



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways
- Housing Department

**Teton County**

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

**State of Wyoming**

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

**Federal Agencies**

- Army Corp of Engineers

**Utility Providers**

- Qwest
- Lower Valley Energy
- Bresnan Communications

**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: May 26, 2021	<b>REQUESTS:</b>
Item #: P21-134	The applicant is submitting a request for a Grading Pre-Application for the properties located at 55 Karns Meadow Drive, PT. SW1/4NE1/4 & PT. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116 PIDN: 22-41-16-33-2-00-025
Planner: Tyler Valentine	For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Phone: 733-0440 ext. 1305	
Fax: 734-3563	
Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a>	
<b>Owner / Applicant:</b> Town of Jackson / Johnny Ziem Jorgensen	
<b>Please respond by: June 10 (with Comments)</b>	

**Owner / Applicant:**

Town of Jackson / Johnny Ziem  
Jorgensen

The applicant is submitting a request for a Grading Pre-Application for the properties located at 55 Karns Meadow Drive, PT. SW1/4NE1/4 & PT. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116 PIDN: 22-41-16-33-2-00-025

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

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[btlenz@jacksonwy.gov](mailto:btlenz@jacksonwy.gov)



## LETTER OF TRANSMITTAL

**TO:** Town of Jackson, Wyoming  
PO Box 1687  
Jackson, Wyoming 83001

DATE	PROJECT NO.
May 25, 2021	06013.17
ATTENTION:	
Kelly Bowlin	
RE:	
Grading Pre-Application Permit (PAP)	
55 Karns Meadow Drive, Teton County, WY	

ORIGINALS	COPIES	DATE	NO.	DESCRIPTION
1			1	Pre-Application Permit Request Form
	1		1	Town of Jackson Warranty Deed - #0799665
1			1	Pre-Application Permit Narrative Letter
1			1	Stormwater Drainage Exhibits
1			1	Proposed Plans

**THESE ARE TRANSMITTED** as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> For review and comment
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Other
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> For archiving
<input type="checkbox"/> FOR BIDS DUE _____	<input type="checkbox"/>	PRINTS RETURNED AFTER LOAN TO US

**REMARKS**

*If enclosures are not as noted, kindly notify us at once*

**COPY TO** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_



**PRE-APPLICATION CONFERENCE REQUEST (PAP)**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440 fax:  
P.O. Box 1687 | [www.townofjackson.com](http://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](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: **Core Services Vehicle Maintenance Facility Phase II**

Physical Address: **55 Karns Meadow Drive, Jackson, WY 83001**

Lot, Subdivision: \_\_\_\_\_

PIDN: **22-41-16-33-2-00-025**

**PROPERTY OWNER.**

Name: **Town of Jackson Wyoming**

Phone: \_\_\_\_\_

Mailing Address: **P.O. Box 1687, Jackson, Wyoming**

ZIP: **83001**

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name, Agency: **Property Owner**

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 [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)) of the submittal packet.

Have you attached the following?

Application Fee. Go to [www.townofjackson.com/204/Pre-Application.com](http://www.townofjackson.com/204/Pre-Application.com) for the fees.

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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.

Johnny Ziem

Signature of Owner or Authorized Applicant/Agent

JOHNNY ZIEM

Name Printed

5/26/21

Date

Assistant Public Works  
DIRECTOR



## WARRANTY DEED

First American Title  
Insurance Company

Teton County Housing Authority, a duly constituted Housing Authority established by Teton County, Wyoming pursuant to W.S. § 15-10-116 as amended GRANTOR, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Town of Jackson, Wyoming, a Wyoming municipal corporation of the State of Wyoming, GRANTEE, whose address is Post Office Box 1687, Jackson, Wyoming 83001, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

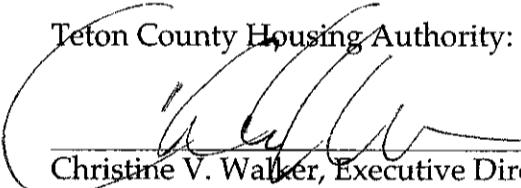
See attached Exhibit A.

PIN #22-41-16-33-2-00-025

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

WITNESS my hand this 17<sup>th</sup> day of August, 2011.

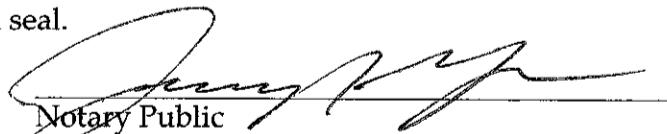
Teton County Housing Authority:

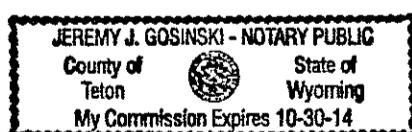
  
Christine V. Walker, Executive Director

STATE OF WYOMING )  
 )  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2011 by Christine V. Walker as Executive Director of the Teton County Housing Authority.

WITNESS my hand and official seal.

  
Notary Public  
My Commission Expires: \_\_\_\_\_



GRANTOR: TETON COUNTY HOUSING AUTHORITY  
GRANTEE: TOWN OF JACKSON WYOMING

Doc 0799665 bk 787 pg 741-742 Filed At 13:12 ON 08/18/11

Sherry L. Daigle Teton County Clerk fees: 11.00

By Kassie Hansen Deputy

Exhibit A

A Tract of Land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the Southwest Corner of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , the center-west one-sixteenth corner of Said Section 33;

THENCE along the west line of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , N00°12'25"E, 660.83 feet;

THENCE N79°53'10"E, 321.32 feet, more or less, to the intersection with the west line of that easement for ingress and egress granted to Lower Valley Power and Light, Inc. as described in that instrument of record in Book 50 of Photo, pages 21 to 23, records of Teton County;

THENCE along the westerly line of said easement through the following courses and distances:

S00°38'59"W, 727.63 feet to a horizontal, circular curve to the right;  
Thence along said curve, having a radius of 180.00 feet, a chord of 119.60 feet bearing S20°03'15"W, through a central angle of 38°48'27", an arc distance of 121.92 feet;  
Thence S39°27'30"W, 61.85 feet;  
Thence S38°49'10"W, 89.67 feet to a point on the easterly boundary line of that parcel conveyed to Lower Valley Power and Light, Inc. in said instrument of record in Book 50 of Photo, pages 21 to 23, records of Teton County;

THENCE departing said westerly line of said easement and proceeding along the easterly and northerly lines of said parcel in Book 50 of Photo through the following courses and distances:

N00°15'38"E, 160.00 feet to the northeast corner of said parcel;  
N89°44'23"W, 175.00 feet to the northwest corner of said parcel, a point on the west line of Said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ;

THENCE departing said boundary and proceeding along said west line, NE $\frac{1}{4}$ SW $\frac{1}{4}$ , N00°15'37"E, 79.51 feet to the CORNER OF BEGINNING.



25 May, 2021

Town of Jackson: Planning & Building Dept.  
150 East Pearl Avenue  
PO Box 1687  
Jackson, WY 83001

Re: Core Services Vehicle Maintenance Facility Phase II  
Pre-Application Conference Request (PAP) for Grading  
Jorgensen Project Number 06013.17

Dear Mr. Lenz,

This grading pre application conference is intended to coordinate with Town of Jackson Public Works and to discuss engineering topics related to the development of Phase II of the Core Services Vehicle Maintenance Facility, located at 55 Karns Meadow Drive. Infrastructure improvements will include connection to and extension of the existing paved driveways and utility connections to the Town of Jackson sewer. The site plan included with this application and the general engineering items related to this project are discussed here.

#### **GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER**

Proposed development on site includes the maintenance facility addition, bus storage addition, two fueling islands, a bus pullout on Karns Meadow Drive, paved parking and vehicle circulation areas and the storm drainage system. The project site will be accessed by two existing entrances off Karns Meadow Drive, one from the north end of the site, and one from the south.

Most of the site is utilized by structures and hardscape so stormwater will be collected, routed and treated before being released to the detention area at the south corner of the site. Refer to the attached exhibits for existing and proposed storm drainage conditions.

Snow will be stored in two locations on site that allow drainage to the designed stormwater system. Snow will be stored on asphalt in the southwest corner of the pavement by the proposed bus storage addition and on grade in the northeast corner of the property.

#### **ROADS AND ACCESS**

The site is presently served by access directly off Karns Meadow drive via Snow King Avenue or Broadway (Highway 89).

The amount of parking required for the facility was determined in the Final Programming Report. This report was developed through a series of interviews with the START Bus and Public Works staff, and the relevant technical expertise of the Design Team for these types of facilities. The report anticipated parking needs for the facility looking out approximately 20-years to 2032.

The parking lot on the south end of the site is intended to accommodate START employees, and Fleet Maintenance employees. The employee housing parking qualifies for shared parking. Ten visitor parking spaces are located north of the administration portion of the facility, below employee housing. The visitor spaces can

serve as parking spaces during the evening for non-Town or County employees residing in the employee housing. Ten additional spaces are located in the northeast corner of the site for visitors and longer-term employee housing. A total of ten spaces are also available for the down/ready vehicles. These spaces are for vehicles waiting to be maintained, or for which maintenance has been completed. One of the design goals was to break up the parking to prevent one area of the site to have all the parking and become a 'sea' of cars. This was especially important to mitigate views from above. A total of 77 spaces are provided on the project site. The parking summaries are included in Table 1.

*Table 1: Core Services Vehicle Maintenance Facility Parking Calculations*

PARKING CALCULATIONS	
Use	Spaces
<b>Support Vehicle Parking</b>	
Director Vehicle	1
Supervisor Van	2
Shop Service Truck	1
Step Van	1
<b>Employee/Visitor Parking</b>	
Administration/Operations	8
Drivers/Service Workers	38
Visitor	5
Accessible	2
<b>Maintenance Fleet/Employee Parking</b>	
Light Down/Ready Vehicles	6
Heavy Down/Ready Vehicles	5
Employees	8
<b>Employee Housing</b>	
Studio	Shared
2 – Bedroom	Shared
4 – Bedroom	Shared
<b>Total Spaces</b>	<b>77</b>
<b>Total Spaces Provided</b>	<b>77</b>

## WATER

A 12-inch water main runs north-south within the Karns Meadow Drive easement for the length of the site until it joins an existing east-west main running parallel to Broadway Avenue.

The existing point of connections for the facility are a 4-inch line and a 6-inch line extending from the building to the existing 12-inch main to serve domestic use, facility uses, lawn watering, and fire suppression.

A separately metered irrigation system was installed for the property during Phase 1. This system limited spray irrigation with a preference for drip system, where appropriate to save water.

## WASTEWATER

Two parallel sewer mains currently exist in Karns Meadow easement. During, Phase 1 these lines were not consolidated in favor of waiting for upgrades and replacement of the Snow King Avenue sewer infrastructure. One of the lines within Karns Meadow Drive was upgraded to handle all the flow needed going through this corridor. This would facilitate this inevitable transition with the obsolete line proposed to be abandoned in place. The timing of this sewer project on Snow King Avenue is unknown.

The point of connection for the facility's sanitary sewer will be a 6-inch line installed with a new saddle-tap on the existing 20-inch main running closest to the building. A two-way cleanout and a sand-oil separator (on the floor drainage line) will be provided adjacent to the building.


Flow calculations will be provided at building permit. A Wyoming DEQ Permit to Construct can be obtained for this sewer service connection at the Town's discretion. The connection to the Town sewer system will require coordination with the Town Public Works Department to identify the appropriate arrangement. The new sewer lines will be owned and operated by the Town.

#### **CABLE UTILITIES AND GAS**

Power and Communications lines will be accessible to the entire project. Lower Valley Energy Electrical Power and Natural Gas, Silverstar Fiber-Optic communications, Spectrum Cable communication, and Century Link communications services are all available to this location.

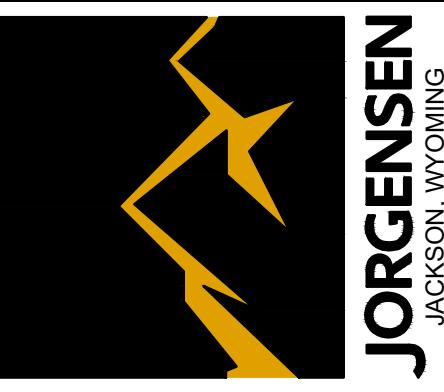

Sincerely,

JORGENSEN ASSOCIATES, PC



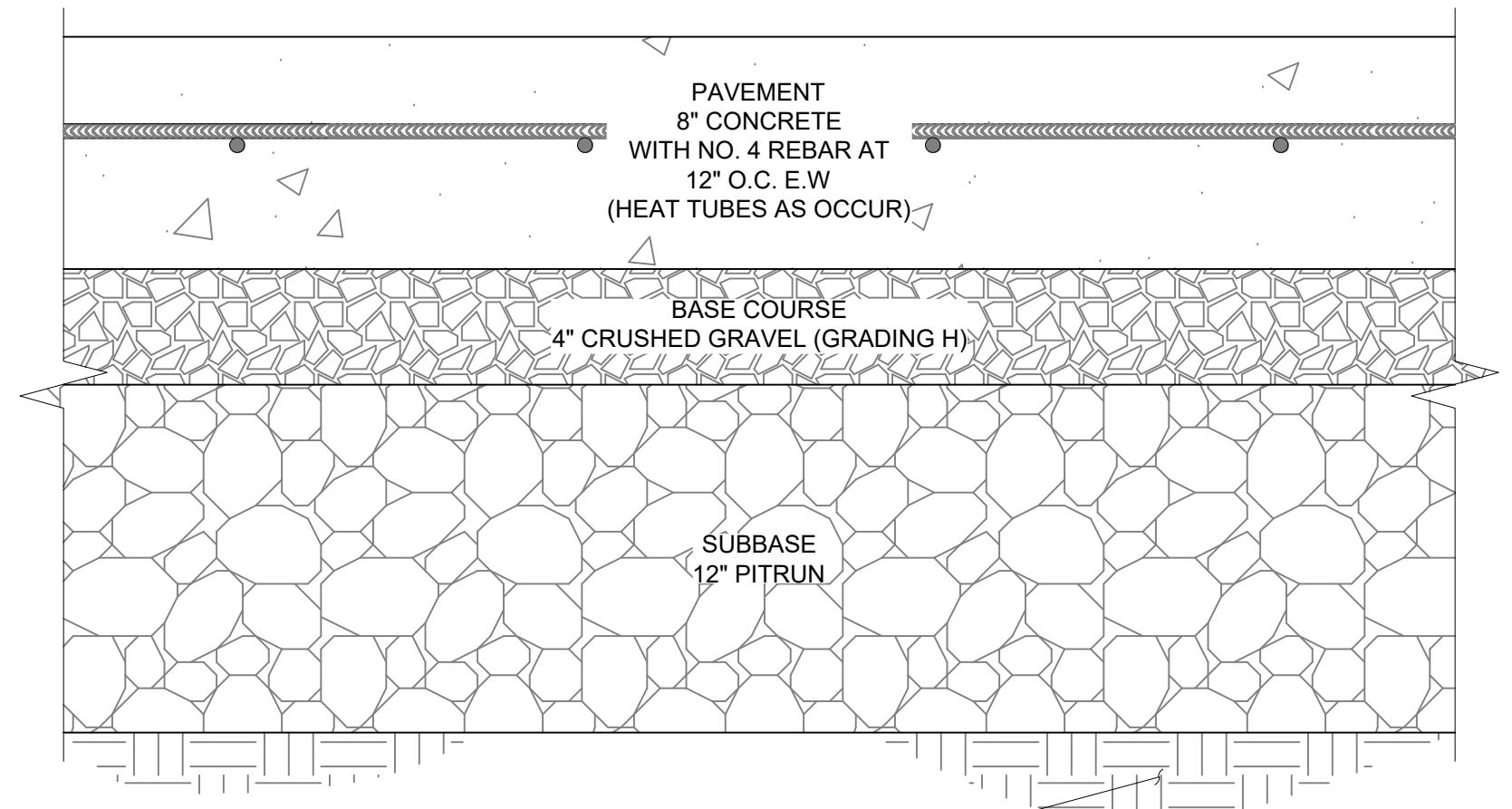
Client/Project: TOWN OF JACKSON  
Project No.: 2270312310  
File Name: N/A  
Scale: As Indicated  
SS Dwn. JL Dign. JB MM/DT/TT  
Title: EXISTING STORMWATER DRAINAGE CONDITIONS  
Revision: 1  
Drawing No. 1



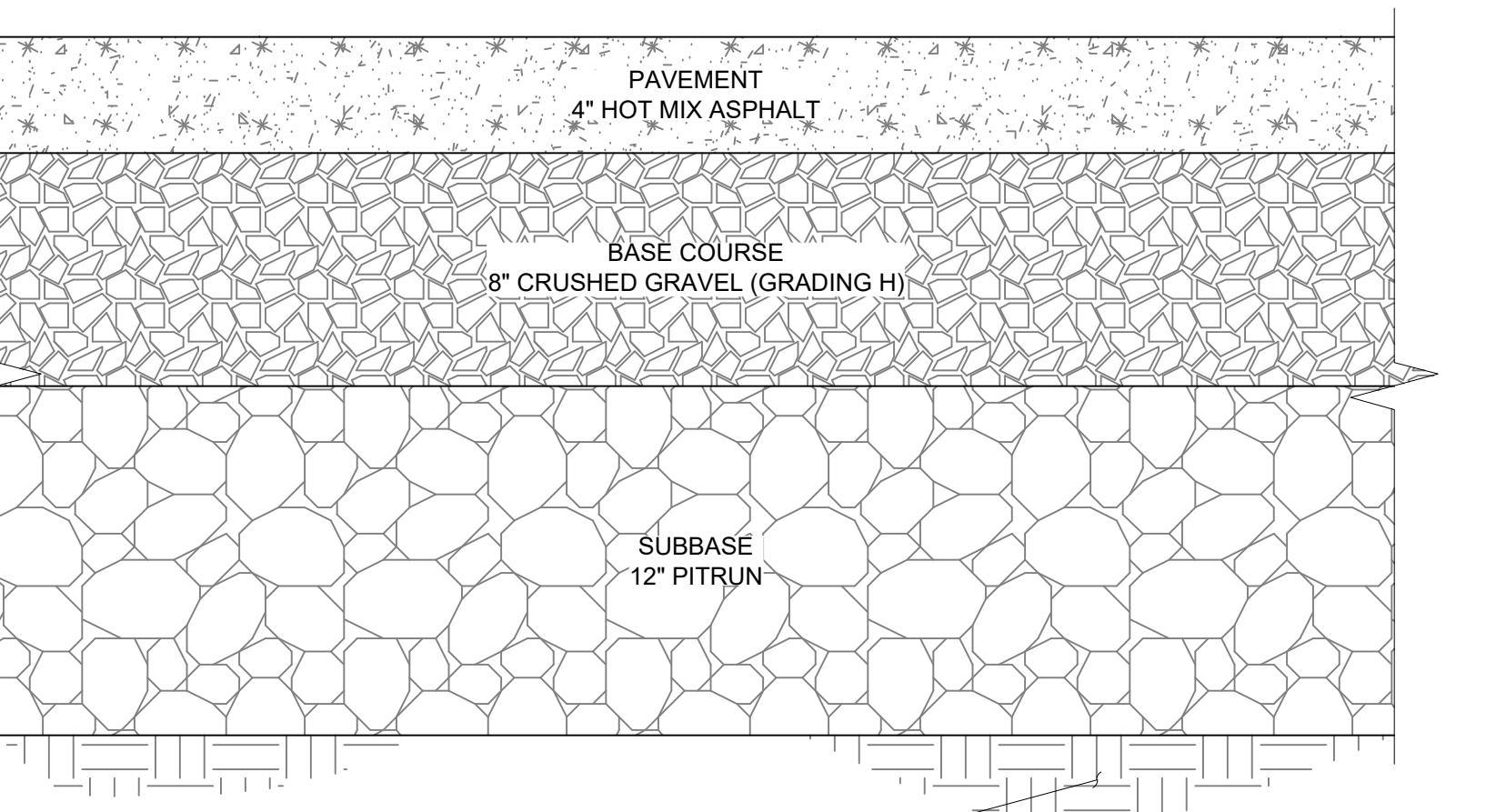


Consultant

Permit/Seal	Approved	Issued/Revised	By
06/28/20			
07/03/20			
09/04/20			
07/07/20			
08/04/20			
08/10/20			
08/17/20			



## CONCRETE PAVEMENT SECTION



## ASPHALT PAVEMENT SECTION

## EXISTING

EXISTING		PROPOSED	
	SURVEY MONUMENTS (VARIOUS)	6179	INTERMEDIATE CONTOUR
— — 6163 — — —	SUBJECT PROPERTY LINE	6180	INDEX CONTOUR
— — 6165 — — —	INTERMEDIATE CONTOUR	— — —	BUILDING WALL
	INDEX CONTOUR		BOULDER SITE WALL
	TREE LINE	— — —	CONSTRUCTION FENCE
	BUILDING WALL	( — — — )	BURIED TANK
	RETAINING WALL	— — —	RIBBON CURB
0 0 0 0 0	GUARD RAIL	— — —	CURB AND GUTTER / ROLL CURB
— X — X —	BUCK RAIL FENCE		VALLEY GUTTER
— — — — —	CHAIN LINK FENCE		ASPHALT PAVEMENT
— — — — —	FLOW LINE		CONCRETE
— — — — —	TOP OF BANK	— 6" S —	SANITARY SEWER LINE (VARIOUS SIZES)
— — — — —	CURB AND GUTTER	( S )	SANITARY SEWER MANHOLE
— — — — —	EDGE OF PAVEMENT	— 8" STM — — 12" STM —	STORM DRAINAGE LINES (VARIOUS SIZES)
— — — — —	EDGE OF GRAVEL		STORM DRAINAGE INLETS
	TRUNCATED DOMES	( D )	STORM DRAINAGE MANHOLE
	CONCRETE	— UGP —	UNDERGROUND POWER LINE
— san — — —	SANITARY SEWER LINE	— GAS —	UNDERGROUND FUEL LINE
( S )	SANITARY SEWER MANHOLE		ELECTRICAL PULL / JUNCTION BOX
— 4" w — — 6" w — — 12" w —	WATER LINES (VARIOUS SIZES)		STREET LIGHT
	WATER VALVE	( ⚡ )	ELECTRICAL VEHICLE CHARGING STATION
	FIRE HYDRANT		
[ C ]	PIPE CAP		
— — — — —	CULVERT		
— stm — — —	STORM DRAINAGE LINES (VARIOUS SIZES)		
	STORM DRAINAGE INLET		
( D )	STORM DRAINAGE MANHOLE		
— bt — — —	UNDERGROUND TELEPHONE LINE		
— ugp — — —	UNDERGROUND POWER LINE		
— com — — —	UNDERGROUND COMMUNICATION LINE		
— fo — — —	UNDERGROUND FIBER OPTIC LINE		
— gas — — —	UNDERGROUND GAS LINE		
	ELECTRICAL PULL / JUNCTION BOX		
	ELECTRICAL TRANSFORMER		
	STREET LIGHT		
( E )	ELECTRICAL VAULT		

## GENERAL NOTES

THE LOCATION OF THE EXISTING UTILITIES AND PIPELINES SHOWN ON THE DRAWINGS IS BASED ON LOCATION INFORMATION PROVIDED BY THE OWNERS OF THE UTILITIES AND PIPELINES. LOCATION INFORMATION IS GENERAL. THE EXACT LOCATION OF THESE FACILITIES MAY NOT BE SHOWN ACCURATELY ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY AND/OR PIPELINE COMPANIES IN THE AREA OF PLANNED WORK AND SECURE EXACT LOCATIONS FOR THOSE UTILITIES. THE CONTRACTOR SHALL REQUEST THE OWNER OF THE UTILITY TO PROVIDE THE NATURE, LOCATION, AND ELEVATION OF THE UTILITY AT EACH LOCATION AND AT WHATEVER INTERVAL IS NECESSARY FOR THE WORK. IF THE UTILITY COMPANY CANNOT OR WILL NOT PROVIDE THE INFORMATION, THE CONTRACTOR SHALL OBTAIN THE INFORMATION BY WHATEVER MEANS NECESSARY. THE CONTRACTOR SHALL SHOW THE NATURE, LOCATION, AND ELEVATION OF THE UTILITY ON THE ENGINEER'S CONTRACT DRAWINGS AND PROVIDE A COPY OF THE INFORMATION TO THE OWNER. NO TRENCHING OR EXCAVATION OPERATIONS SHALL TAKE PLACE UNTIL ALL UTILITY AND PIPELINE COMPANIES HAVE BEEN CONTACTED AND LOCATIONS AND ELEVATIONS OF THE UTILITIES AND PIPELINES CONFIRMED.

THE CONTRACTOR WILL CALL THE UTILITY NOTIFICATION WYOMING ONE CALL AT 1-800-348-1030 FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTIFICATION, PRIOR TO ANY EXCAVATION.

THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION, FROM ANY DAMAGE DURING CONSTRUCTION OPERATIONS. ANY EXISTING MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR AND ENGINEER SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. CONSTRUCTION ACTIVITIES, IN ADDITION TO NORMAL CONSTRUCTION PROCEDURES, SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.

## GRADING NOTES

NO LANDSLIDES OR BEDROCK SLUMPS ARE APPARENT AT THE SITE. NO AVALANCHE PATHS EXIST ON THE SITE.

THE SITE IS PREDOMINATELY VEGETATED WITH WILD GRASSES, SHRUBS AND WILLOWS.

REVEGETATION WILL OCCUR POST CONSTRUCTION. REFER TO LANDSCAPE PLANS FOR REVEGETATION PLAN AND SPECIFICATIONS.

CUT AND FILL SLOPES DO NOT EXCEED 2:1 AND CATCH POINTS ARE TO BE ROUNDED.

ALL NECESSARY CONSTRUCTION EASEMENTS AND NORTH EAST WALL EASEMENT MUST BE OBTAINED BEFORE CONSTRUCTION.

ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE CONSTRUCTION.

1. SWPPP
2. DEQ
3. GRADING AND EROSION CONTROL PERMIT
4. TOJ SEWER SERVICE TAPPING PERMIT

PROPERTY LINES SHALL BE MARKED BEFORE GRADING IS PERFORMED BY PROPERTY LINES. NO GRADING SHALL GO BEYOND PROPERTY LINES UNLESS EASEMENTS ARE GRANTED. NOTIFY ENGINEER AND OWNER IF DISTURBANCE FROM GRADING VARIES FROM WHAT IS SHOWN IN THE PLANS.

Project No.:06013  
File Name: N/A  
Scale: AS SHOWN  
JA JL TK 1

---

Dwn. Dsgn. Chkd. MM

**Title**

**NOTES, LEGEND A**

**TYPICAL SECTIONS**

Revision: 99% PH II DOCUMENT  
Drawing No. 0001

C-001



E

D

C

B

A

## LOWER VALLEY ENERGY SUBSTATION

## VIRGINIAN

OVERHEAD POWER LINE  
APPROXIMATE WIRE ELEVATION = 6200CONSTRUCTION SECURITY GATE LOCATION  
FOR NORTH PORTION OF PROJECTEXISTING RETAINING WALL  
CONSTRUCTED DURING PHASE IHIGH VOLTAGE POWER LINES  
175,000 VOLTSCLEAR AND GRUB  
46,370 SF  
SALVAGE TOPSOIL FOR  
REVEGETATIONREMOVE 336 SF  
ASPHALT APRONAPPROXIMATE LOCATION OF TOPSOIL STOCKPILE  
TO BE SAVED AND USED FOR LANDSCAPINGDISCONNECT AND ABANDON  
EXISTING STREET LIGHT CIRCUITREMOVE STREET LIGHT  
SALVAGE FOR REUSE

ugp

REMOVE STREET LIGHT  
SALVAGE FOR REUSE

ugp

64,100 SF ASPHALT  
MILLINGSREMOVE 3485 SF  
ASPHALT  
APRON AND PAVEMENTREMOVE GENERATOR AND  
PRECAST GENERATOR SLAB FOR  
PLACEMENT IN NEW LOCATION

EXISTING BUS ENTRY

EXISTING TRANSIT  
OPERATIONS FACILITY  
FINISHED FLOOR = 6175.00'

EXISTING BUILDING ENTRY

EXISTING WATER ENTRY POINTS

KARNS MEADOW DRIVE

REMOVE 3710 SF  
WASHED ROCK MULCHEXISTING STORM WATER  
TREATMENT FACILITY  
INSTALLED IN PHASE ICONSTRUCTION SECURITY GATE  
FOR SOUTH PORTION OF PROJECT

6175

12' stm



Consultant

Permit/Seal

Client/Project

TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY

060103

060103

060103

060103

060103

060103

060103

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E

A scale bar and registration mark. The scale bar is a horizontal line with tick marks. The first 10 units are black and white checkered. The next 10 units are solid black. The last 10 units are solid white. Above the bar are numerical markings: '10' at the start of the checkered section, '20' at the start of the solid black section, and '30' at the end of the bar. Below the bar is text: 'SCALE: 1 INCH = 10 FEET' and 'THIS SCALE VALID ONLY FOR 30x42 PRINTS'. To the right of the scale bar is a circular registration mark with a diagonal cross.

C

STM-A STA 0+00  
INV: 6165.82' 12"

STM-A STA 0+52  
A-1 BAYS AVER  
SECONDARY MANHOLE  
RIM: 6169.19'

STM-A STA 0+57  
A-2 BAYS AVER  
PRIMARY MANHOLE  
INV IN: 6168.91" 12"  
INV OUT: 6166.01" 24"

STM-A STA 0+70  
A-3 CURB INLET  
RIM: 6172.16'  
INV IN: 6166.15" 12"  
INV OUT: 6166.05" 12"

STM-A STA 2+40  
A-4 CURB INLET  
RIM: 6173.48'  
INV IN: 6166.91" 12"  
INV OUT: 6166.81" 12"

FINISHED GRADE

EXISTING GRADE

SITE LIGHTING CONDUIT CROSSING

ELECTRICAL VEHICLE CHARGING STATION CONDUIT CROSSING

SITE LIGHTING CONDUIT CROSSING

STM-A

STM-A  
48LF 12" DIAMETER, ADS N-12 PIPE  
S=0.4%

STM-A  
9LF 12" DIAMETER, ADS N-12 PIPE  
S=0.4%

EXISTING CABLE UTILITY CONDUIT CROSSINGS  
VERIFY NUMBER AND DEPTH

166LF 12" DIAMETER, ADS N-12 PIPE  
S=0.4%

0+00 0+25 0+50 0+75 1+00 1+25 1+50 1+75 2+00 2+25 2+50 2+75 3+00

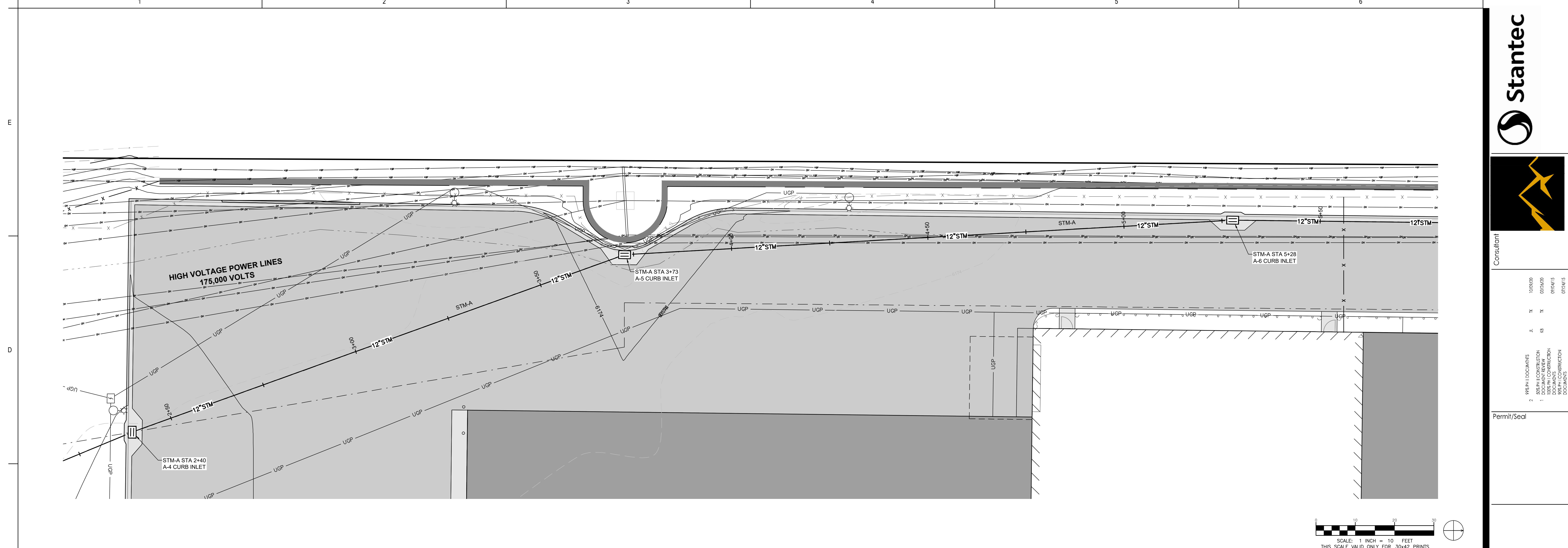
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155 156 158 160 162 164 166 168 170 172 174 176 178 180

=PIPE PROFILE=  
STM-A

Client/Project	TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY
Project No.	
File Name:	N/
Scale:	AS
	JA
	Dwn.
Title	STORM PLAN

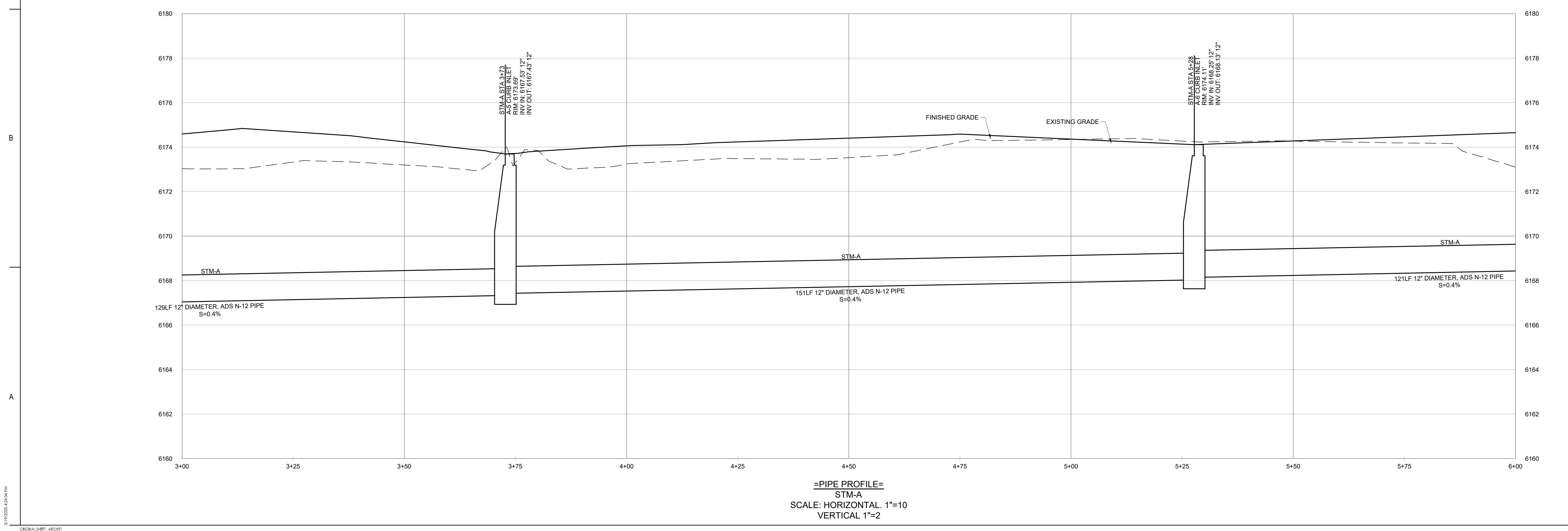
C-402



Client/Project: TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY

Project No.: 06013  
File Name: 102  
Scale: AS SHOWN  
Dwg. No.: 101/20  
Title: STORM WATER LINE A  
PLAN AND PROFILE  
STATION 3+00 - 6+00  
Revision: 99% PH II DOCUMENTS  
Drawing No.:

C-403

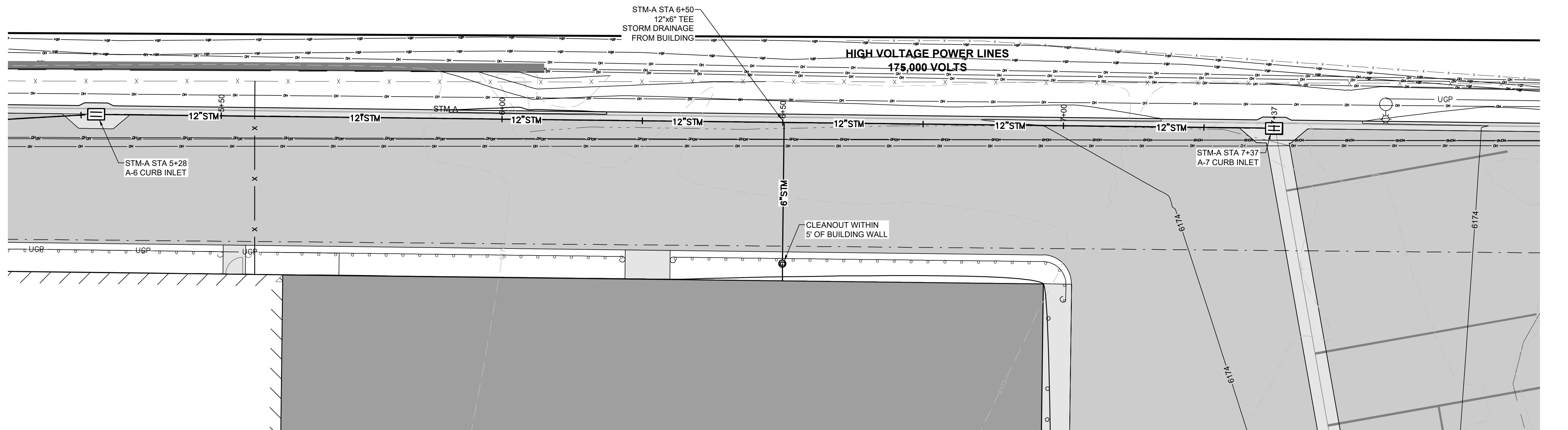
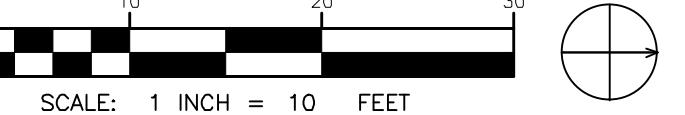


=PIPE PROFILE=  
STM-A  
SCALE: HORIZONTAL. 1"=10  
VERTICAL 1"=2



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E

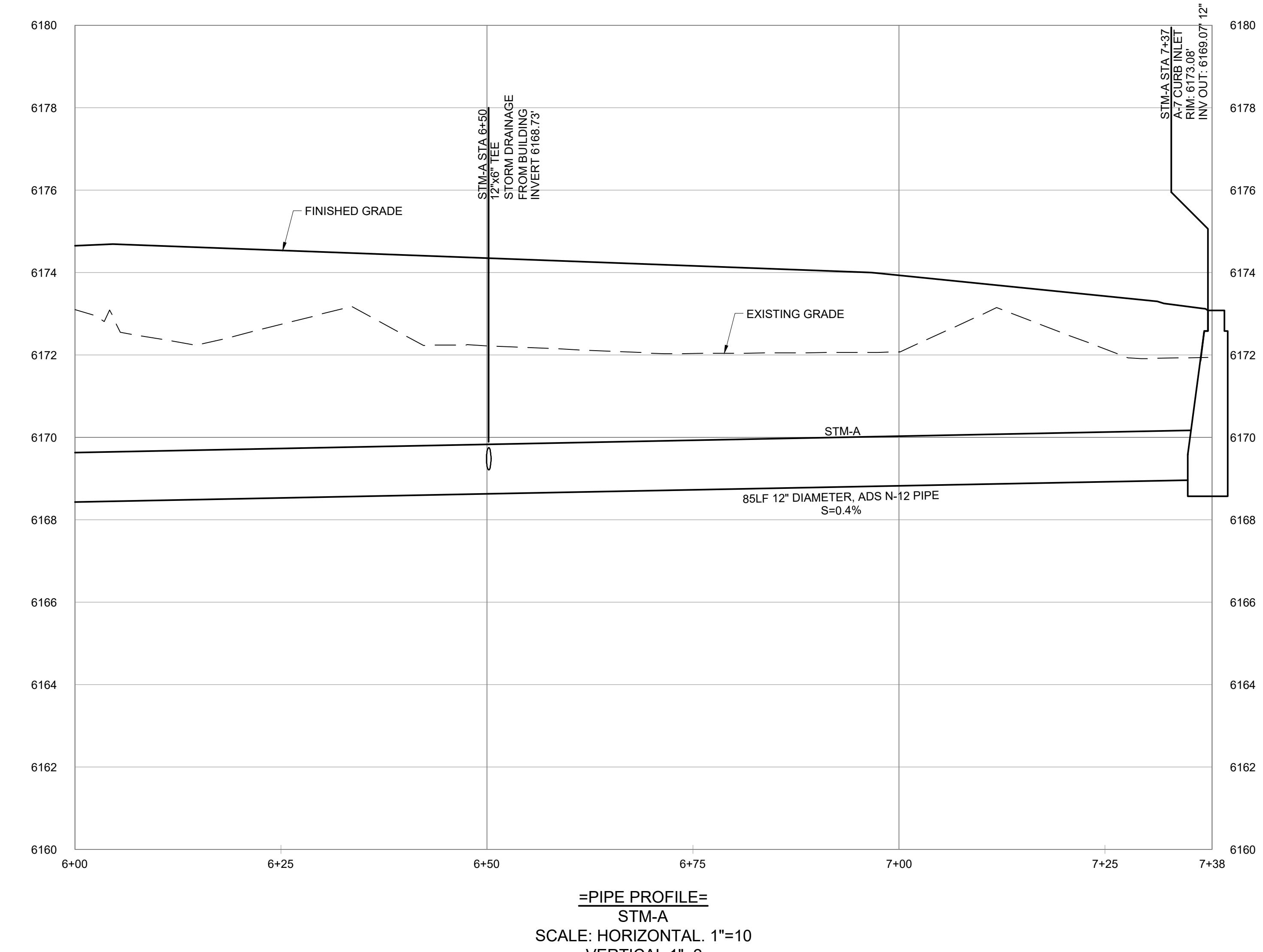


 SCALE: 1 INCH = 10 FEET  
 THIS SCALE VALID ONLY FOR 30x42 PRINTS

 Client/Project: TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY  
 Project No.: 06013  
 File Name: 102  
 Scale: AS SHOWN  
 Dwg. Dwg. Chkd. Mkt/DMY  
 Title: STORM WATER LINE A  
 PLAN AND PROFILE  
 STATION 6+00 - 7+38  
 Revision: 99% PH II DOCUMENTS  
 Drawing No.:

 55 KARNS MEADOW DRIVE  
 JACKSON, WY 83001

10/17/2020 4:20:21 PM

ORIGINAL SHEET - ARCH1


 =PIPE PROFILE=  
 STM-A  
 SCALE: HORIZONTAL 1"=10  
 VERTICAL 1"=2

C-404



Consultant

Permit/Seal

Permit/Revision

By

Asstd

04/20/20

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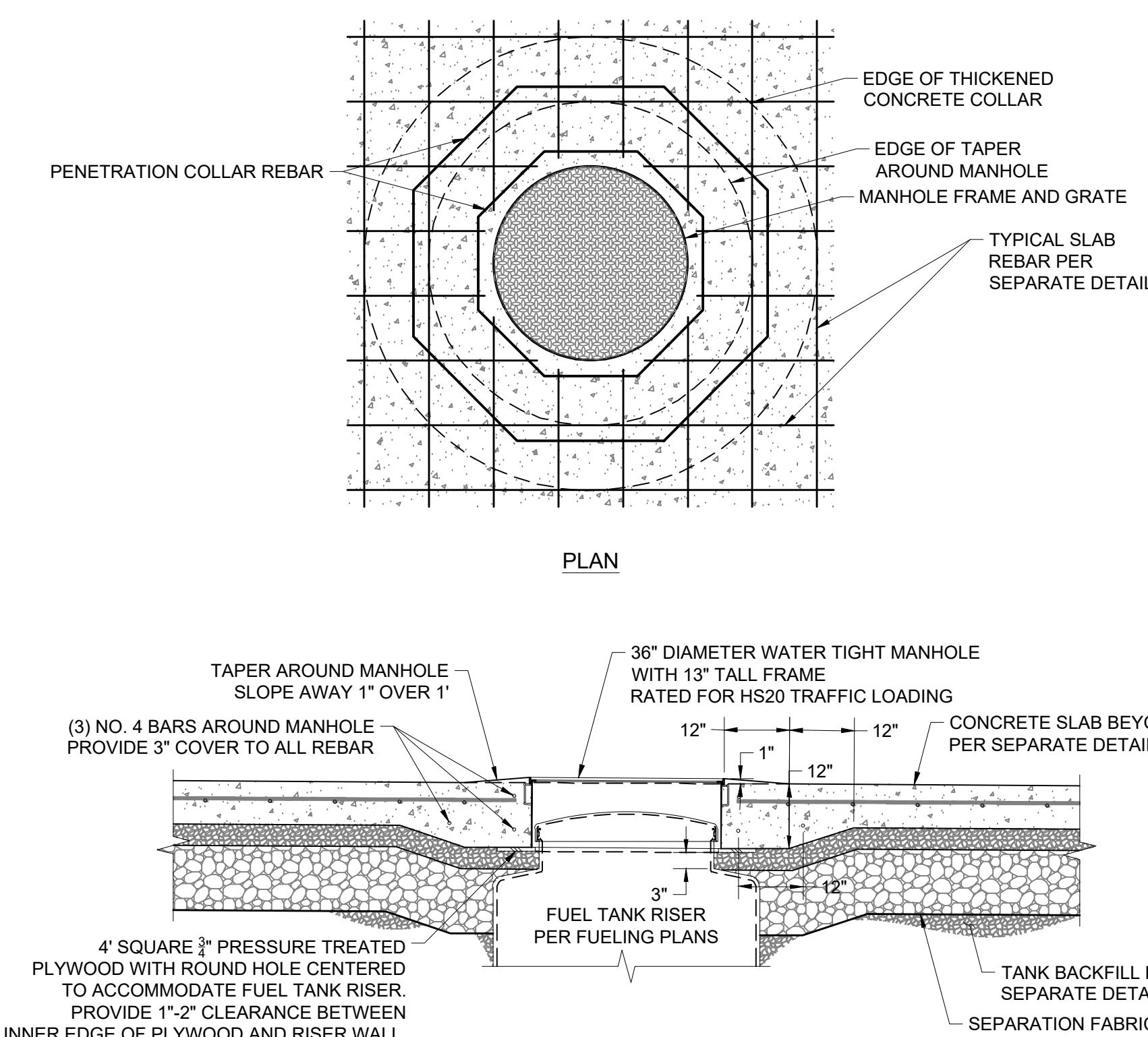
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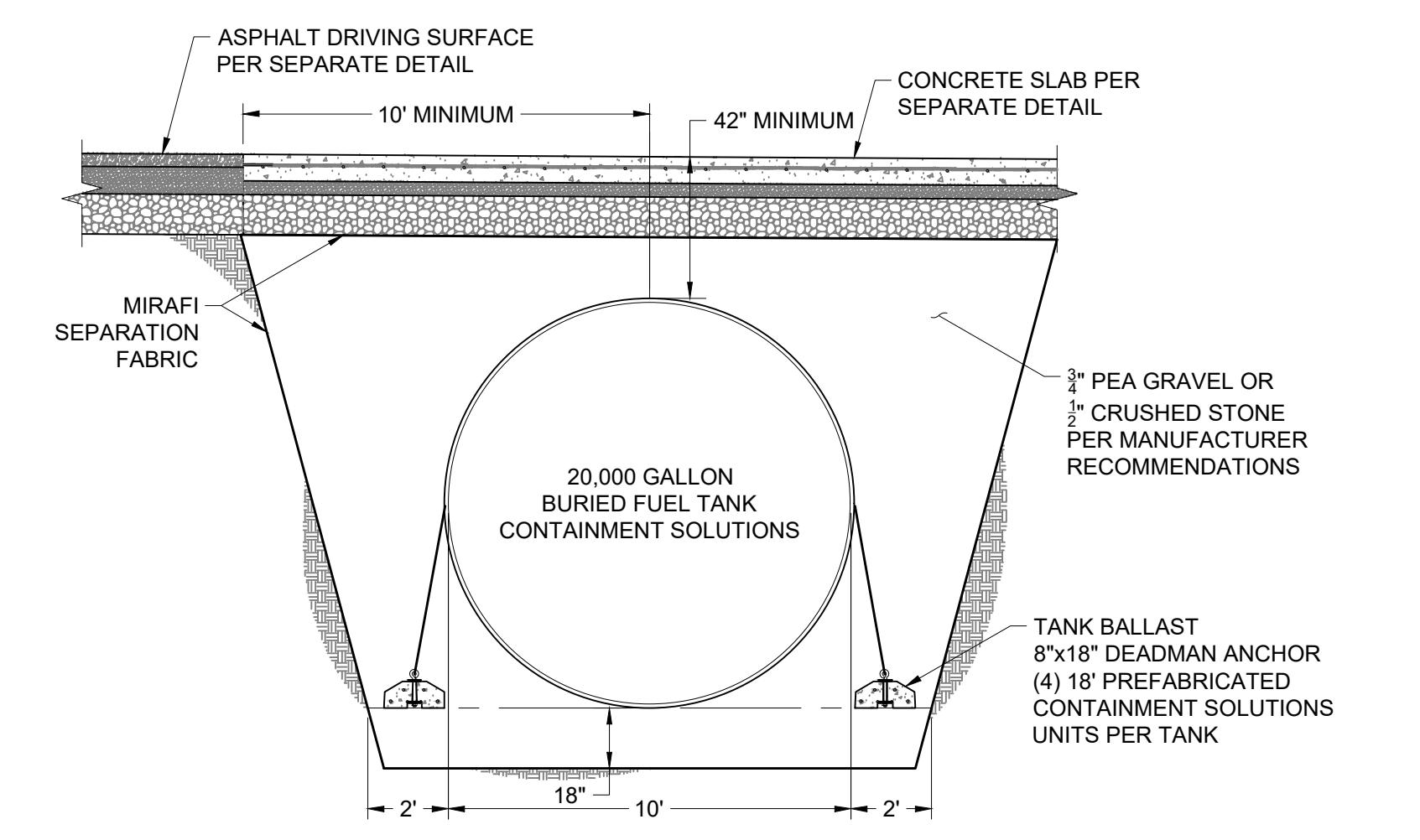
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B

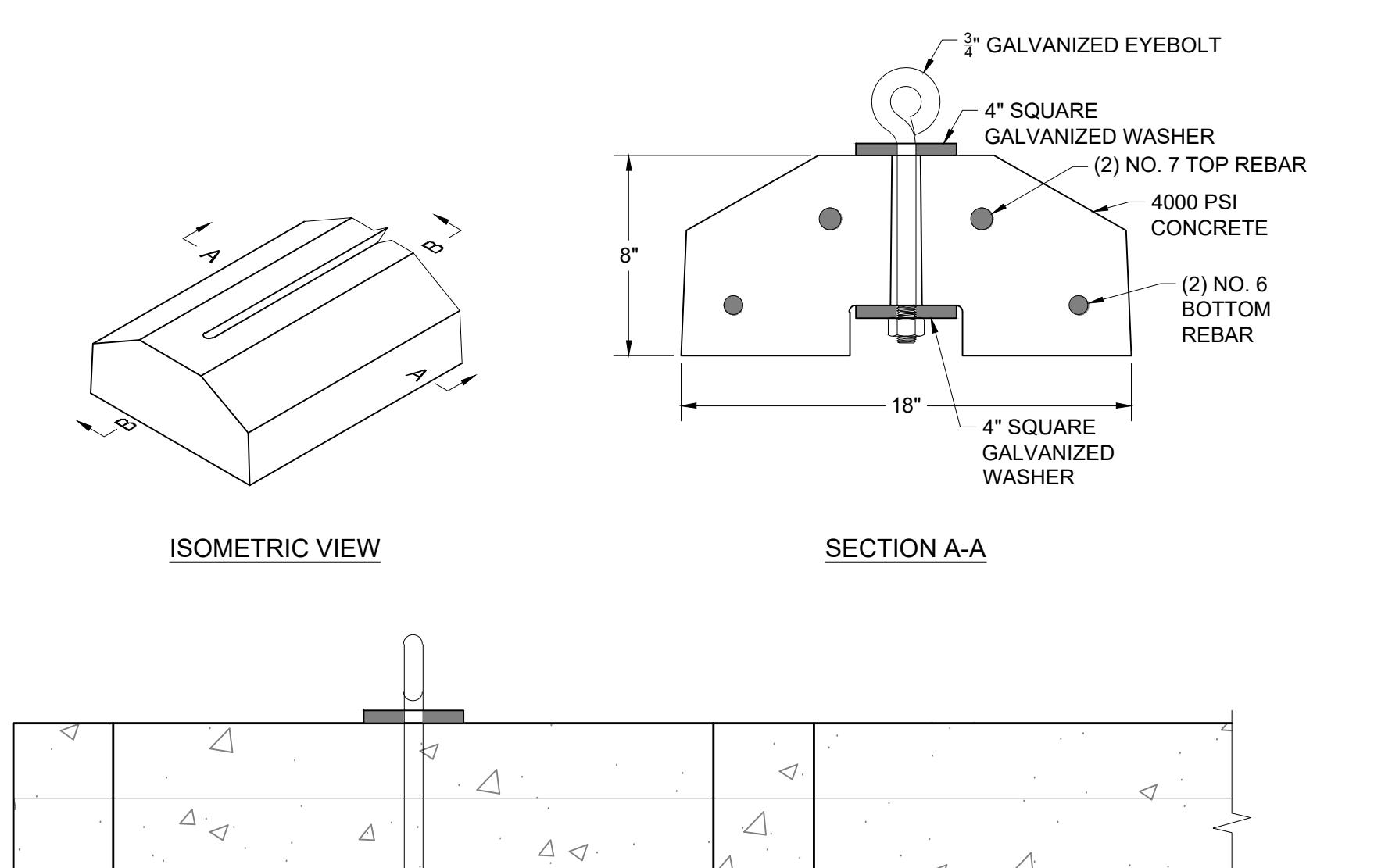
A



FUEL MANHOLE SLAB PENETRATION DETAIL  
NOT TO SCALE



BURIED FUEL TANK DETAIL  
NOT TO SCALE



PRECAST TANK BALLAST "DEADMAN" DETAIL  
NOT TO SCALE

Client/Project: TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY  
Project No.: 06013  
File Name: 102  
Scale: AS SHOWN  
J.A.  
Dwg. Dign. Chkd. MAM/DM/TT  
Title: FUEL ISLAND DETAILS

Revision: 99% PH II DOCUMENTS  
Drawing No.:

C-602

Consultant

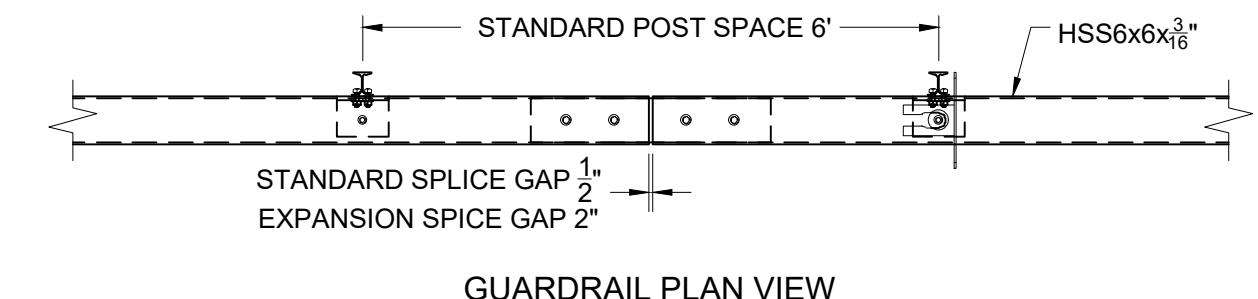
Permit/Seal

2. 99% PH II DOCUMENTS	3. 10/09/09
1. 99% PH II CONSTRUCTION DOCUMENT REVIEW	4. 03/06/10
DOCUMENTS	DOCUMENTS
5. 99% PH II CONSTRUCTION DOCUMENTS	09/04/15
6. 99% PH II CONSTRUCTION DOCUMENTS	07/24/15
7. 99% PH II CONSTRUCTION DOCUMENTS	06/19/15
8. 99% PH II CONSTRUCTION DOCUMENTS	06/19/15
9. 99% PH II CONSTRUCTION DOCUMENTS	06/19/15
10. 99% PH II CONSTRUCTION DOCUMENTS	06/19/15

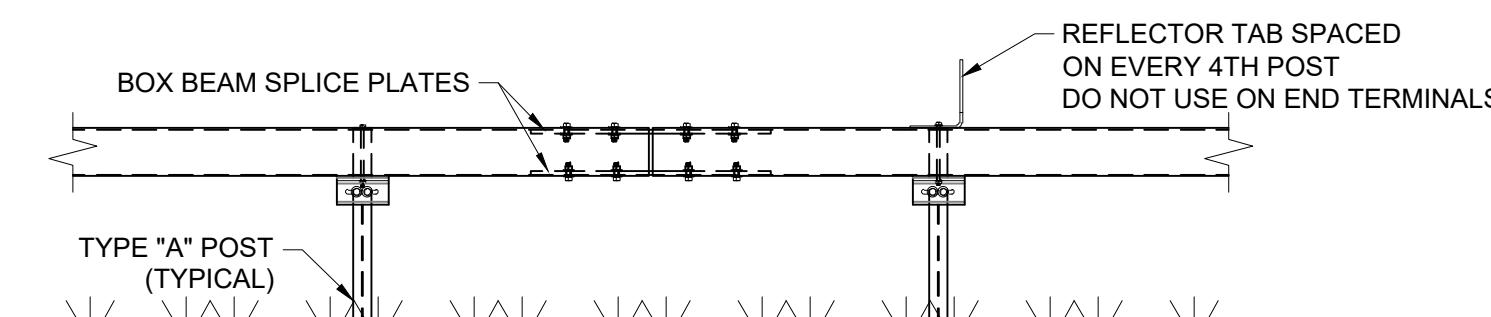




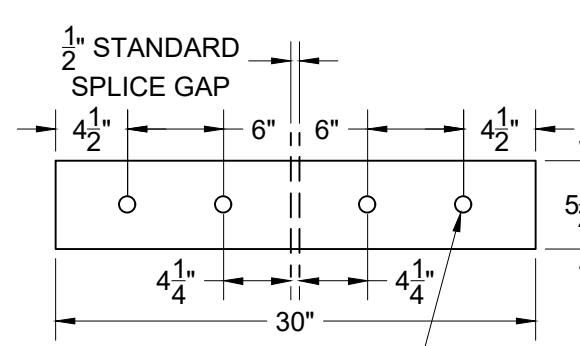




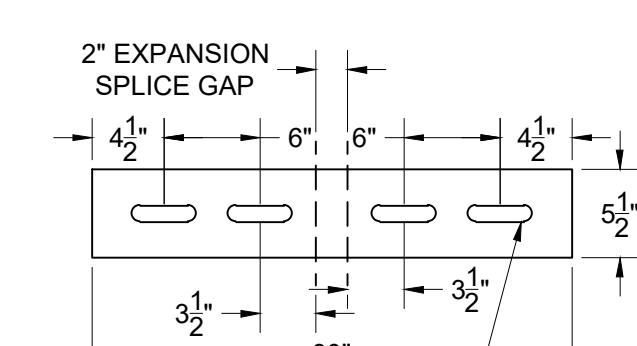
GUARDRAIL PLAN VIEW



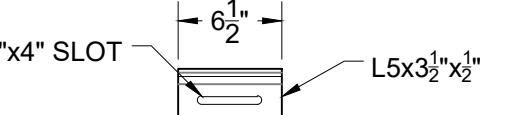
GUARDRAIL ELEVATION VIEW



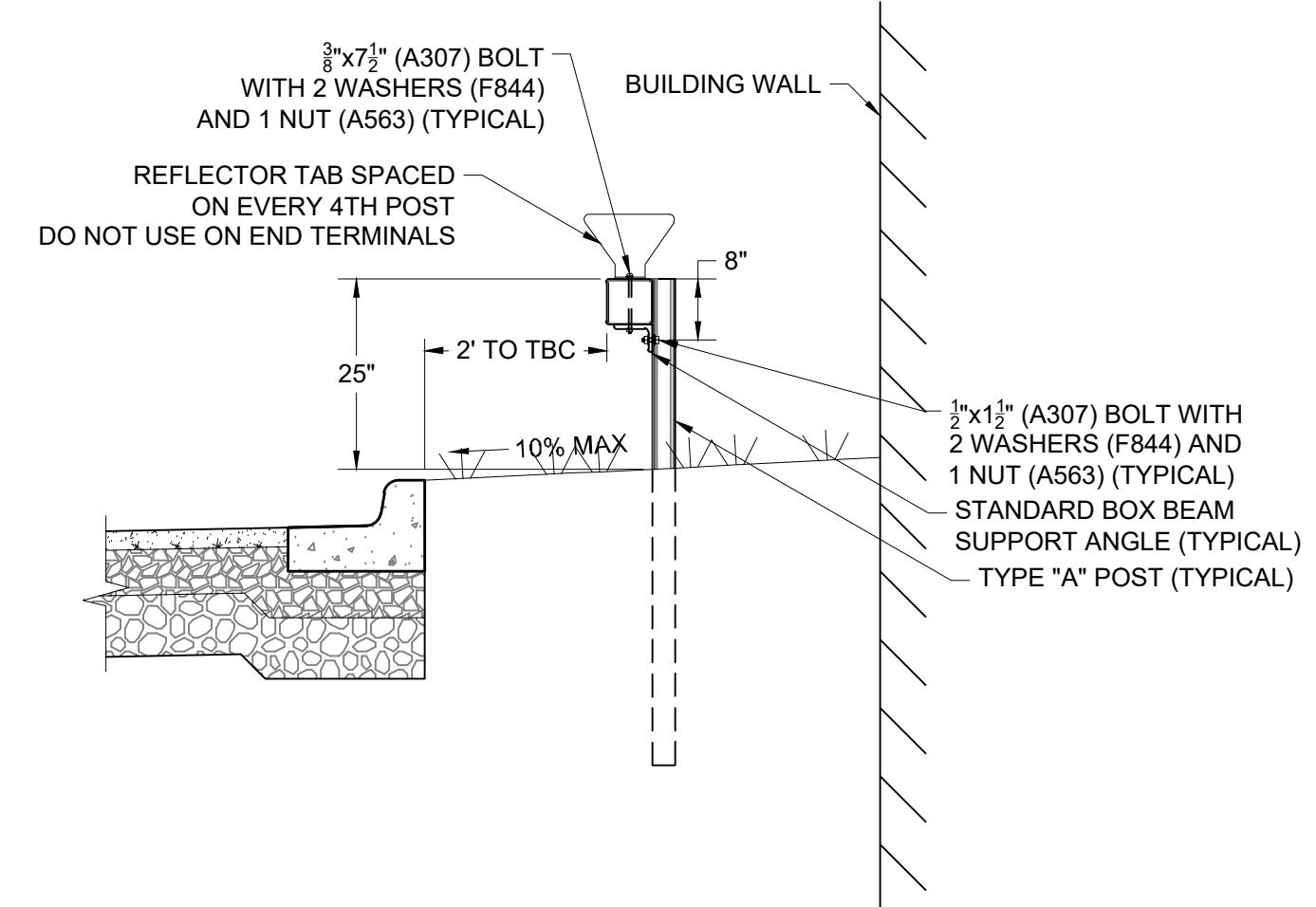
BOX BEAM STANDARD SPlice PLATE



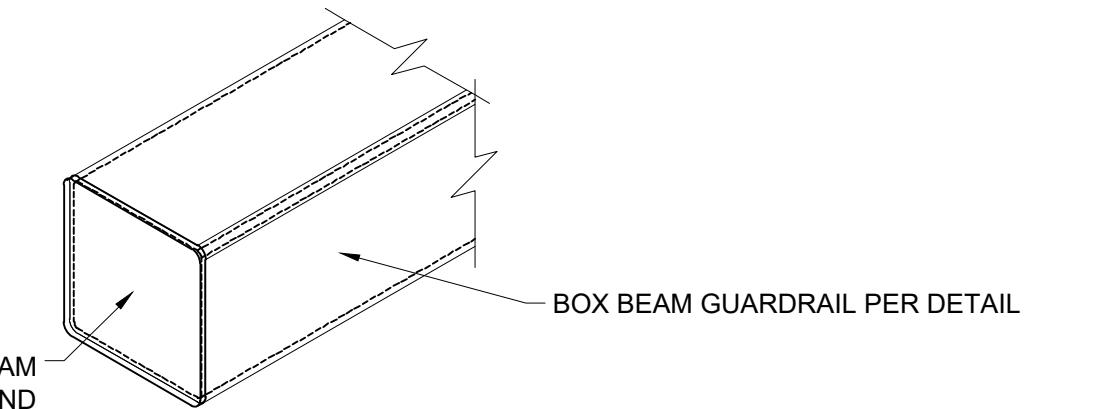
BOX BEAM EXPANSION SPlice PLATE



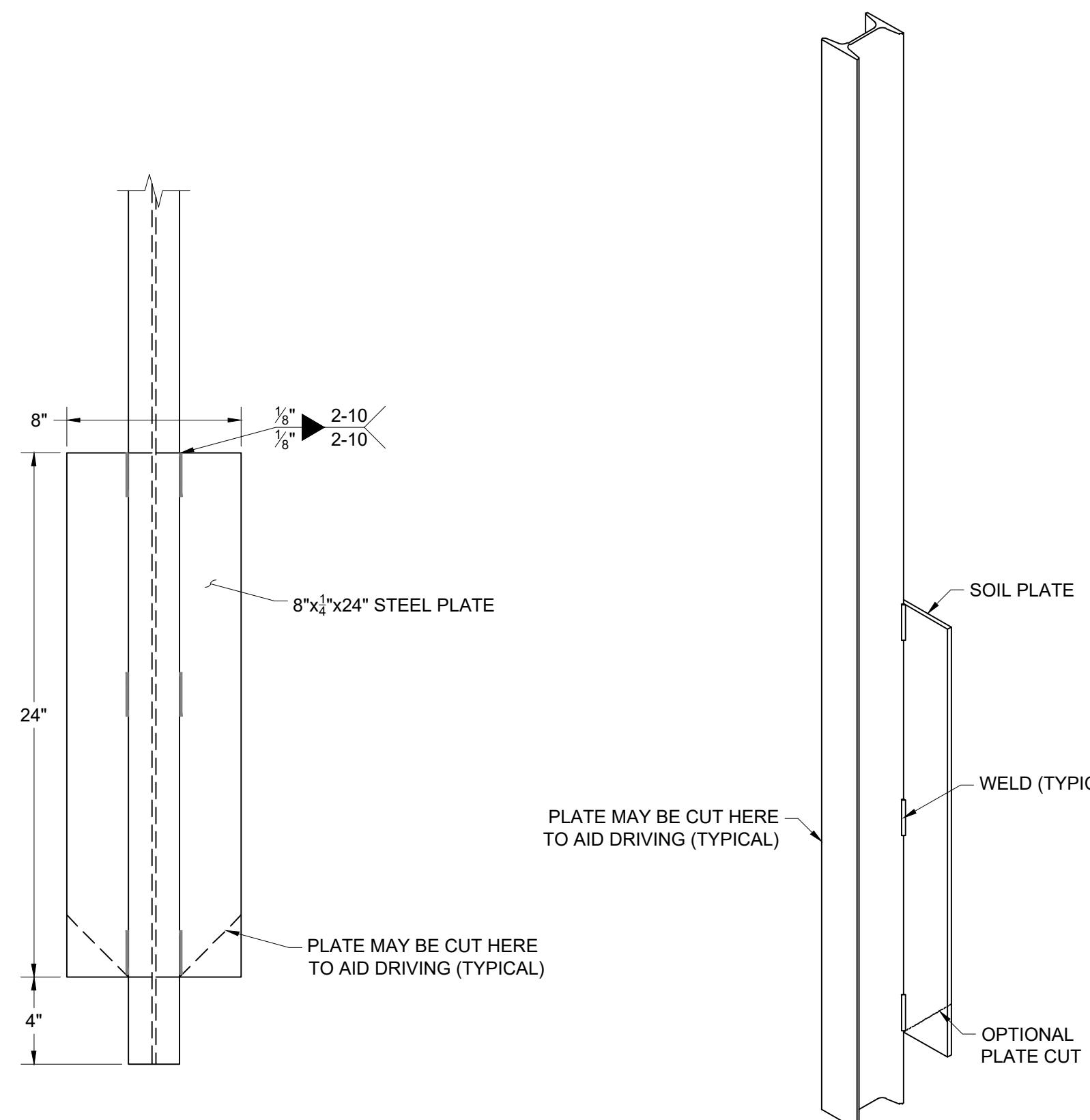
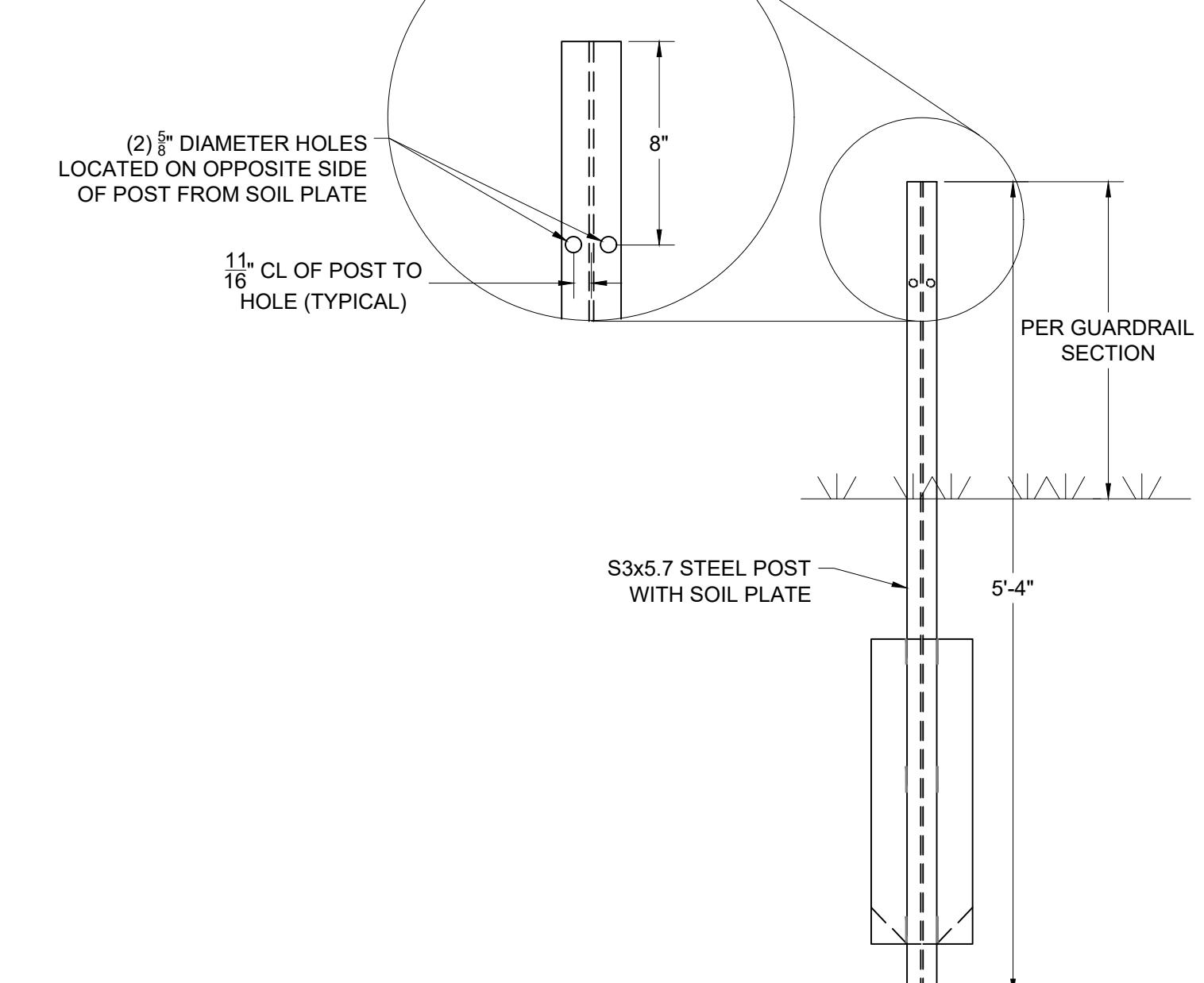
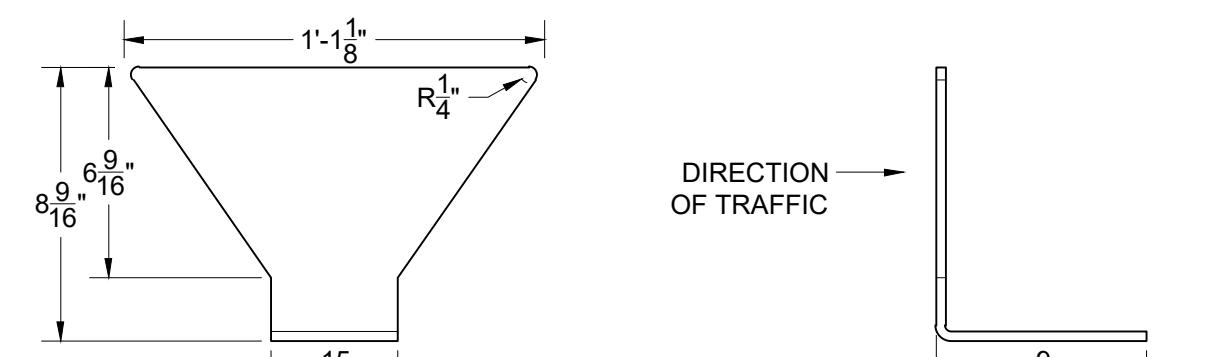
STANDARD BOX BEAM SUPPORT ANGLE



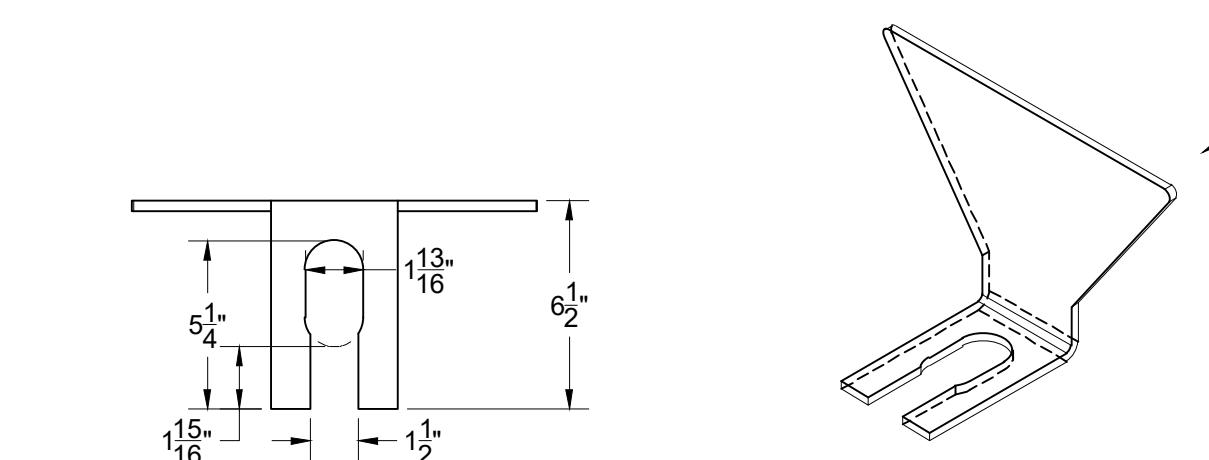
1/2" STEEL PLATE WELDED ON TO END OF BOX BEAM  
FILLET CORNERS TO MATCH GUARDRAIL AND  
ENSURE EDGES AND WELDS ARE SMOOTH  
AND FREE OF SHARP PROTRUSIONS



GUARDRAIL END TREATMENT DETAIL

1 BOX BEAM GUARDRAIL DETAIL  
C-603 NOT TO SCALE2 BOX BEAM GUARDRAIL SECTION  
C-603 NOT TO SCALE3 GUARDRAIL END TREATMENT DETAIL  
C-603 NOT TO SCALE4 GUARDRAIL POST TYPICAL SOIL PLATE DETAIL  
C-603 NOT TO SCALE5 TYPE "A" GUARDRAIL POST DETAIL  
C-603 NOT TO SCALE

DIRECTION OF TRAFFIC



DIRECTION OF TRAFFIC

NOTE

1. REFLECTOR TABS TO BE INSTALLED AT 4 POST INTERVALS. DO NOT INSTALL ON END ANCHORAGES.
2. REFLECTOR TABS SHALL BE ORIENTED AS SHOWN WITH RESPECT TO DIRECTION OF TRAFFIC FLOW.
3. REFLECTOR TABS SHALL HAVE REFLECTIVE SHEETING MEETING TYPE II OR III OF THE REFLECTIVE SHEETING STANDARD SPECIFICATION PLACED ON BOTH SIDE OF THE TAB. REFLECTIVE SHEETING SHALL BE WHITE IN COLOR FOR ALL SHOULDER INSTALLATION AND YELLOW FOR ALL MEDIAN INSTALLATIONS.

6 BOX BEAM GUARDRAIL REFLECTOR TAB DETAIL  
C-603 NOT TO SCALE

