.

S_{ss} SINGLE CONVENIENCE OUTLET, +18" AFF UNO

S_{ss} FLOOR MOUNT SINGLE CONVENIENCE OUTLET

S_{ss} DUPLEX CONVENIENCE OUTLET, +18" AFF UNO

S_{ss} FLOOR MOUNT DUPLEX CONVENIENCE OUTLET

S_{ss} EMERGENCY DUPLEX CONVENIENCE OUTLET, +18" AFF UNO

S_{ss} SWITCHED DUPLEX CONVENIENCE OUTLET, +18" AFF UNO

S_{ss} FLOOR MOUNTED SWITCHED DUPLEX CONVENIENCE OUTLET

S_{ss} USB DUPLEX CONVENIENCE OUTLET, +18" AFF UNO

S_{ss} USB FOURPLEX CONVENIENCE OUTLET, +18" AFF UNO

S_{ss} FOURPLEX CONVENIENCE OUTLET, +18" AFF UNO

S_{ss} FLOOR MOUNT FOURPLEX CONVENIENCE OUTLET

S_{ss} CONNECTION POINT TO EQUIPMENT SPECIFIED. ELECTRICAL CONTRACTOR TO SUPPLY RACEWAY AND CONDUCTORS AND MAKE FINAL CONNECTION TO EQUIPMENT UNDER THIS SECTION. UNO

S_{ss} FLOOR MOUNTED CONNECTION POINT, SEE NOTE ABOVE FOR REQUIREMENTS

S_{ss} FLOOR MOUNTED JUNCTION BOX

S_{ss} JUNCTION BOX

S_{ss} WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO

S_{ss} WALL MOUNTED PUSH BUTTON, HANDICAPPED MOUNT AT SWITCH HEIGHT UNO

S_{ss} WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO

S_{ss} MOTOR STARTER/CONTACTOR, SIZE/POLES NEMA 1 UNO AS INDICATED

S_{ss} COMBINATION STARTER AND DISCONNECT, SIZE/POLES, STARTER SIZE AS INDICATED, NEMA 1 UNO

S_{ss} FUSED DISCONNECT SWITCH, SIZE/POLES, FUSE SIZES AS INDICATED, NEMA 1 UNO

S_{ss} NON-FUSED DISCONNECT SIZE/POLES AS INDICATED, NEMA 1 UNO

S_{ss} THERMOSTAT, +46" AFF PROVIDE CONDUIT, J-BOX, CONDUCTORS AS REQUIRED TO CONTROL ASSOCIATED UNITS. UNO COORDINATE WITH DIVISION 15.

S_{ss} POWER POLE - DUAL CHANNEL

S_{ss} TRANSFORMER

S_{ss} PANELBOARD. SEE SCHEDULE FOR TYPE.

S_{ss} EQUIPMENT CABINET, SURFACE MOUNTED

S_{ss} EQUIPMENT CABINET FLUSH MOUNTED

S_{ss} SURFACE MULTI-OUTLET RACEWAY

S_{ss} MECHANICAL EQUIPMENT CALL OUT

S_{ss} KITCHEN EQUIPMENT CALLOUT

ONE LINE

W_{ss} DELTA WYE TRANSFORMER UNO

#_{ss} PANEL NAME
 VOLTAGE
 PHASE

C_{ss} CIRCUIT BREAKER, SIZE AND POLES INDICATED

F_{ss} FUSE, SIZE AND TYPE INDICATED, PROVIDE FUSE FOR EACH POLE

I_{ss} INTERRUPTER SWITCH, SIZE AND POLES INDICATED

F_{ss} FUSED SWITCH, SIZE/POLES AND FUSE SIZE INDICATED

D_{ss} DRAW OUT CIRCUIT BREAKER, SIZE AND POLES INDICATED

I_{ss} INDIVIDUAL BREAKER WITH SHUNT TRIP, SIZE AND POLES INDICATED. NEMA 1 UNO

I_{ss} INDIVIDUAL BREAKER SIZE AND POLES INDICATED. NEMA 1 UNO

GFP GROUND FAULT PROTECTION

T_{ss} TRANSIENT VOLTAGE SURGE SUPPRESSION

L_{ss} ADJUSTABLE BREAKER SETTINGS (PER SPECIFICATIONS):
 'L'-LONG TIME
 'S'-SHORT TIME
 'I'-INSTANTANEOUS
 'G'-GROUND FAULT
 'R'-ENERGY REDUCING MAINTENANCE SWITCH W/STATUS INDICATOR

— GROUND

ST SHUNT TRIP COIL

M MOTOR

100A 3P DISCONNECT SWITCH. SIZE AND POLES INDICATED. NEMA 1 UNO

OVERHEAD SERVICE DROP

###/A/3P GENERATOR SET, MAIN BREAKER SIZE INDICATED

— AUTOMATIC TRANSFER SWITCH (ATS)

M METER AND BASE

N NEUTRAL

T DRY TYPE TRANSFORMER

— PAD MOUNT TRANSFORMER

ELECTRICAL ABBREVIATIONS

A	AMPERES
AC	6" ABOVE BACKSPLASH
AFF	ABOVE FINISHED FLOOR
AG	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
CON	CONDUIT
CB	CIRCUIT BREAKER
CF	COMPACT FLUORESCENT
CKT	CIRCUIT
CO	CONDUT ONLY, PROVIDE PULL-LINE
CT	CURRENT TRANSFORMER
CTL	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/ND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
HH	HAND HOLE
HID	HIGH INTENSITY DISCHARGE
HOA	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
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
MTC	MAIN TRANSFORMER CENTER
MH	METAL HALIDE
MSB	MAIN SWITCH BOARD
MTG	MOUNTING
N	NEUTRAL
NC	NEW
NEC	NORMALLY CLOSED
NIC	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
TDR	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 AND INSTALL / PROVIDED AND
PROVIDE BY	INSTALLED BY / PROVIDE AND INSTALL
INSTALLED/	INSTALLED
INSTALL	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.



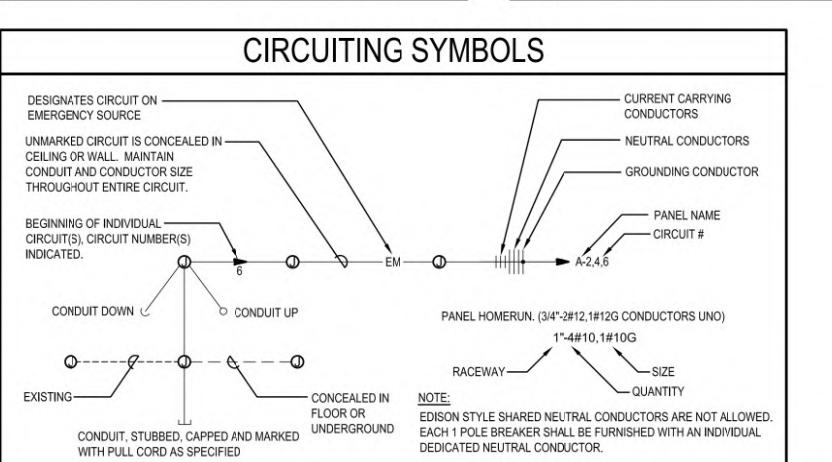
MUSGROVE
ENGINEERING, P.A.
234 S. Whisperwood Way
Boise, ID 83709
208.384.0585
645 West 25th Street
Idaho Falls, ID 83402
208.523.2862
www.musgrove.com
PROJECT NO. 20-505

01-04-2021	REV.
01	AY
02	DH
03	MB
04	APPROVED

**NELSON
ENGINEERING**
P.O. BOX 1698, JACKSON WYOMING (307) 733-2087

DRAWING TITLE	ELECTRICAL COVER SHEET
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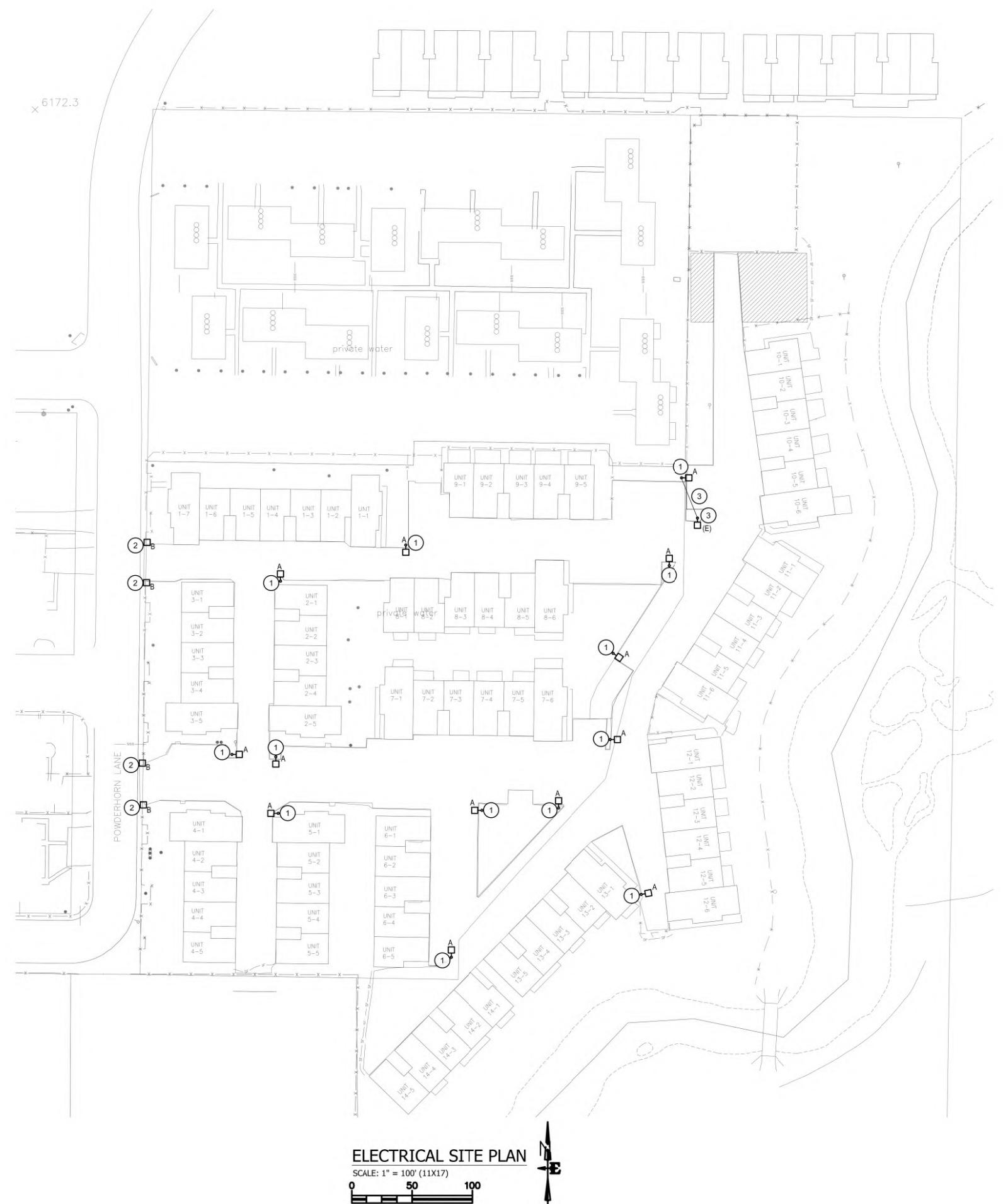
JOB TITLE	CREKESIDE VILLAGE
PARKING LOT REPLACEMENT (2021)	JACKSON, WYOMING
JOB NO.	17-410-01





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www.musgrovep.com
PROJECT NO. 20-505

01-04-2021 REV.
01-04-2021 REV.
SURVEYED
ENGINEERED
DRAWN
CHECKED
APPROVED



KEYED NOTES:

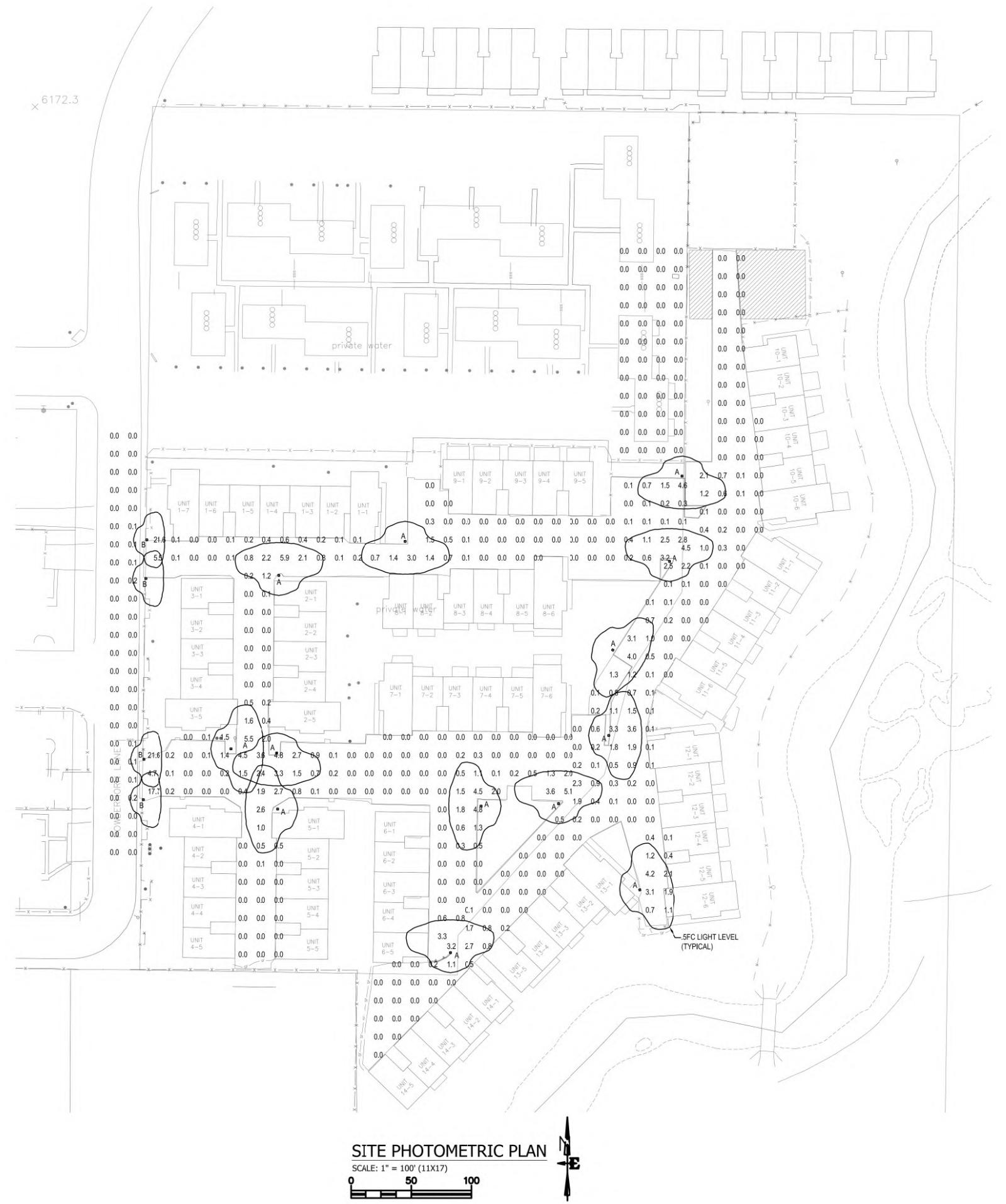
SYMBOL USED FOR NOTE CALLOUT.

1. REPLACE LIGHT FIXTURE, POLE, AND BASE. EXISTING WRING 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.

**NELSON
ENGINEERING**
P.O. BOX 1698, JACKSON, WYOMING (307) 733-2087

DRAWING NO	JOB TITLE	DRAWING TITLE
E1.0	CREEKSIDE VILLAGE	ELECTRICAL SITE PLAN
17-410-01	JACKSON, WYOMING	PARKING LOT REPLACEMENT (2021)

Professional Engineer
Andrew Yanoski
15745
State of Wyoming
11/5/2021
Wyoming



Proposed Lighting:					
Fixture Model or Description	No. of Fixtures	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



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West 25th Street
Boise, ID 83402
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usmgrovepa.com
ECT NO. 20-505

REV.
1-104-2021

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

SITE PHOTOMETRIC PLAN

**CREEKSIDE VILLAGE
PARKING LOT REPLACEMENT (2021)**

PARKING NO	CREEKSIDE	PARKING
E1.1		OB NO



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
 Nelson 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 ft ²	0.08	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 ft 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

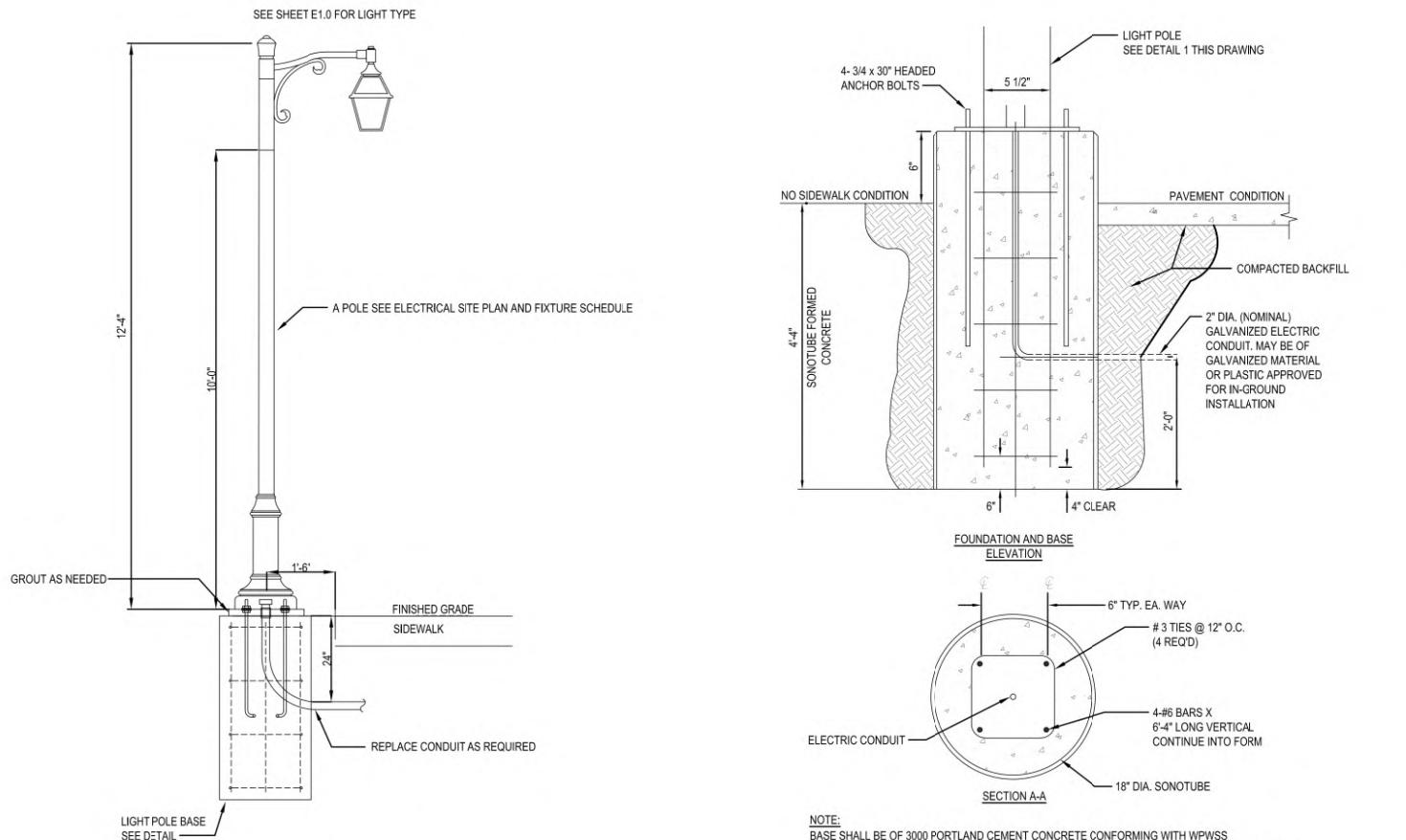
Exterior Lighting PASSES

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.
 Name - Title

 12/29/2020
 Signature Date



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

2 E2.0 LIGHT POLE BASE DETAIL
 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: HUDP1A-FGC-3MHS-60W-3K-120-NONE-BK0SM-MG	NO SUBSTITUTIONS	
A POLE	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 BRACKET	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: HUDT4A-FGC-1HS-20W-3K-120-R28-PT-BK0SM-MG	NO SUBSTITUTIONS	

LIGHTING FIXTURE SCHEDULE NOTES:

MUSGROVE
 ENGINEERING, P.A.
 234 S. Whisperwood Way
 Boise, ID 83709
 208.384.0582
 645 West 25th Street
 Idaho Falls, ID 83402
 208.523.2862
 www.musgrovepa.com
 PROJECT NO. 20-505

01-04-2021 REV.
 SURVEYED
 ENGINEERED
 DRAWN
 CHECKED
 APPROVED

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

JOB TITLE	CREEKSIDE VILLAGE PARKING LOT REPLACEMENT (2021)
DRAWING NO	E2.0
JOB NO	17-410-01
DATE	12/29/2020
REV.	01
DATE	01-04-2021
SURVEYED	AY
ENGINEERED	DH
DRAWN	MB
CHECKED	
APPROVED	

