



# 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<br><br>Item #: P21-134   | <b>REQUESTS:</b>   |
| Planner: Tyler Valentine<br><br>Phone: 733-0440 ext. 1305<br><br>Fax: 734-3563<br><br>Email: tvalentine@jacksonwy.gov | 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<br><br>For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you. |
| <b>Owner / Applicant:</b><br>Town of Jackson / Johnny Ziem<br>Jorgensen   |  |
| <b>Please respond by: June 10 (with Comments)</b>   |  |

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



# JORGENSEN

It's About People, Trust and Know How

PO Box 9550 • 1315 HWY 89 S., Suite 203  
Jackson, WY 83002  
PH: 307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

## LETTER OF TRANSMITTAL

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

|   |                         |
|---|-------------------------|
| DATE<br>May 25, 2021  | PROJECT NO.<br>06013.17 |
| ATTENTION:<br>Kelly Bowlin  |                         |
| RE:<br>Grading Pre-Application Permit (PAP)<br>55 Kams 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 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](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.**

x 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.

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Physical Development Permit   | <b>This pre-application conference is:</b>             |
| <input type="checkbox"/> Use Permit                               | <input checked="" type="checkbox"/> Required           |
| <input type="checkbox"/> Development Option or Subdivision Permit | <input type="checkbox"/> Optional                      |
| <input type="checkbox"/> Interpretations of the LDRs              | <input type="checkbox"/> For an Environmental Analysis |
| <input type="checkbox"/> Amendments to the LDRs                   | <input checked="" type="checkbox"/> For grading        |
| <input type="checkbox"/> Relief from the LDRs                     |  |
| <input type="checkbox"/> Environmental Analysis                   |  |

**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*

Title



# 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.

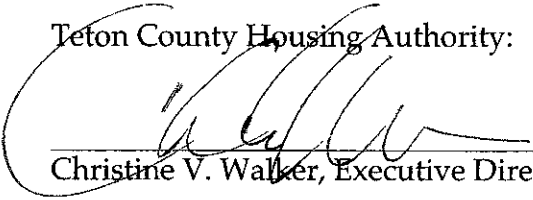
PIN #22-41-16-33-2-00-025

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.

|            |                                     |
|------------|-------------------------------------|
| RELEASED   | <input type="checkbox"/>            |
| INDEXED    | <input checked="" type="checkbox"/> |
| ABSTRACTED | <input checked="" type="checkbox"/> |
| SCANNED    | <input checked="" type="checkbox"/> |

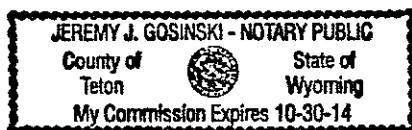
Teton County Housing Authority:

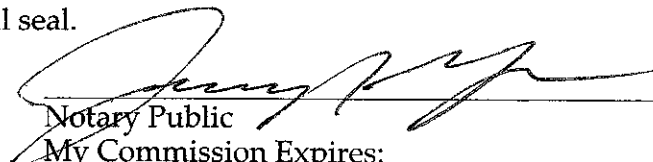
  
Christine V. Walker, Executive Director

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*

| <b>PARKING CALCULATIONS</b>               |               |
|---|---------------|
| <b>Use</b>                                | <b>Spaces</b> |
| <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

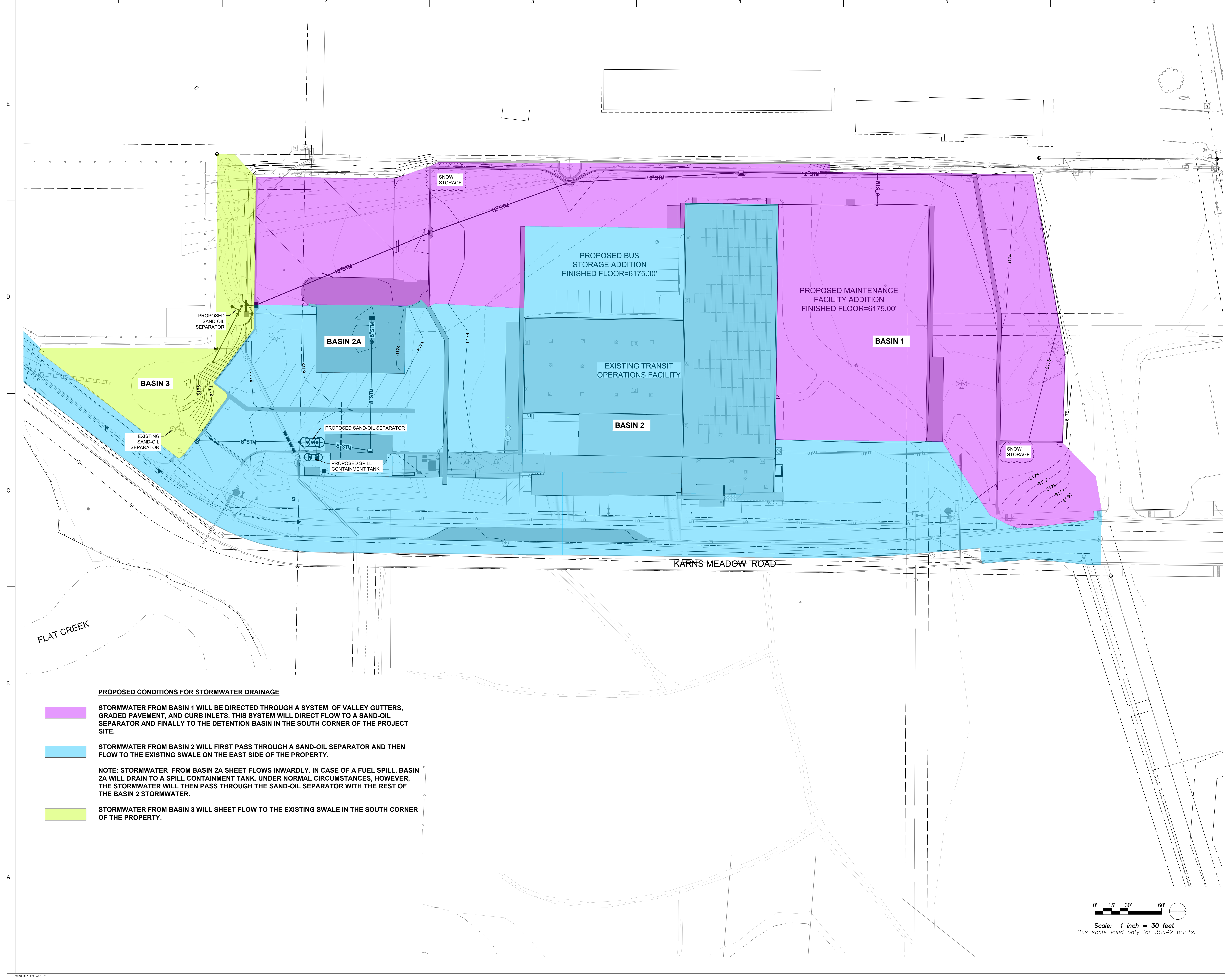
Power and Communications lines will be accessible to the entire project. Lower Valley Energy Electrical Power and Natural Gas, Silverstar Fiber-Optic communications, Spectrum Cable communication, and Century Link communications services are all available to this location.

Sincerely,  
JORGENSEN ASSOCIATES, PC









**PROPOSED CONDITIONS FOR STORMWATER DRAINAGE**

- STORMWATER FROM BASIN 1 WILL BE DIRECTED THROUGH A SYSTEM OF VALLEY GUTTERS, GRADED PAVEMENT, AND CURB INLETS. THIS SYSTEM WILL DIRECT FLOW TO A SAND-OIL SEPARATOR AND FINALLY TO THE DETENTION BASIN IN THE SOUTH CORNER OF THE PROJECT SITE.**
- STORMWATER FROM BASIN 2 WILL FIRST PASS THROUGH A SAND-OIL SEPARATOR AND THEN FLOW TO THE EXISTING SWALE ON THE EAST SIDE OF THE PROPERTY.**
- NOTE: STORMWATER FROM BASIN 2A SHEET FLOWS INWARDLY. IN CASE OF A FUEL SPILL, BASIN 2A WILL DRAIN TO A SPILL CONTAINMENT TANK. UNDER NORMAL CIRCUMSTANCES, HOWEVER, THE STORMWATER WILL THEN PASS THROUGH THE SAND-OIL SEPARATOR WITH THE REST OF THE BASIN 2 STORMWATER.**
- STORMWATER FROM BASIN 3 WILL SHEET FLOW TO THE EXISTING SWALE IN THE SOUTH CORNER OF THE PROPERTY.**



**JORGENSEN**  
ENGINEERING

Consultant

| Discipline        | Author   | Checker  | Appr. | Rev. |
|-------------------|----------|----------|-------|------|
| Site Construction | 05/28/20 | 05/28/20 |       |      |
| Documentation     |          |          |       |      |
| Site Construction | 05/28/20 | 05/28/20 |       |      |
| Documentation     |          |          |       |      |
| Site Construction | 05/28/20 | 05/28/20 |       |      |
| Documentation     |          |          |       |      |

Permit/Seal

Client/Project  
TOWN OF JACKSON

Core Services  
VEHICLE MAINTENANCE  
FACILITY

55 KARN'S MEADOW DRIVE  
JACKSON, WY 83001

Project No.: 06013  
File Name: N/A

Scale: As indicated

SS JL JB DS/LS/PT  
Dwn. Dgns. Chkd. MW/DS/PT

Title  
PROPOSED  
STORMWATER DRAINAGE  
CONDITIONS

Revision: 1  
Drawing No.

2





| EXISTING |                                      | = LEGEND = | PROPOSED |                                      |
|----------|--------------------------------------|------------|----------|--------------------------------------|
|          | SURVEY MONUMENTS (VARIOUS)           |            |          | INTERMEDIATE CONTOUR                 |
|          | SUBJECT PROPERTY LINE                |            |          | INDEX CONTOUR                        |
|          | INTERMEDIATE CONTOUR                 |            |          | BUILDING WALL                        |
|          | INDEX CONTOUR                        |            |          | BOULDER SITE WALL                    |
|          | TREE LINE                            |            |          | CONSTRUCTION FENCE                   |
|          | BUILDING WALL                        |            |          | BURIED TANK                          |
|          | RETAINING WALL                       |            |          | RIBBON CURB                          |
|          | GUARD RAIL                           |            |          | CURB AND GUTTER / ROLL CURB          |
|          | BUCK RAIL FENCE                      |            |          | VALLEY GUTTER                        |
|          | CHAIN LINK FENCE                     |            |          | ASPHALT PAVEMENT                     |
|          | FLOW LINE                            |            |          | CONCRETE                             |
|          | TOP OF BANK                          |            |          | SANITARY SEWER LINE (VARIOUS SIZES)  |
|          | CURB AND GUTTER                      |            |          | SANITARY SEWER MANHOLE               |
|          | EDGE OF PAVEMENT                     |            |          | STORM DRAINAGE LINES (VARIOUS SIZES) |
|          | EDGE OF GRAVEL                       |            |          | STORM DRAINAGE INLETS                |
|          | TRUNCATED DOMES                      |            |          | STORM DRAINAGE MANHOLE               |
|          | CONCRETE                             |            |          | UNDERGROUND POWER LINE               |
|          | SANITARY SEWER LINE                  |            |          | UNDERGROUND FUEL LINE                |
|          | SANITARY SEWER MANHOLE               |            |          | ELECTRICAL PULL / JUNCTION BOX       |
|          | WATER LINES (VARIOUS SIZES)          |            |          | STREET LIGHT                         |
|          | WATER VALVE                          |            |          | ELECTRICAL VEHICLE CHARGING STATION  |
|          | FIRE HYDRANT                         |            |          |                                      |
|          | PIPE CAP                             |            |          |                                      |
|          | CULVERT                              |            |          |                                      |
|          | STORM DRAINAGE LINES (VARIOUS SIZES) |            |          |                                      |
|          | STORM DRAINAGE INLET                 |            |          |                                      |
|          | STORM DRAINAGE MANHOLE               |            |          |                                      |
|          | UNDERGROUND TELEPHONE LINE           |            |          |                                      |
|          | UNDERGROUND POWER LINE               |            |          |                                      |
|          | UNDERGROUND COMMUNICATION LINE       |            |          |                                      |
|          | UNDERGROUND FIBER OPTIC LINE         |            |          |                                      |
|          | UNDERGROUND GAS LINE                 |            |          |                                      |
|          | ELECTRICAL PULL / JUNCTION BOX       |            |          |                                      |
|          | ELECTRICAL TRANSFORMER               |            |          |                                      |
|          | STREET LIGHT                         |            |          |                                      |
|          | ELECTRICAL VAULT                     |            |          |                                      |

## GENERAL NOTES

1. 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 LOCATE 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 ARE 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.
2. 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.
3. 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.
4. 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 CONTRACTORS OWN EXPENSE. ALL 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.
5. WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE WITH A SAWCUT OR OTHER METHOD AS APPROVED BY THE ENGINEER.
6. ALL COORDINATES ARE GROUND COORDINATES. ELEVATIONS ARE DERIVED FROM BMV-40, NGVD1929.
7. BASE MAPING PREPARED FROM SURVEYS PERFORMED BY JORGENSEN ASSOCIATES, P.C. DURING THE SUMMER OF 2005, WITH SUPPLEMENTAL TOPO IN FALL OF 2014.
8. IN GENERAL, EXISTING STRUCTURES AND FACILITIES ARE NOTED AS "EXISTING" AND SHOWN IN LIGHT LINE WEIGHTS, OR ARE SHOWN AS SCREENED BACKGROUND, NEW STRUCTURES AND FACILITIES ARE SHOWN IN HEAVY LINE WEIGHTS OR COLORS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES PERMIT TO DISCHARGE WASTEWATER PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

## GRADING NOTES

1. NO LANDSLIDES OR BEDROCK SLUMPS ARE APPARENT AT THE SITE. NO AVALANCHE PATHS EXIST ON THE SITE.
2. THE SITE IS PREDOMINATELY VEGETATED WITH WILD GRASSES, SHRUBS AND WILLOWS.
3. REVEGETATION WILL OCCUR POST CONSTRUCTION. REFER TO LANDSCAPE PLANS FOR REVEGETATION PLAN AND SPECIFICATIONS.
4. CUT AND FILL SLOPES DO NOT EXCEED 2:1 AND CATCH POINTS ARE TO BE ROUNDED.
5. ALL NECESSARY CONSTRUCTION EASEMENTS AND NORTH EAST WALL EASEMENT MUST BE OBTAINED BEFORE CONSTRUCTION.
6. ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE CONSTRUCTION.
  - 6.1. SWPPP
  - 6.2. DEQ
  - 6.3. GRADING AND EROSION CONTROL PERMIT
  - 6.4. TOW SEWER SERVICE TAPPING PERMIT
7. 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.







|                                 |    |     |          |
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| 50% PH I CONSTRUCTION DOCUMENTS | By | ADD | MM/DD/YY |
|                                 |    |     | 06/19/15 |

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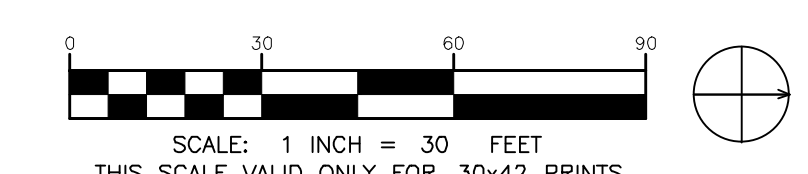
55 KARNS MEADOW DRIVE  
JACKSON WY 83001

0/9/20  
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AND

## EXPERIMENTAL

■











Client/Project  
TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY

Project No.: 06013  
Site Name: N/A  
Scale: AS SHOWN  
Title  
SITE GRADING AND DRAINAGE NORTH

Revision: 99% PH II DOCUMENTS  
Drawing No.

C-202

Stantec

JORGENSEN  
JACOBSON & SONS  
307.733.1591  
www.jorgens.com

| Issued/Revision | By                  | App'd | DATE     | REVISION |
|-----------------|---------------------|-------|----------|----------|
| 2               | 99% PH II DOCUMENTS |       | 10/05/20 |          |
| 1               | 99% PH II DOCUMENTS |       | 03/24/20 |          |
|                 | 99% PH II DOCUMENTS |       | 09/04/15 |          |
|                 | 99% PH II DOCUMENTS |       | 07/24/15 |          |
|                 | 99% PH II DOCUMENTS |       | 06/17/15 |          |

Permit/Seal

55 KARNS MEADOW DRIVE  
JACKSON, WY 83001





**Stantec**

**JORGENSEN**  
JAC

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| 2 99% PH II DOCUMENTS | J  | TL    | 10/9/20  |
| 1 99% PH II DOCUMENTS | J  | TL    | 03/24/20 |
| 1 99% PH II DOCUMENTS | J  | TL    | 09/24/15 |
| 1 99% PH II DOCUMENTS | J  | TL    | 07/24/15 |
| 1 99% PH II DOCUMENTS | J  | TL    | 06/11/15 |

Permit/Seal

Client/Project  
TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY

Project No.: 06013

Scale: AS SHOWN

Site Name: N/A

Drawn: JA Design: CHD Checked: WA/30/21

Date: 10/9/20

Title  
SITE GRADING AND DRAINAGE PH II

Revision: 99% PH II DOCUMENTS

Drawing No.

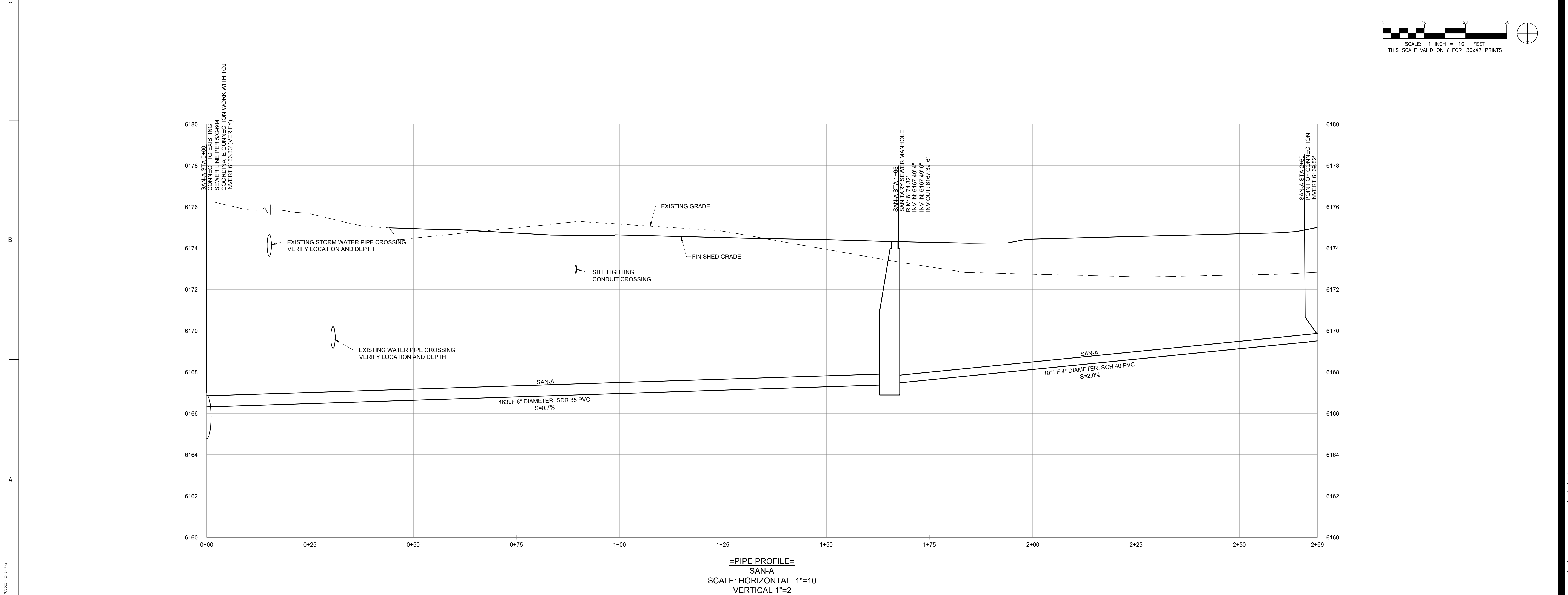
55 KARN'S MEADOW DRIVE  
JACKSON, WY 83001

**C-203**











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ORIGINAL SHEET - ARCHIT

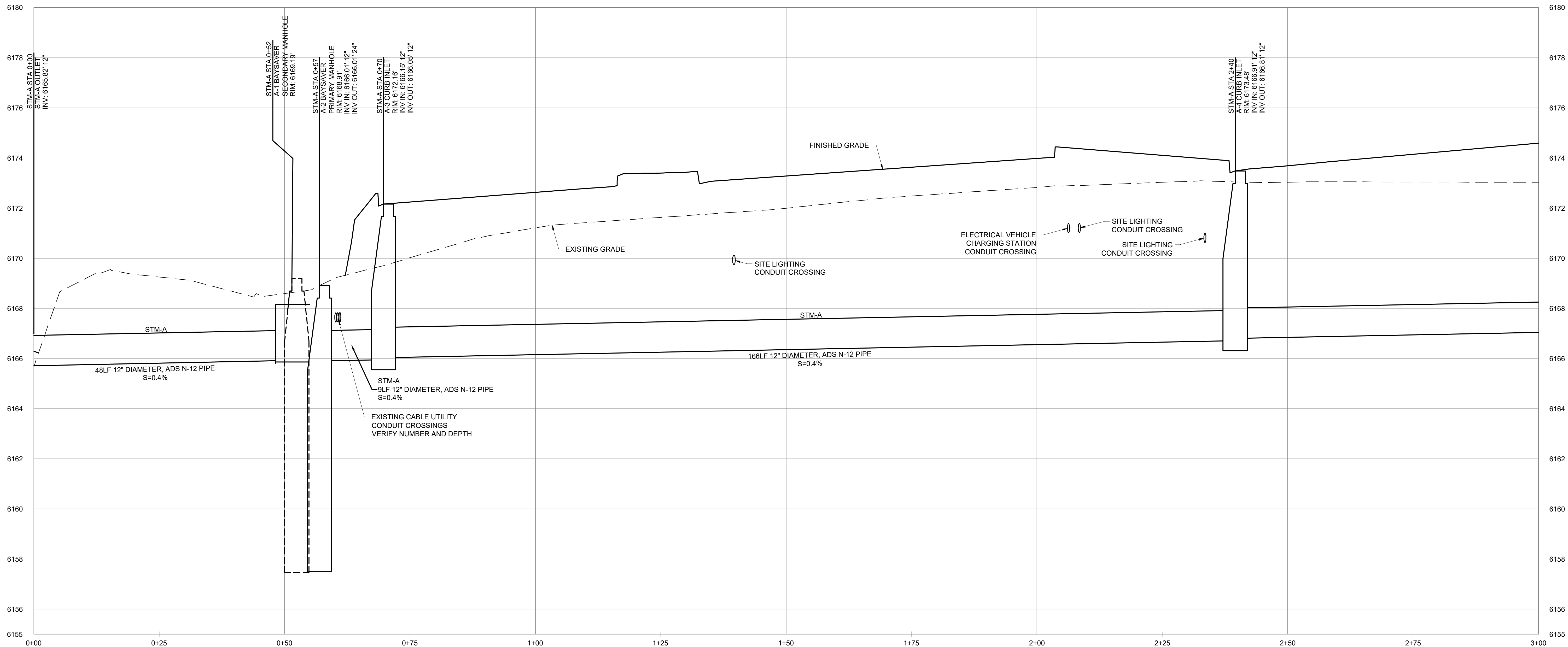
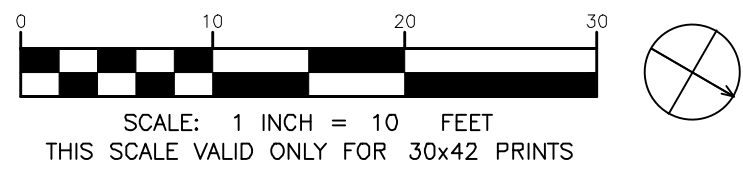
A

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E



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

Client/Project

TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY

55 KARN'S MEADOW DRIVE  
JACKSON, WY 83001

Project No.: 06013

File Name: N/A

Scale: AS SHOWN

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Title

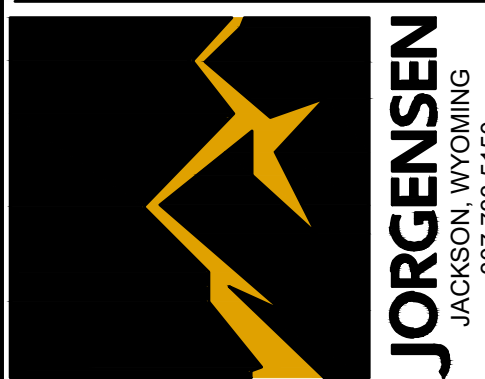
STORM WATER LINE A  
PLAN AND PROFILE  
STATION 0+00 - 3+00

Revision: 99% PH II DOCUMENTS

Drawing No.

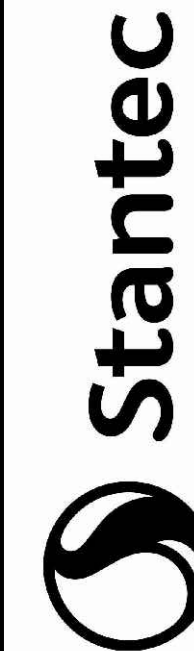
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Consultant



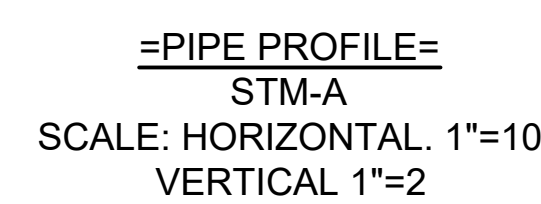
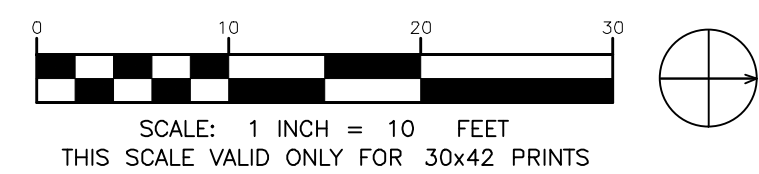
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| 1 99% PH II DOCUMENTS | JL | TL   | 03/24/20  |
| 1 99% PH II DOCUMENTS | JL | TL   | 09/24/15  |
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| 1 99% PH II DOCUMENTS | JL | TL   | 06/11/15  |

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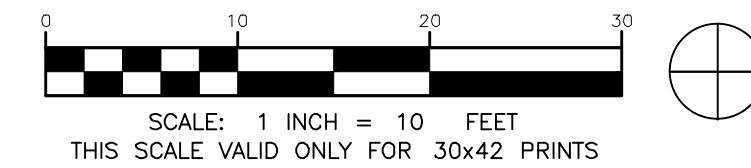
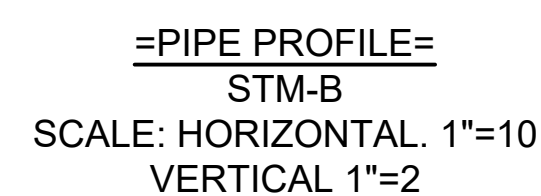
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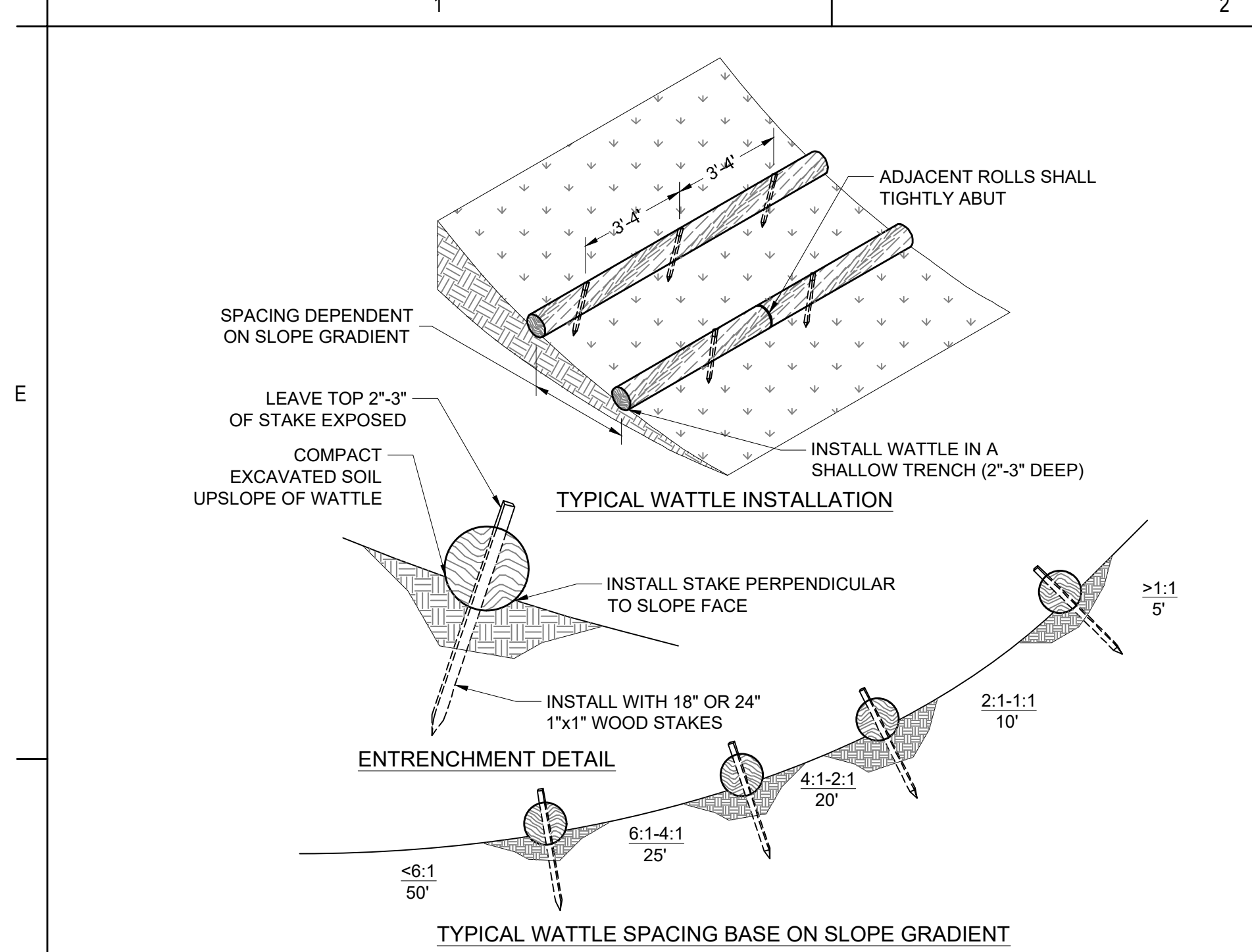






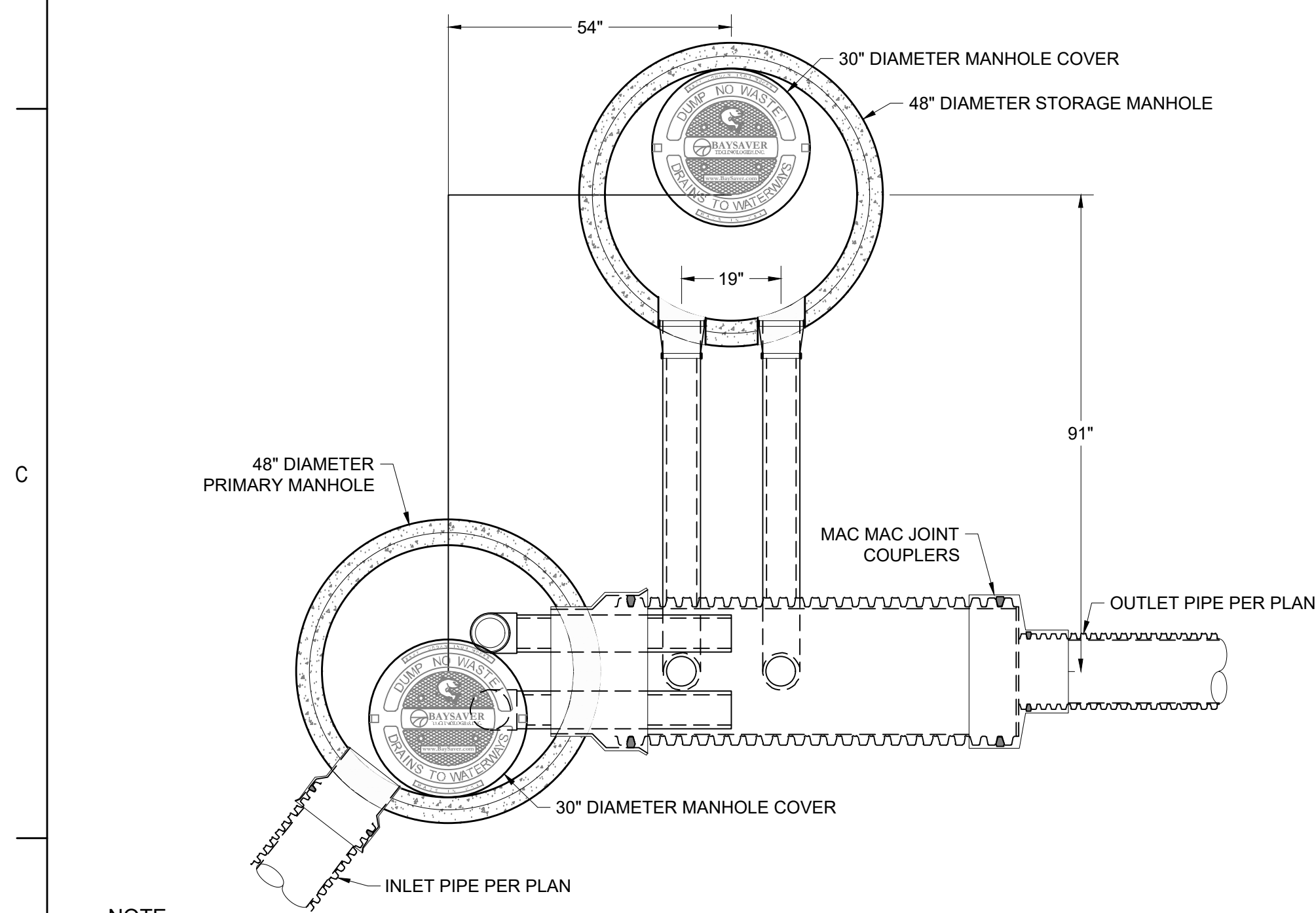




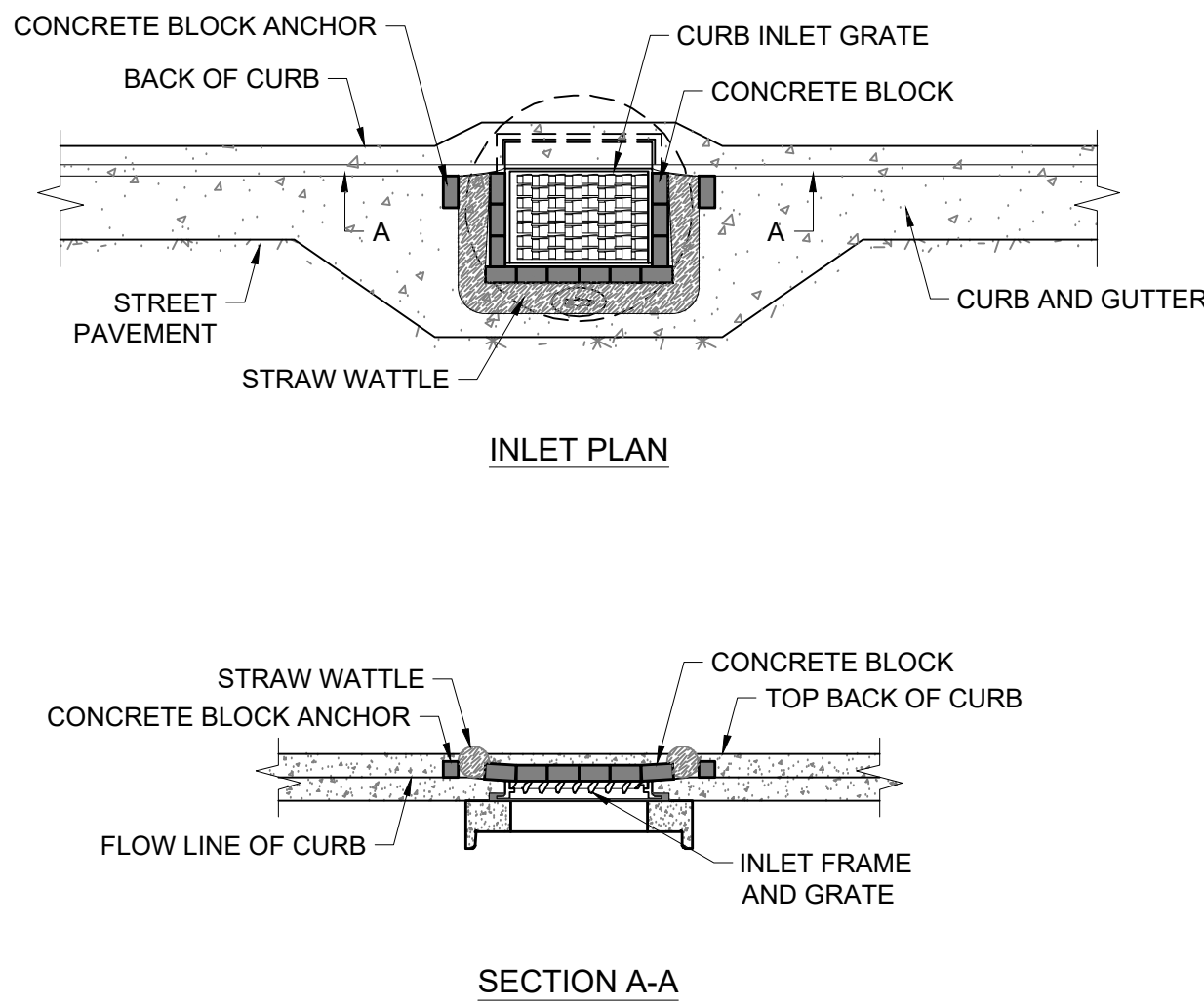


- NOTE**
- BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2'-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHALL BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
  - PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
  - SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4" AND WITH A STAKE ON EACH END. STAKES SHALL BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2'-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHALL BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
  - EROSION CONTROL PLAN AND LOCATION OF STRAW WATTLES SHALL BE AS SHOWN ON PLANS OR AS APPROVED BY THE ENGINEER.

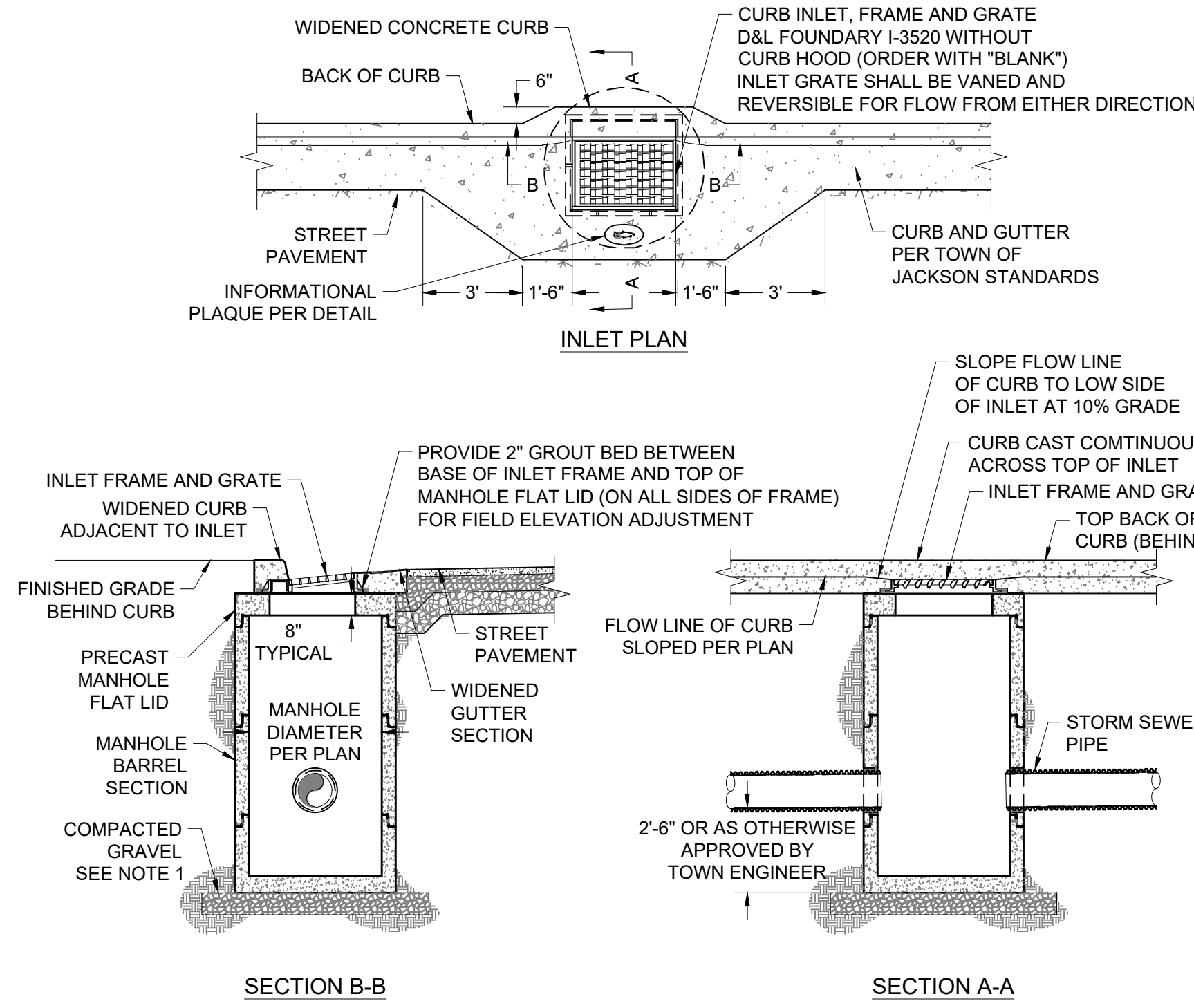
**1**  
C-601  
**TYPICAL STRAW WATTLE DETAIL**  
NOT TO SCALE



- NOTE**
- MANHOLES SHOWN REPRESENT STANDARD PRECAST STRUCTURES PROVIDED BY OTHERS.
  - SEAL THE CONNECTING PIPES INTO THE STORAGE MANHOLE USING RUBBER BOOTS/GASKETS.
  - THE BAYSAVER SEPARATION SYSTEM INCLUDES THE SEPARATOR UNIT, (2) CONNECTING PIPES, (2) FERNCO COUPLERS.
  - LEFT HAND ORIENTATION SHOWN. FOR RIGHT HAND ORIENTATION ROTATE STORAGE MANHOLE AND CONNECTING PIPES 180°.
  - SEE BAYSAVER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR FURTHER DETAIL.
  - USE NON-SHRINK GROUT TO SEAL THE INLET PIPE AND BAYSEPARATOR IN TO THE PRIMARY MANHOLE.
  - BACKFILL: CLASS I, II OR III BACKFILL SHOULD BE USED TO AN ELEVATION OF AT LEAST 6" OVER THE CROWN OF THE SEPARATOR UNIT.
  - 12" COVER REQUIRED FOR TRAFFIC RATED SURFACE.
  - BAYSEPARATOR IS PROTECTED BY US PATENT NO. 5,746,911

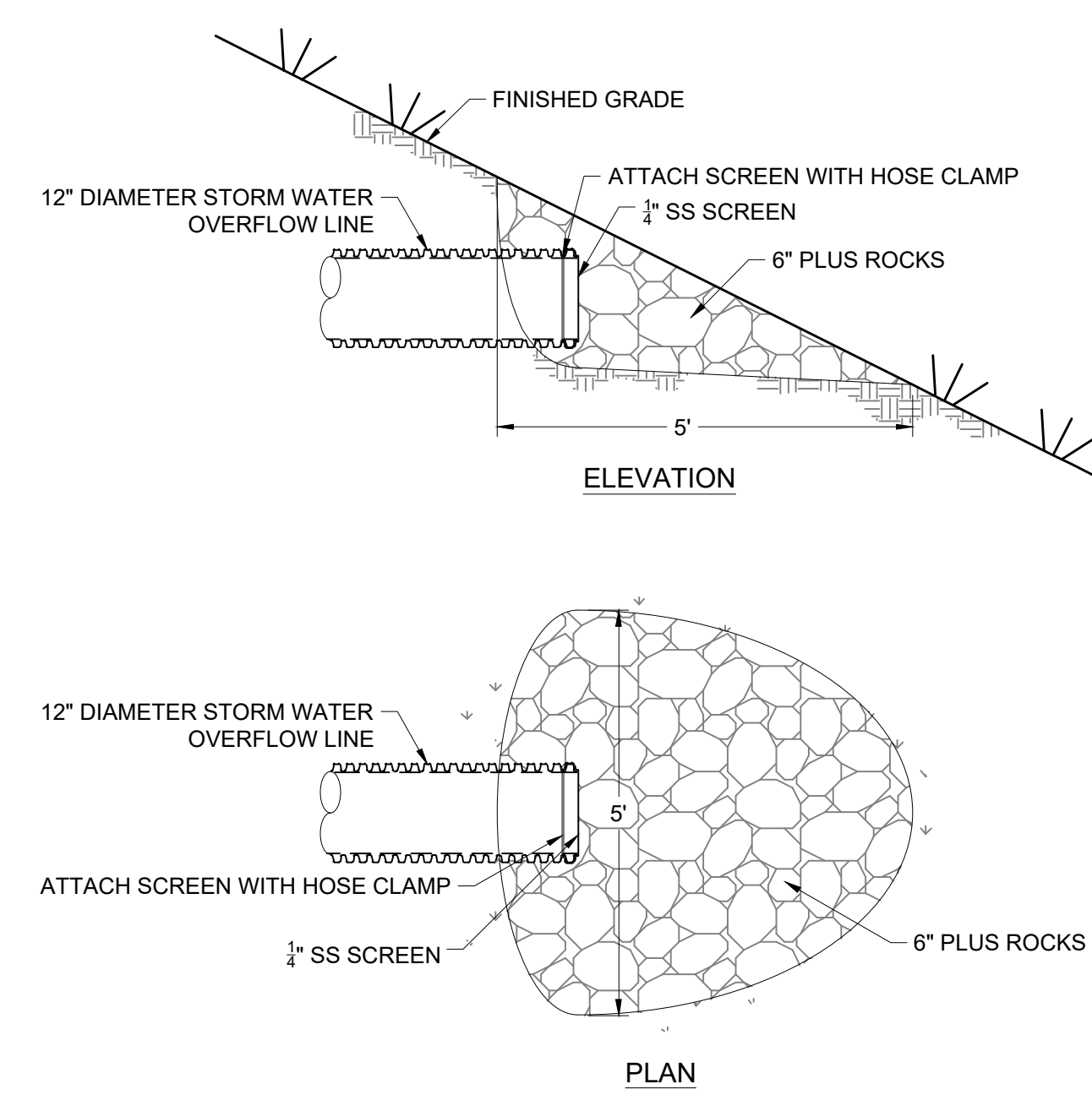


**2**  
C-601  
**CURB INLET SILTATION PROTECTION DETAIL**  
NOT TO SCALE

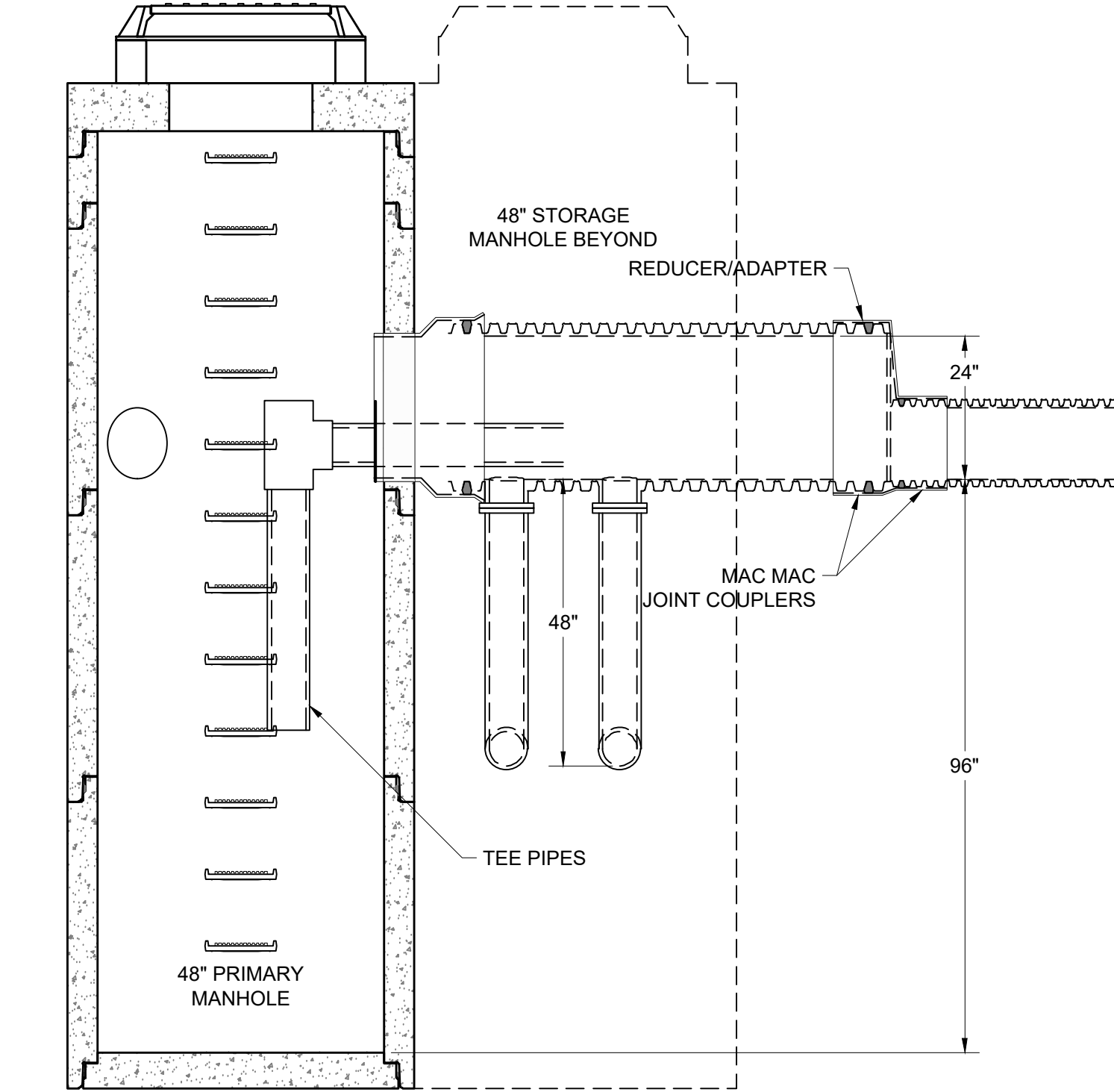


- NOTE**
- GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

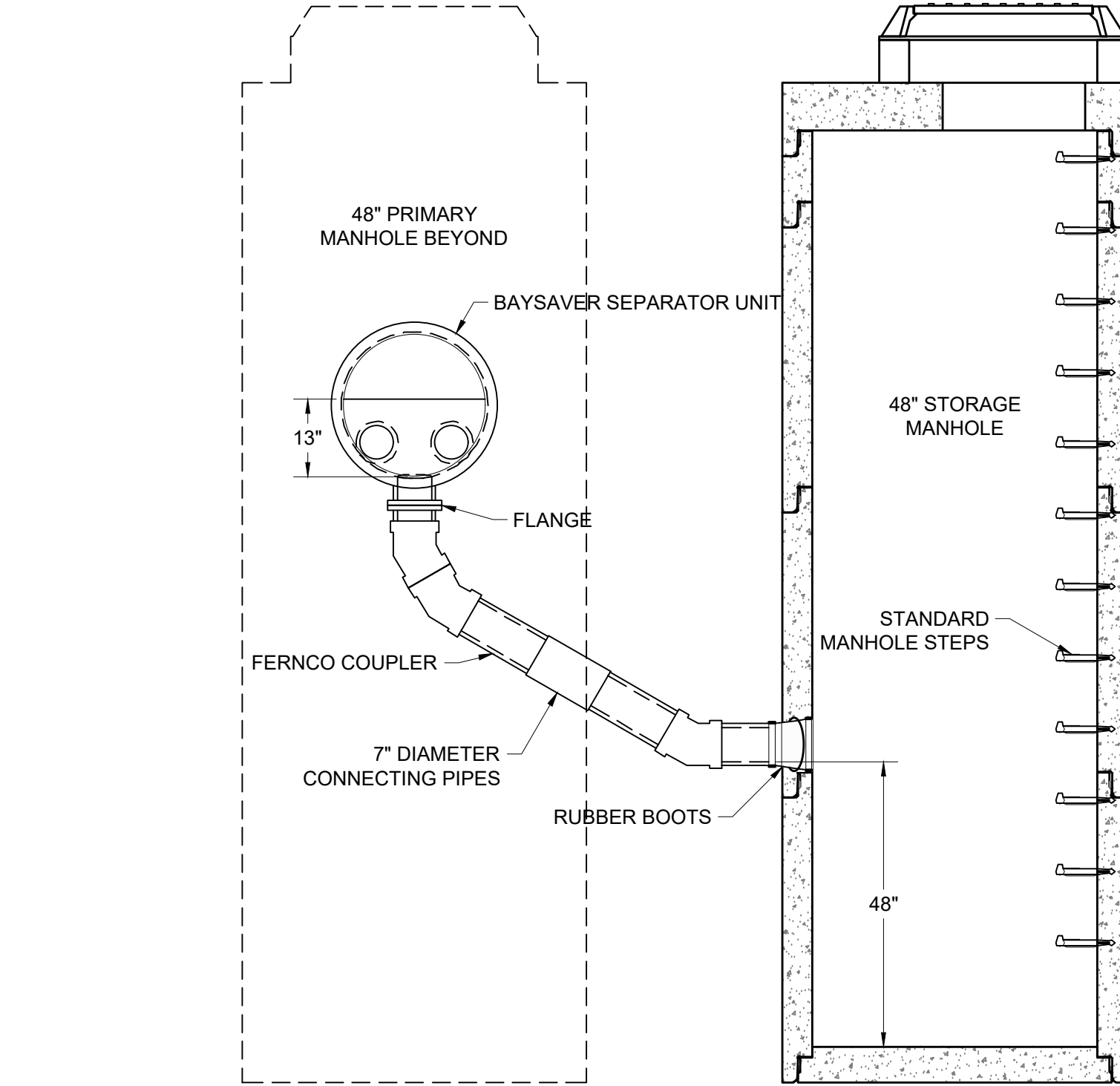
**3**  
C-601  
**CURB INLET WITHOUT HOOD DETAIL**  
NOT TO SCALE  
REVISED TO J STM-101



**4**  
C-601  
**STORM WATER OUTLET DISCHARGE DETAIL**  
NOT TO SCALE



**5**  
C-601  
**BAYSAVER STORMWATER TREATMENT DETAIL**  
NOT TO SCALE  
1K BAYSEPARATOR



**BAYSAVER STORMWATER SPECIFICATIONS**

- |                               |                   |
|-------------------------------|-------------------|
| INLET PIPE INVERT             | 6166.01'          |
| INLET PIPE ID AND MATERIAL    | 12" ADS N-12 PIPE |
| OUTLET PIPE INVERT            | 6166.01'          |
| OUTLET PIPE ID AND MATERIAL   | 12" ADS N-12 PIPE |
| PRIMARY MANHOLE RIM ELEVATION | 6168.91'          |
| STORAGE MANHOLE RIM ELEVATION | 6169.19'          |
| ORIENTATION                   | RIGHT             |

| Issued/Revision      | By | App'd | Quantity |
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| 99% PH II DOCUMENTS  | J  | TL    | 10/9/20  |
| 85% PH II DOCUMENTS  | J  | TL    | 03/24/20 |
| 100% PH II DOCUMENTS | J  | TL    | 09/24/15 |
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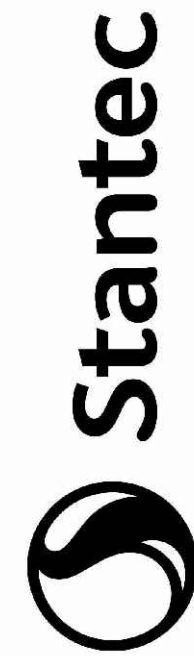
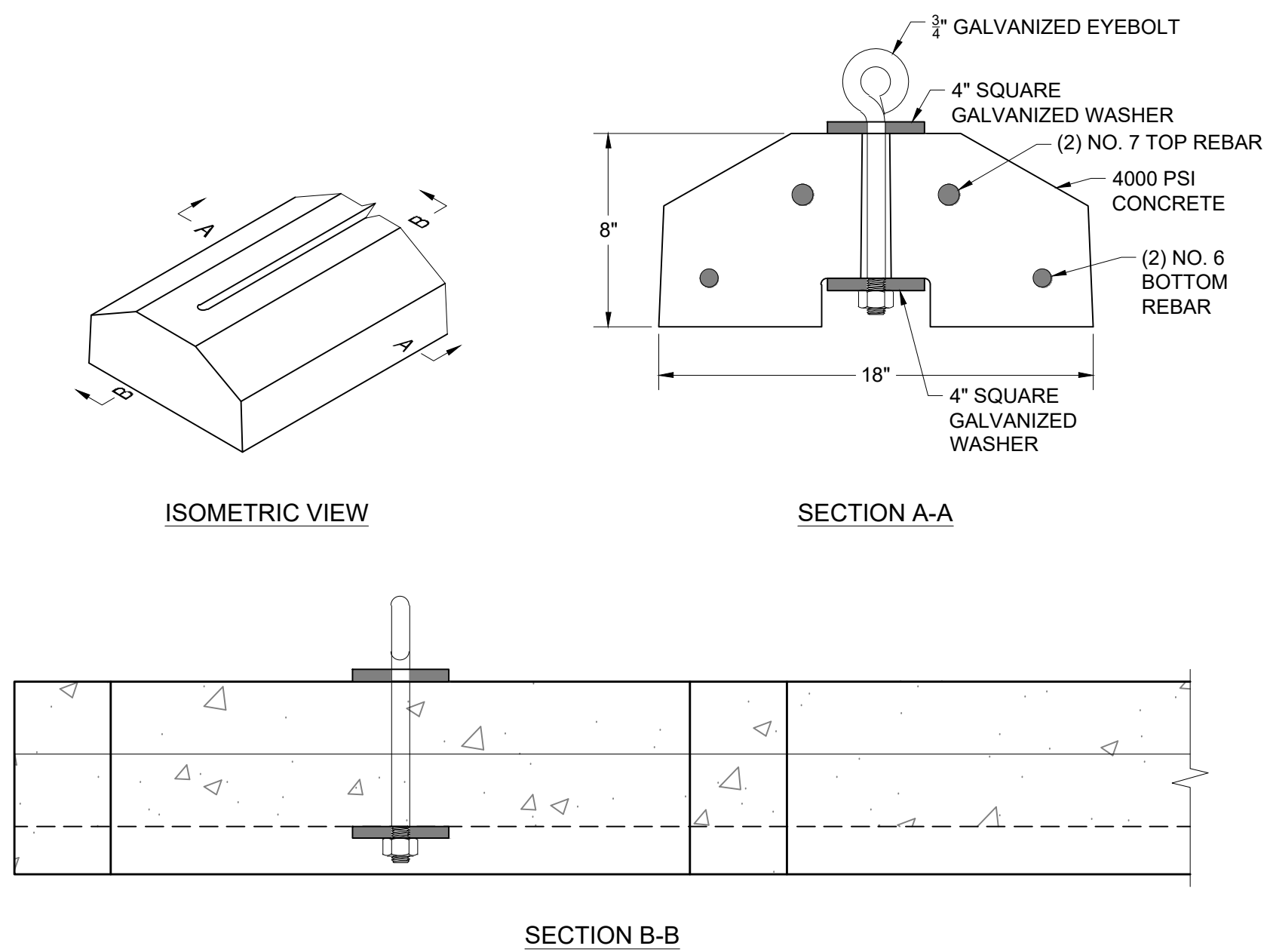
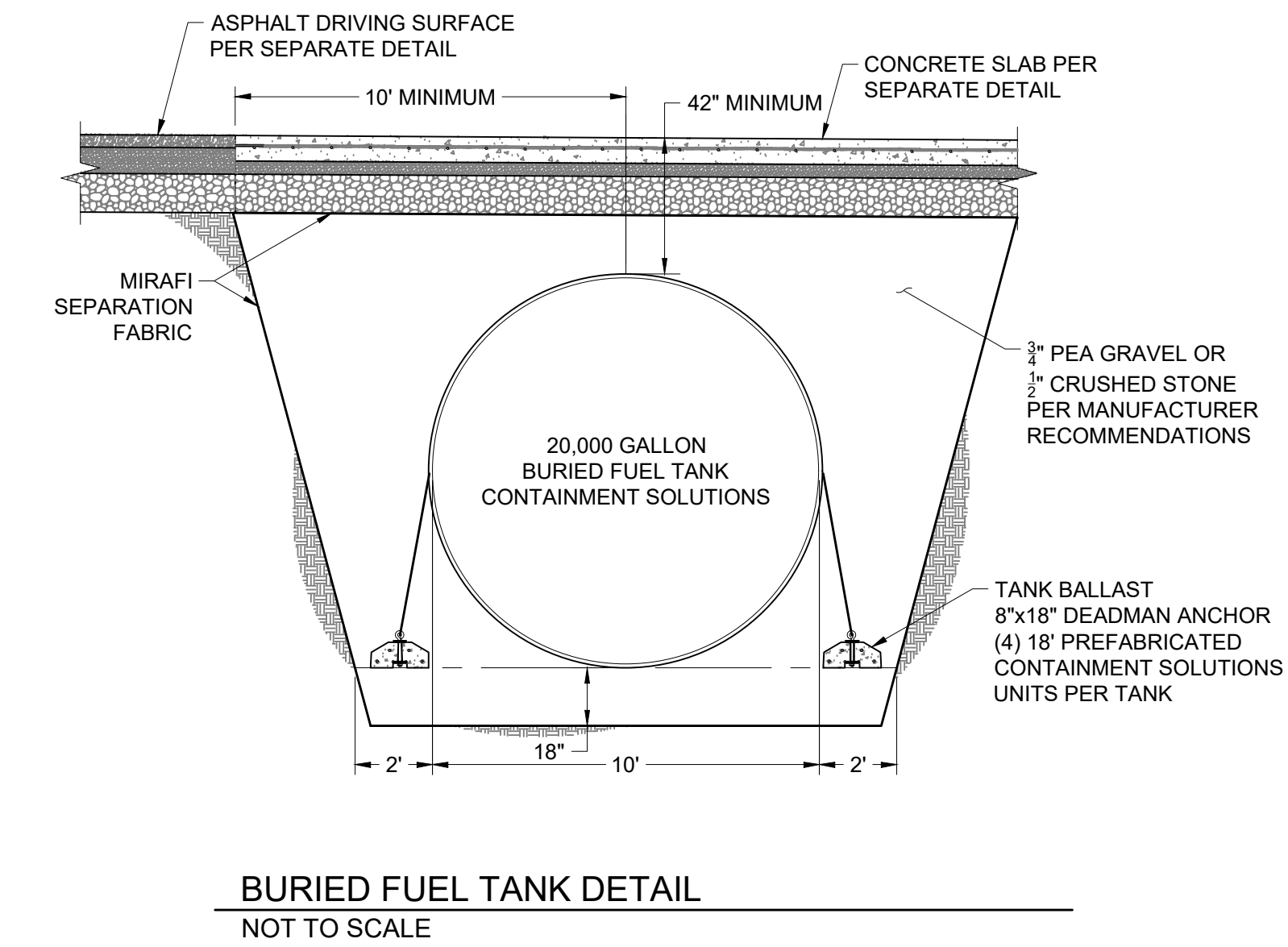
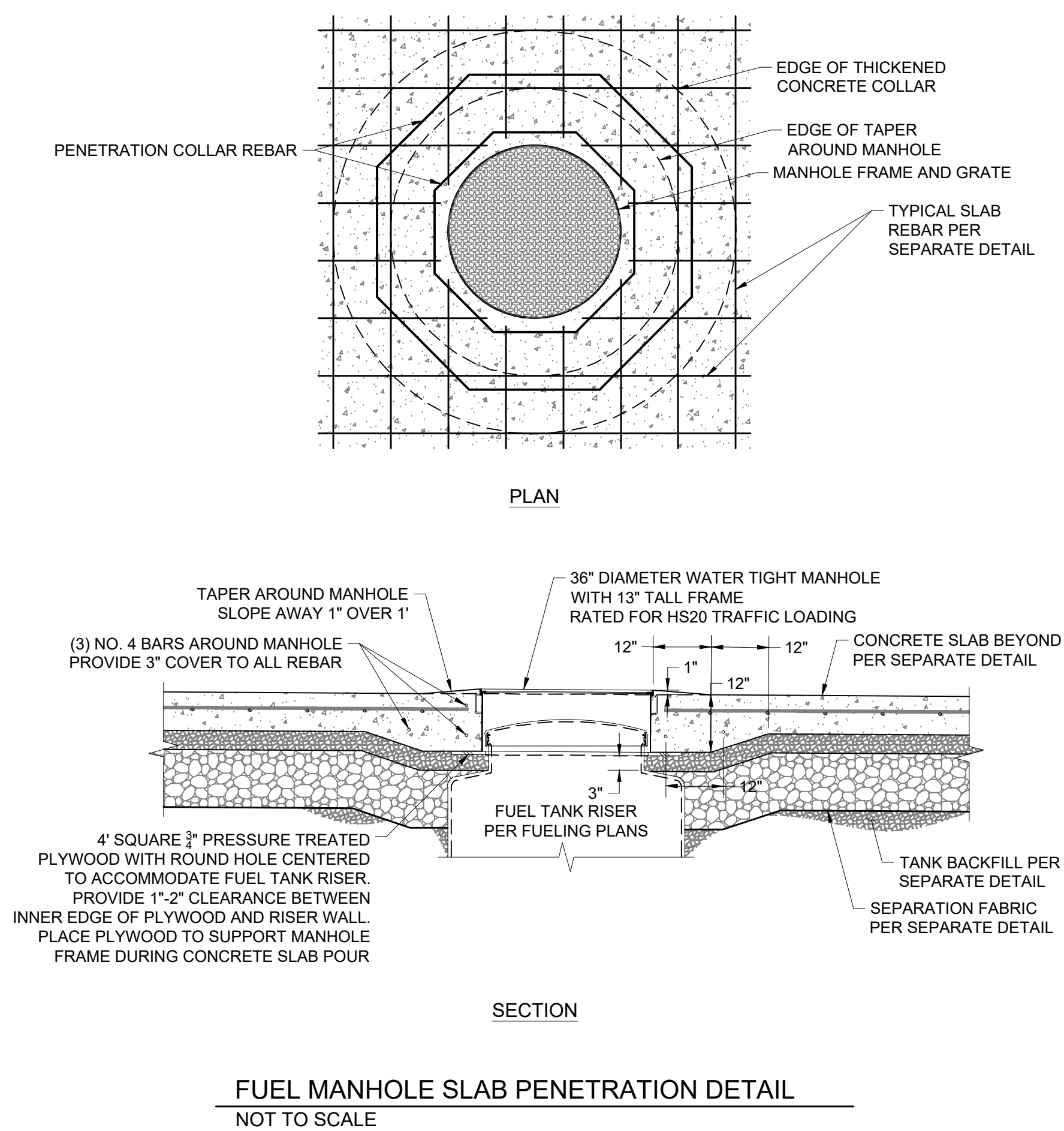
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| 2 99% PH II DOCUMENTS                    | JL | TL    | 10/9/20  |
| 1 85% PH II CONSTRUCTION DOCUMENT REVIEW | CS | TL    | 03/24/20 |
| 0 85% PH II CONSTRUCTION DOCUMENTS       | CS | TL    | 09/24/15 |
| 0 85% PH II CONSTRUCTION DOCUMENTS       | CS | TL    | 07/24/15 |
| 0 85% PH II CONSTRUCTION DOCUMENTS       | CS | TL    | 06/19/15 |
| 0 85% PH II CONSTRUCTION DOCUMENTS       | CS | TL    | 06/19/15 |

Permit/Seal

Client/Project  
TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY

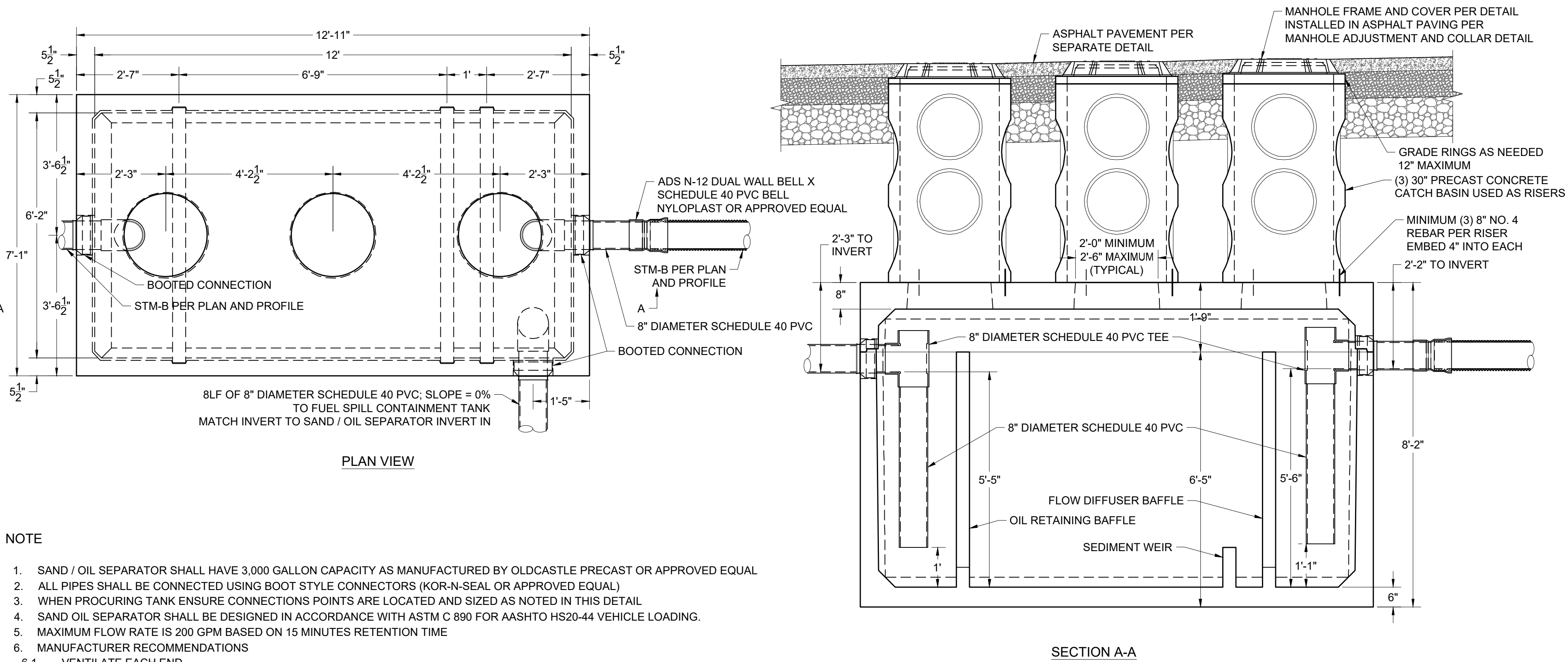
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Date: 10/9/20  
Drawn: JLG  
Checked: JLG  
Title: FUEL ISLAND DETAILS

Revision: 99% PH II DOCUMENTS  
Drawing No.

C-602

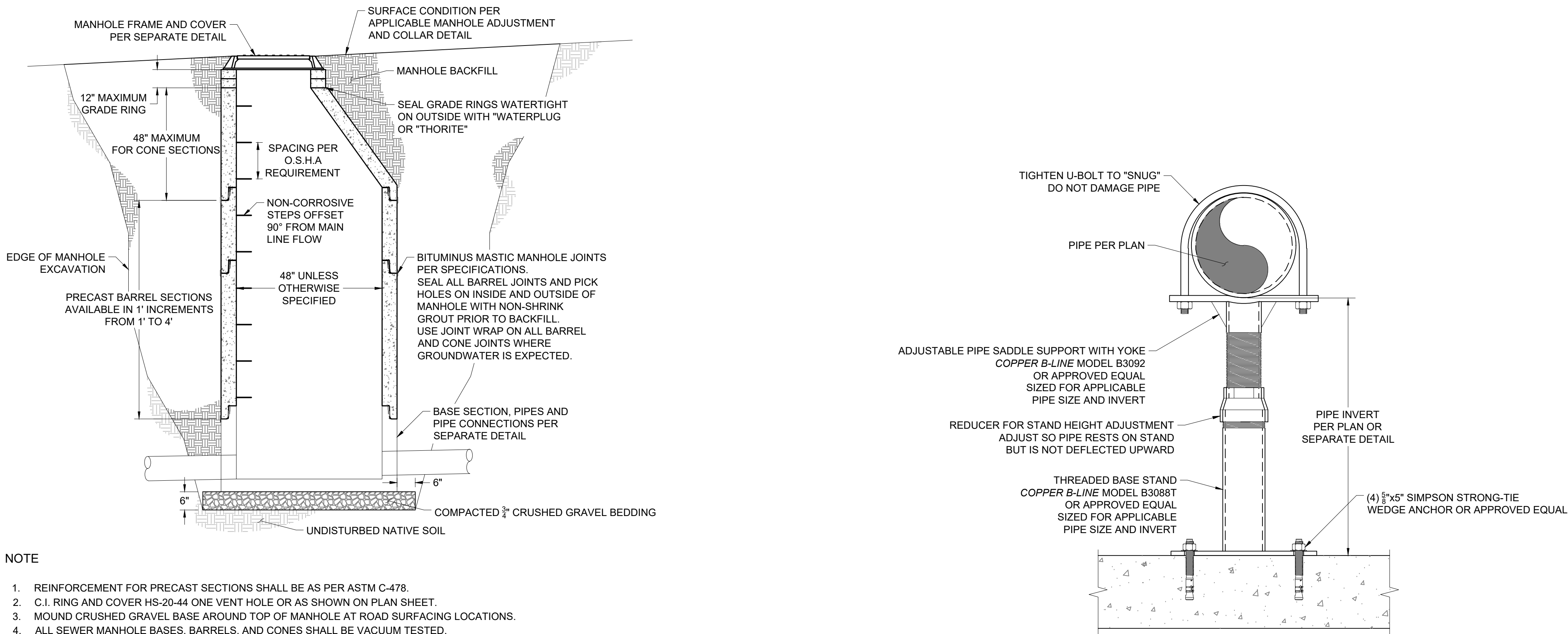


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- NOTE
- SAND / OIL SEPARATOR SHALL HAVE 3,000 GALLON CAPACITY AS MANUFACTURED BY OLDCASTLE PRECAST OR APPROVED EQUAL
  - ALL PIPES SHALL BE CONNECTED USING BOOT STYLE CONNECTORS (KOR-N-SEAL OR APPROVED EQUAL)
  - WHEN PROCURING TANK ENSURE CONNECTIONS POINTS ARE LOCATED AND SIZED AS NOTED IN THIS DETAIL
  - SAND OIL SEPARATOR SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C 890 FOR AASHTO HS20-44 VEHICLE LOADING.
  - MAXIMUM FLOW RATE IS 200 GPM BASED ON 15 MINUTES RETENTION TIME
  - MANUFACTURER RECOMMENDATIONS
  - VENTILATE EACH END
  - FILL WITH CLEAN WATER TO FLOW LINE AS PART OF SYSTEM START UP
  - FOLLOW MANUFACTURER'S RECOMMENDED REGULAR INSPECTION, CLEANING, AND MAINTENANCE SCHEDULE (SEE CLEAN OUT AND MAINTENANCE)

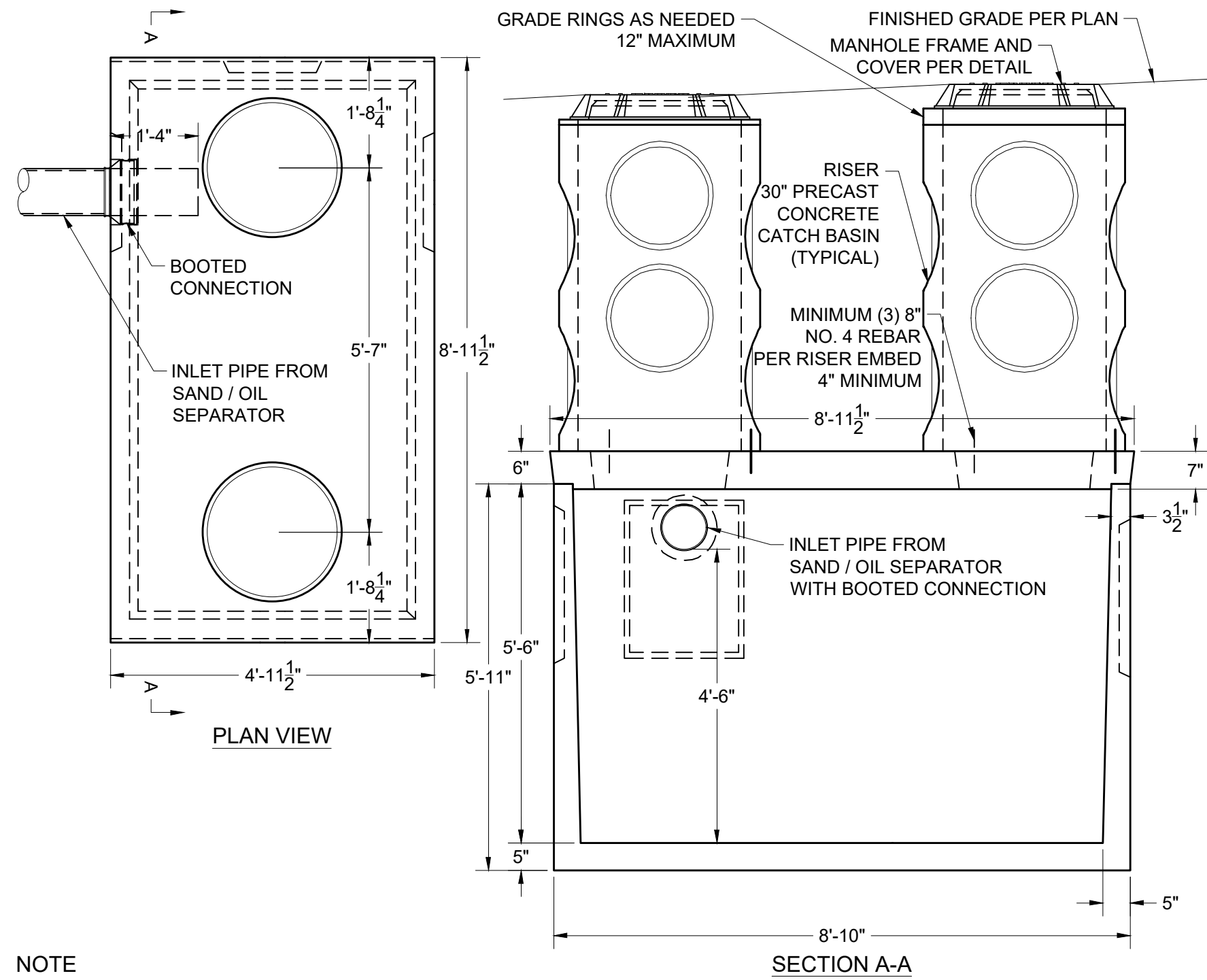
X  
CX.X FUEL AREA SAND / OIL SEPARATOR DETAIL  
NOT TO SCALE



- NOTE
- REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
  - C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
  - MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
  - ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.

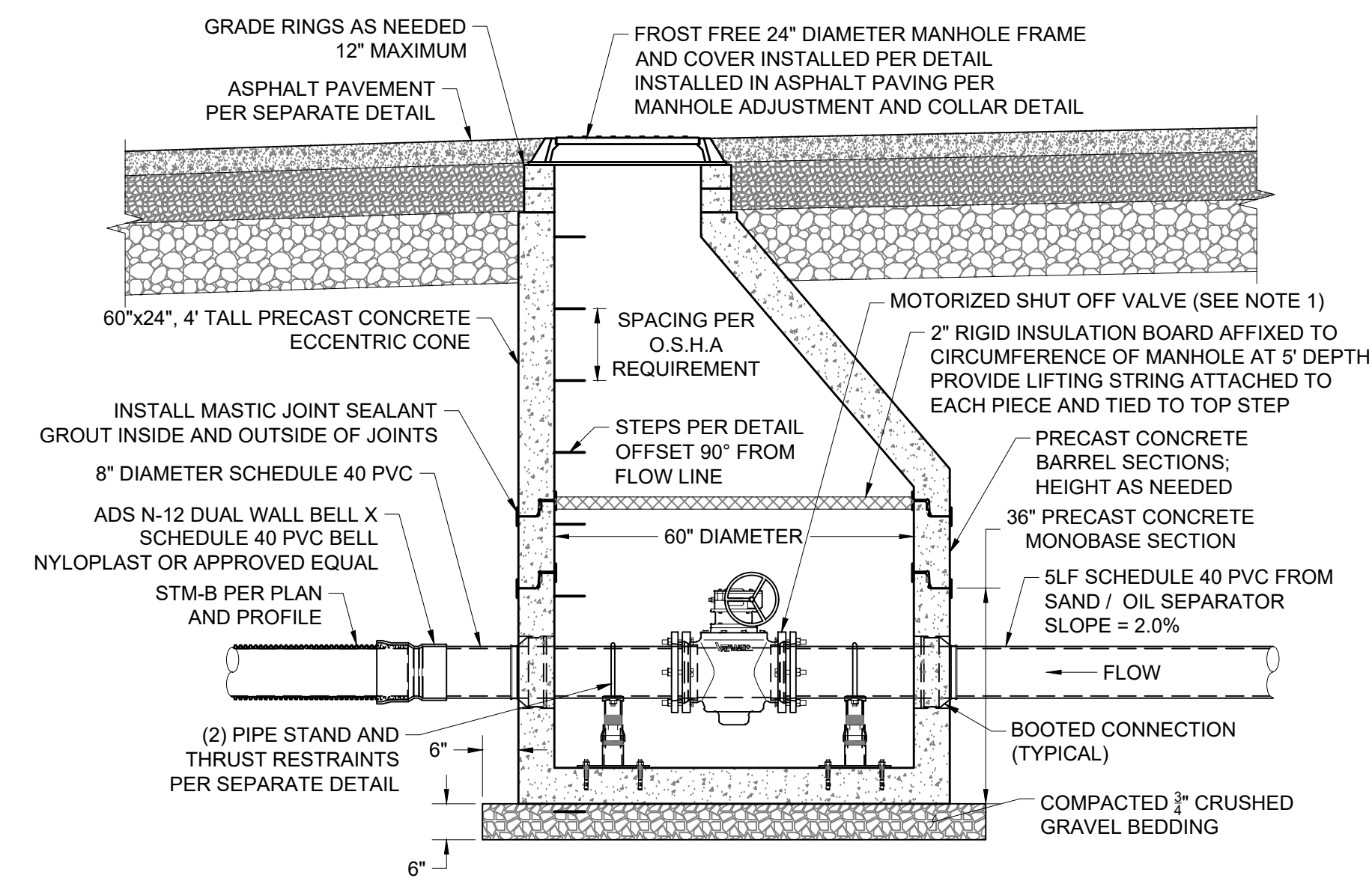
X  
CX.X STANDARD MANHOLE CONSTRUCTION DETAIL  
NOT TO SCALE

X  
CX.X PIPE STAND AND THRUST RESTRAINT DETAIL  
NOT TO SCALE



- NOTE
- SPILL CONTAINMENT TANK SHALL HAVE A 1,000 GALLON CAPACITY AS MANUFACTURED BY OLDCASTLE PRECAST OR APPROVED EQUAL
  - ALL PIPES SHALL BE CONNECTED USING BOOT STYLE CONNECTORS (KOR-N-SEAL OR APPROVED EQUAL)
  - WHEN PROCURING TANK ENSURE CONNECTION POINTS ARE LOCATED AND SIZED AS NOTED IN THIS DETAIL
  - TANK SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C 890 FOR AASHTO HS20-44 VEHICLE LOADING
  - USE GASKETED AND BOLTED CASTING

X  
CX.X FUEL AREA SPILL CONTAINMENT TANK DETAIL  
NOT TO SCALE



- NOTE
- PRECAST CONCRETE MANHOLE CONE, BARRELS AND BASE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASTM C 478
  - ALL PIPES SHALL BE CONNECTED USING BOOT STYLE CONNECTORS (KOR-N-SEAL OR APPROVED EQUAL)
  - MOTORIZED SHUT OFF VALVE SHALL BE 8" VALMATIC FULL PORT MJ PLUG VALVE WITH ELECTRIC MOTOR ACTUATOR AND AUXILIARY HAND WHEEL

X  
CX.X FUEL SPILL CONTAINMENT VALVE MANHOLE  
NOT TO SCALE

| Permit/Seal | Issued/Revision | By  | App'd | DATE     | REVISION            |
|-------------|-----------------|-----|-------|----------|---------------------|
|             | 2               | JAC | TL    | 10/9/20  | 99% PH II DOCUMENTS |
|             | 1               | JAC | TL    | 09/24/20 | 85% PH II DOCUMENTS |
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|             |                 | JAC | TL    | 09/24/20 | 15% PH II DOCUMENTS |
|             |                 | JAC | TL    | 09/24/20 | 5% PH II DOCUMENTS  |





1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN  $1\frac{1}{2}$ " IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.



1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.



1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN 3/4" HIGH
3. CONCRETE TO BE BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DOME DETECTOR PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY T.O.J.)



1. USE EPOXY-COATED MATERIAL FOR ALL TIE BARS, DOWELS, AND OTHER STEEL USED IN THE CONSTRUCTION OF CONCRETE PAVEMENT.
2. DEFORMED REINFORCING BARS OR HOOKS MAY BE USED FOR TIE BARS.
3. DO NOT PLACE TIE BARS WITHIN 15" OF TRANSVERSE JOINTS.
4. INSTALL ISOLATION JOINTS WHEN ABUTTING A FIXED STRUCTURE. USE EXPANSION JOINT MATERIAL EXTENDING THE FULL DEPTH AND LENGTH OF THE CONCRETE SURFACE.
5. TRANSVERSE AND LONGITUDINAL CONSTRUCTION JOINTS ARE NOT INCLUDED IN THE JOINT LAYOUT PLAN. USE TRANSVERSE AND LONGITUDINAL CONSTRUCTION JOINTS SPARINGLY. SUBMIT PLANNED CONSTRUCTION JOINT LOCATIONS TO THE CO FOR APPROVAL.
6. FOR CONSTRUCTION JOINTS, IF THE BARS AND DOWELS ARE NOT SET INTO CONCRETE DURING PLACEMENT, DRILL AND ANCHOR THE TIE BARS AND DOWELS INTO THE EXISTING CONCRETE CONSTRUCTION WITH EPOXY RESIN.
7. MAINTAIN JOINT SEALANT SHAPE FACTOR 1:1 EXCEPT WHEN SILICONE SEALANT IS USED, THE WIDTH TO DEPTH SHAPE FACTOR IS 2:1 OR AS RECOMMENDED BY SEALANT MANUFACTURER.



1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPVSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPVSS SECTION 0304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPVSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTR. JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FLAT PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPVSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPVSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRED. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.





1

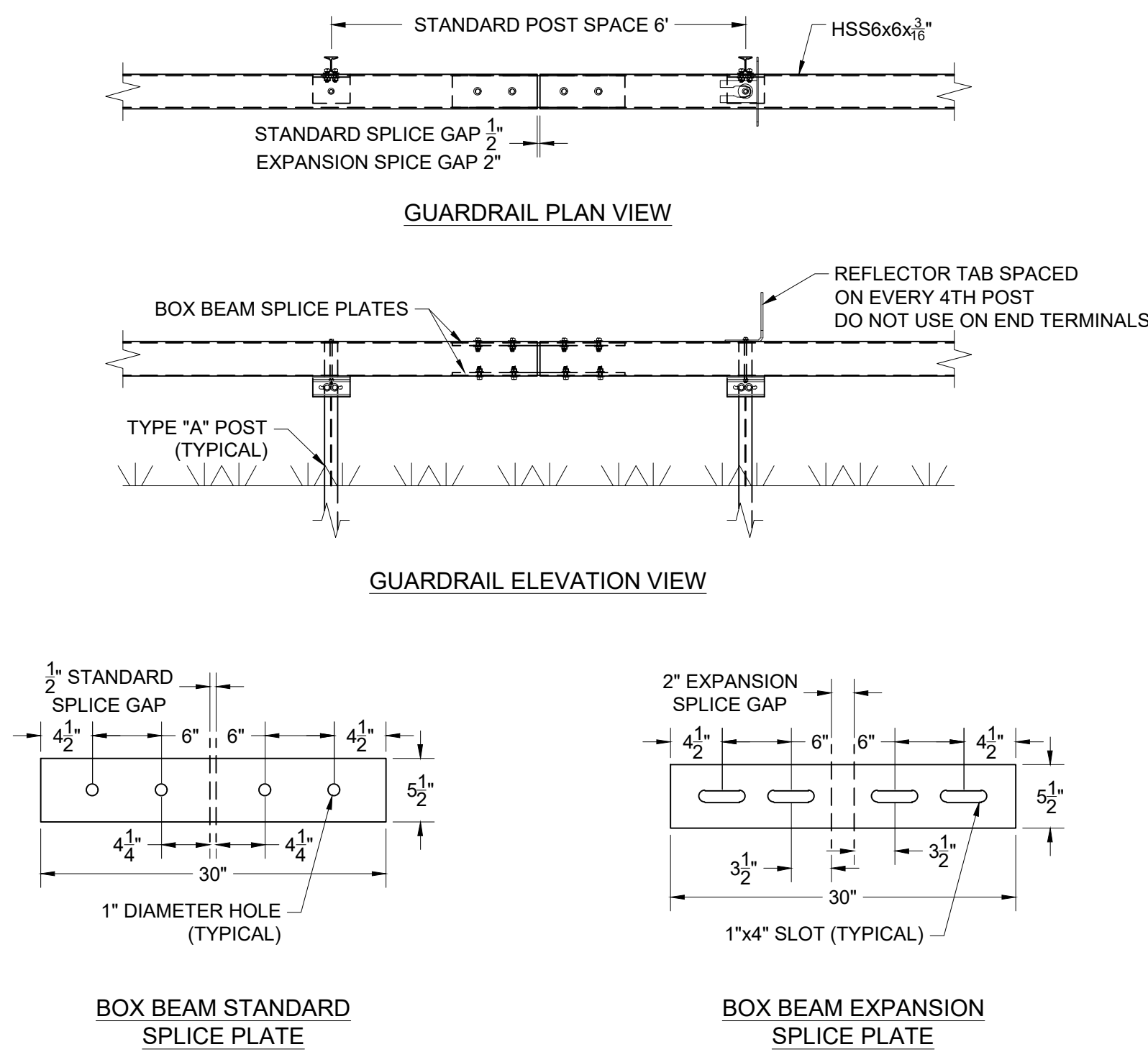
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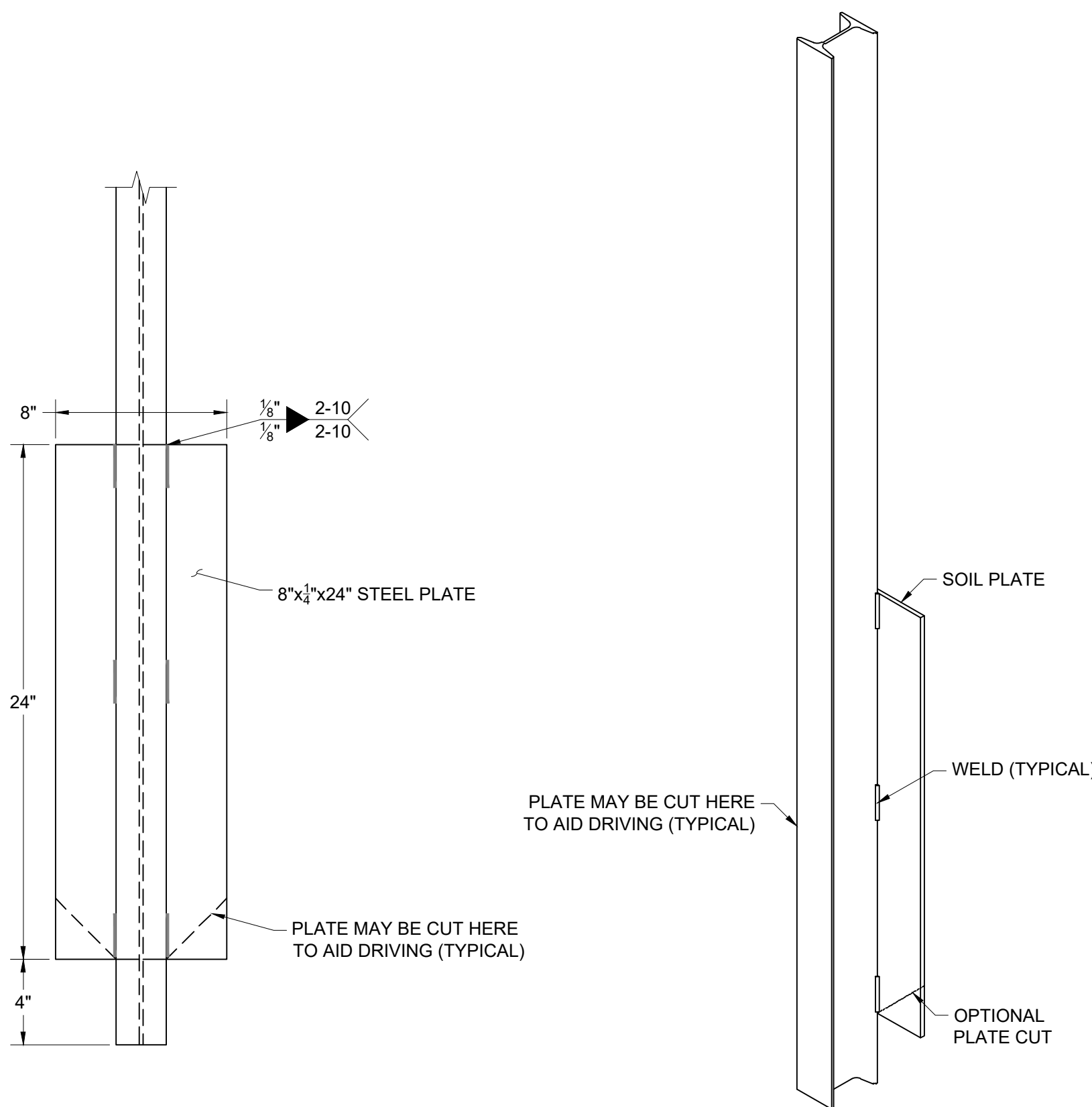
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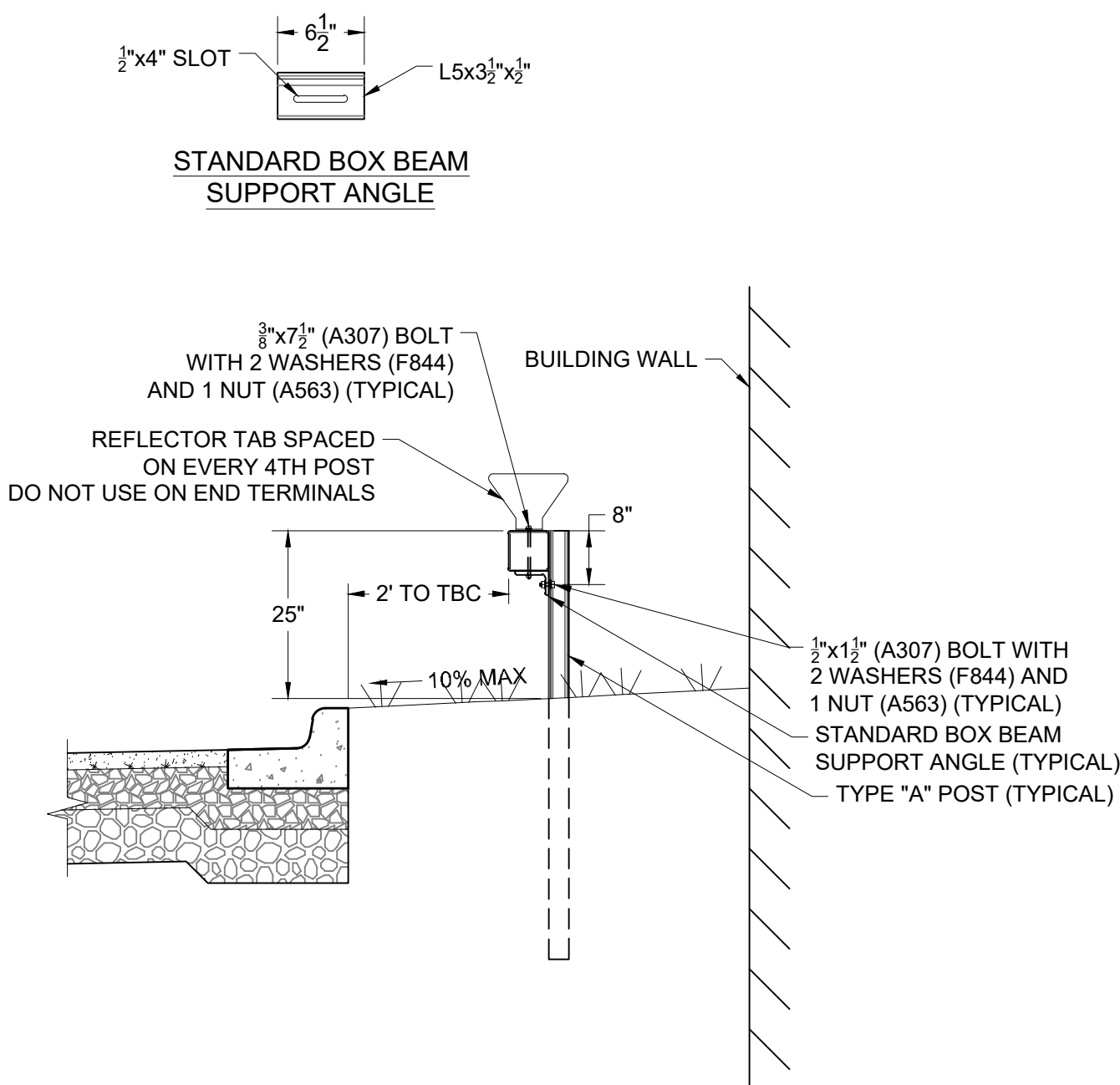
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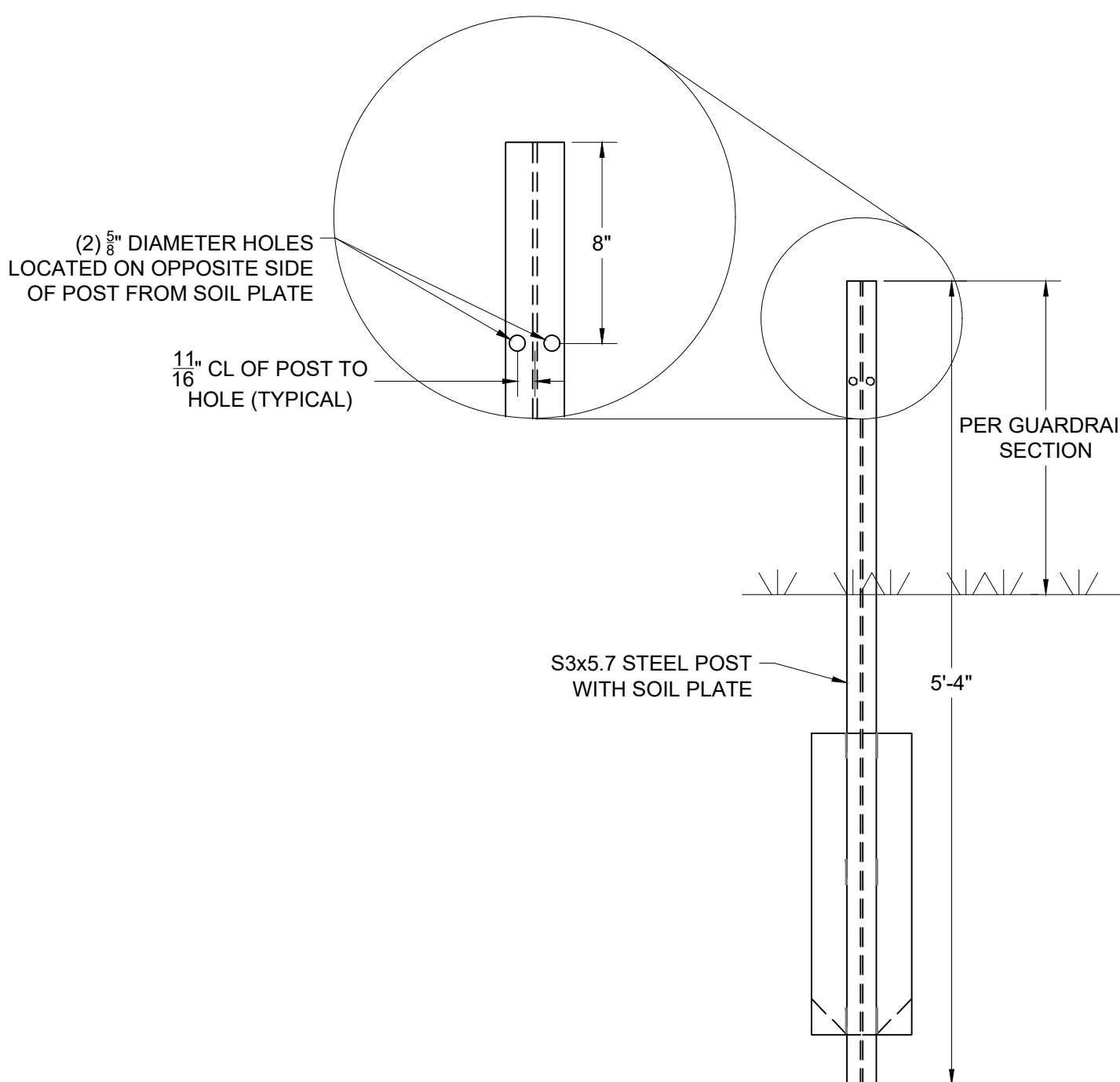
1 BOX BEAM GUARDRAIL DETAIL  
C-603 NOT TO SCALE



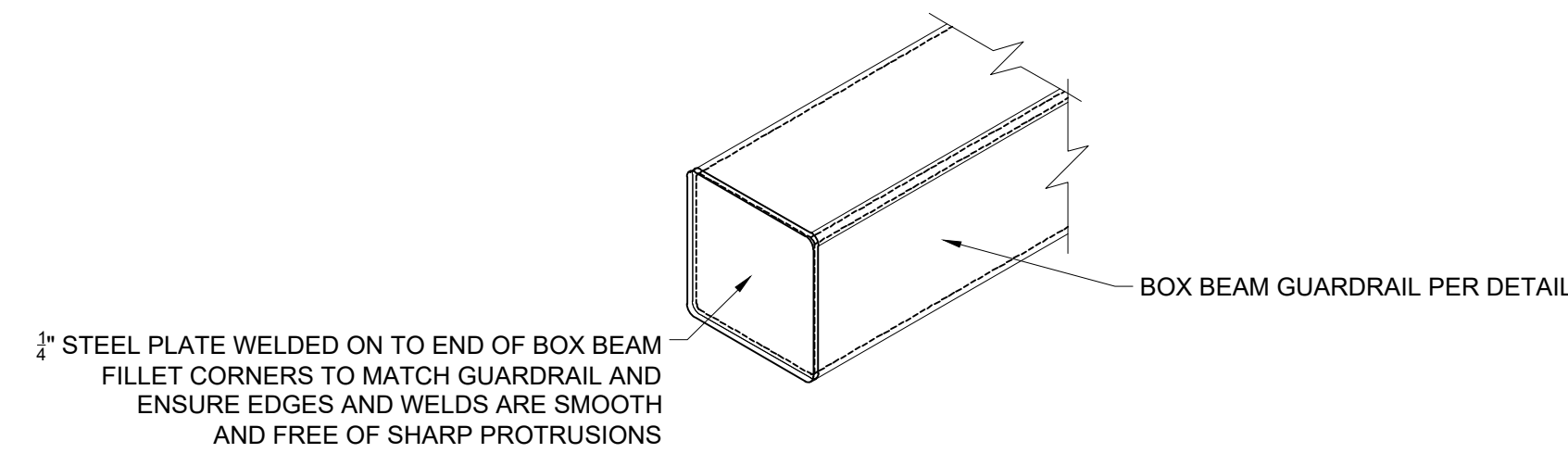
4 GUARDRAIL POST TYPICAL SOIL PLATE DETAIL  
C-603 NOT TO SCALE



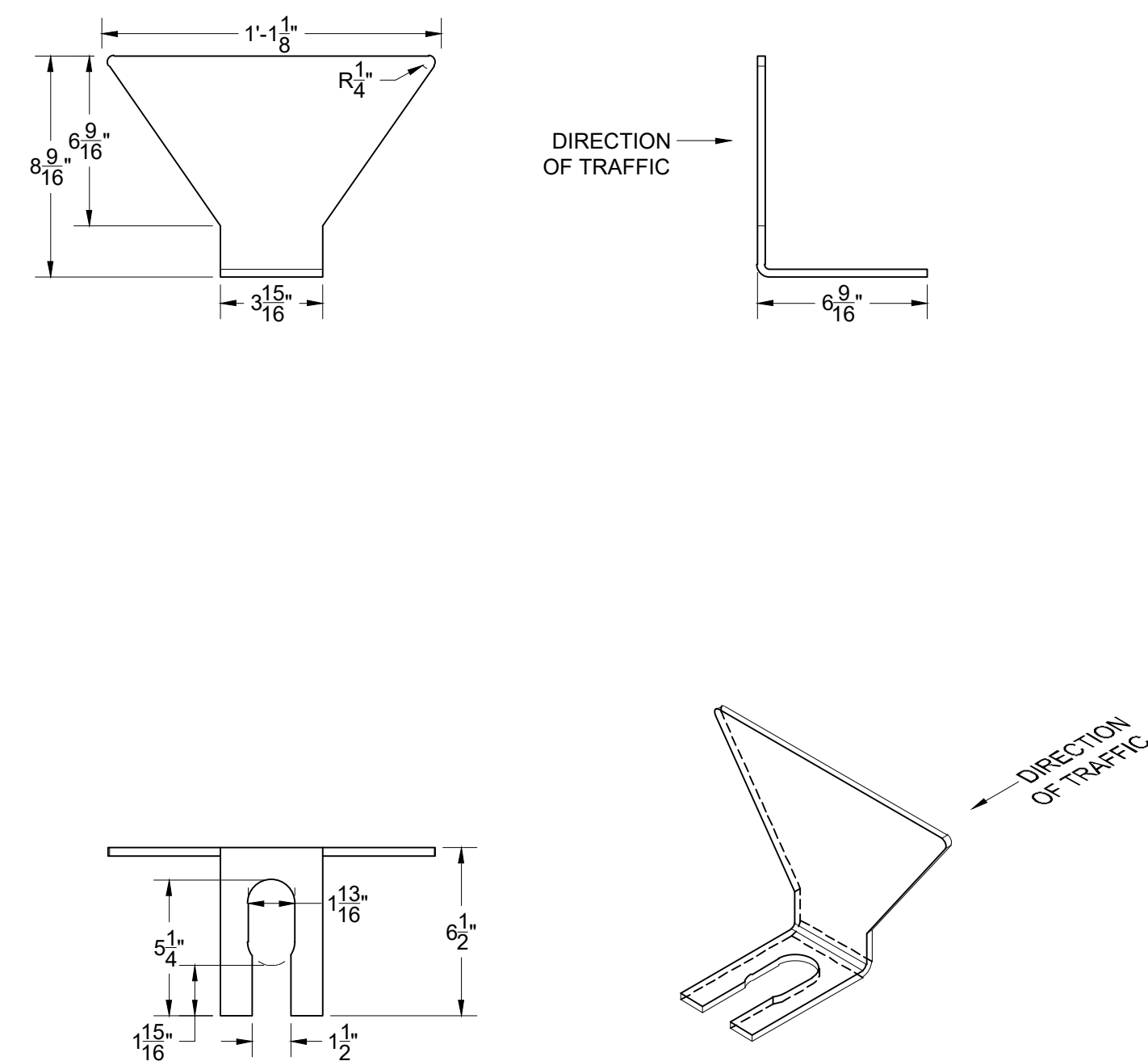
2 BOX BEAM GUARDRAIL SECTION  
C-603 NOT TO SCALE



5 TYPE "A" GUARDRAIL POST DETAIL  
C-603 NOT TO SCALE

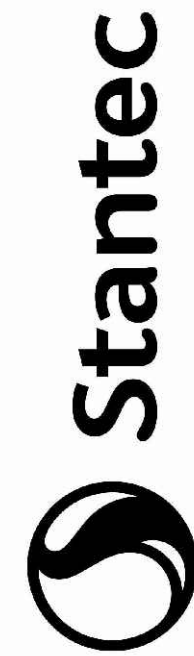


3 GUARDRAIL END TREATMENT DETAIL  
C-603 NOT TO SCALE



- NOTE
- REFLECTOR TABS TO BE INSTALLED AT 4 POST INTERVALS. DO NOT INSTALL ON END ANCHORAGES.
  - REFLECTOR TABS SHALL BE ORIENTED AS SHOWN WITH RESPECT TO DIRECTION OF TRAFFIC FLOW.
  - 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



Consultant

| Issued/Revision     | By | Appd | DATE     |
|---------------------|----|------|----------|
| 99% PH II DOCUMENTS | JL | TL   | 10/9/20  |
| 99% PH I DOCUMENTS  | JL | TL   | 03/24/20 |
| 99% PH I DOCUMENTS  | JL | TL   | 09/24/15 |
| 99% PH I DOCUMENTS  | JL | TL   | 07/24/15 |
| 99% PH I DOCUMENTS  | JL | TL   | 06/19/15 |
| 99% PH I DOCUMENTS  | JL | TL   | 06/19/15 |

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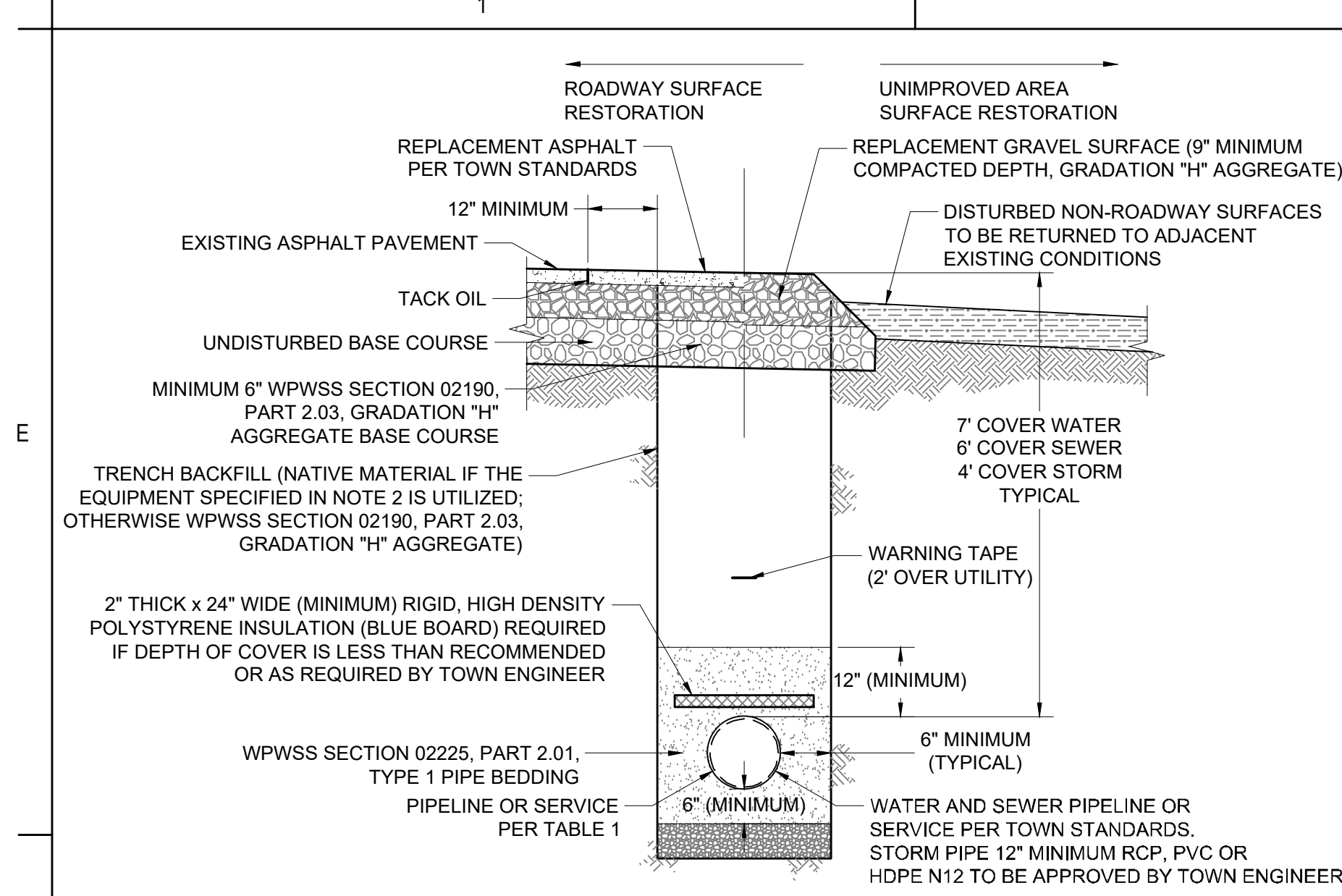
Client/Project  
TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY

Project No.: 06013  
File Name: N/A  
Scale: AS SHOWN  
Date: 10/9/20  
Title: GUARDRAIL DETAILS

Revision: 99% PH II DOCUMENTS  
Drawing No.

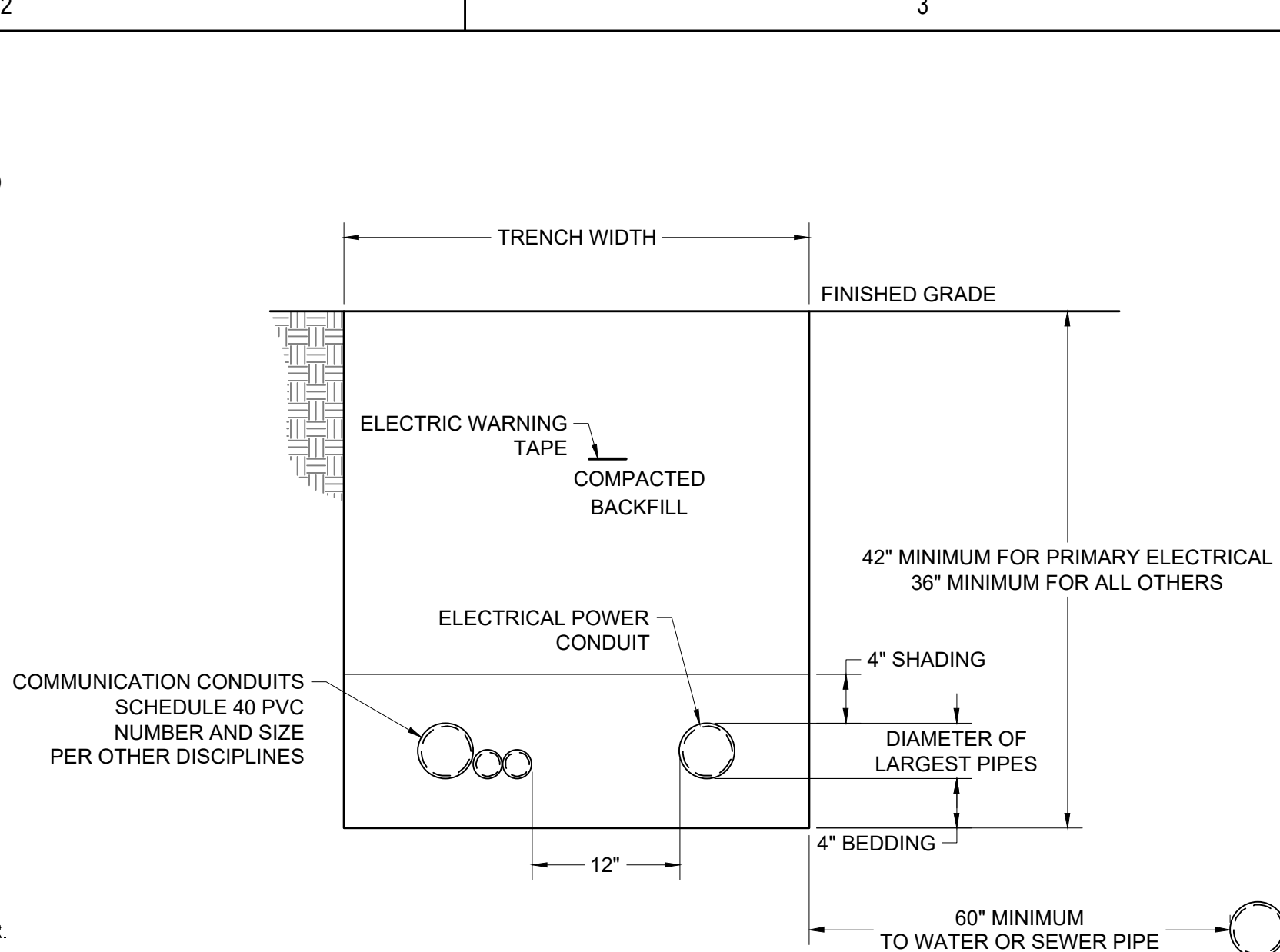
C-605





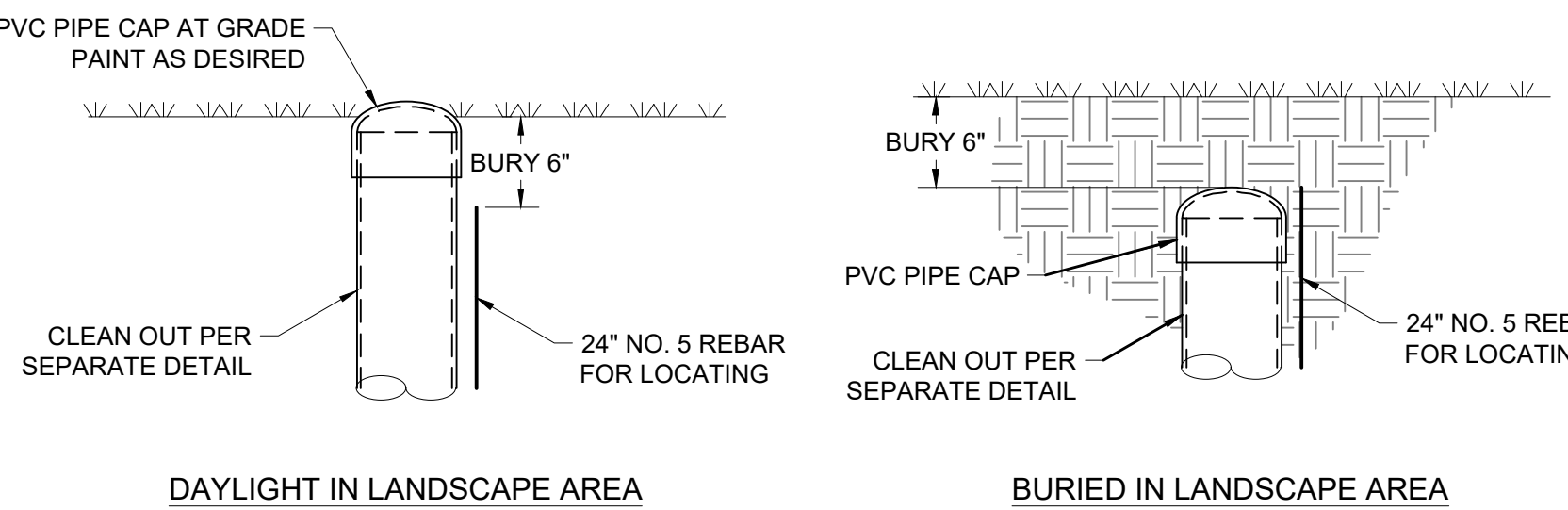
- NOTE
- TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
    - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
    - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
  - COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2" LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
  - PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
  - UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
  - ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
  - PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

1 PIPE TRENCH DETAIL  
C-604 NOT TO SCALE TOJ W-100, SS-100, STM-100



- NOTE
- WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
  - CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
  - ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
  - 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
  - BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/2" SCREEN (SAND RECOMMENDED).

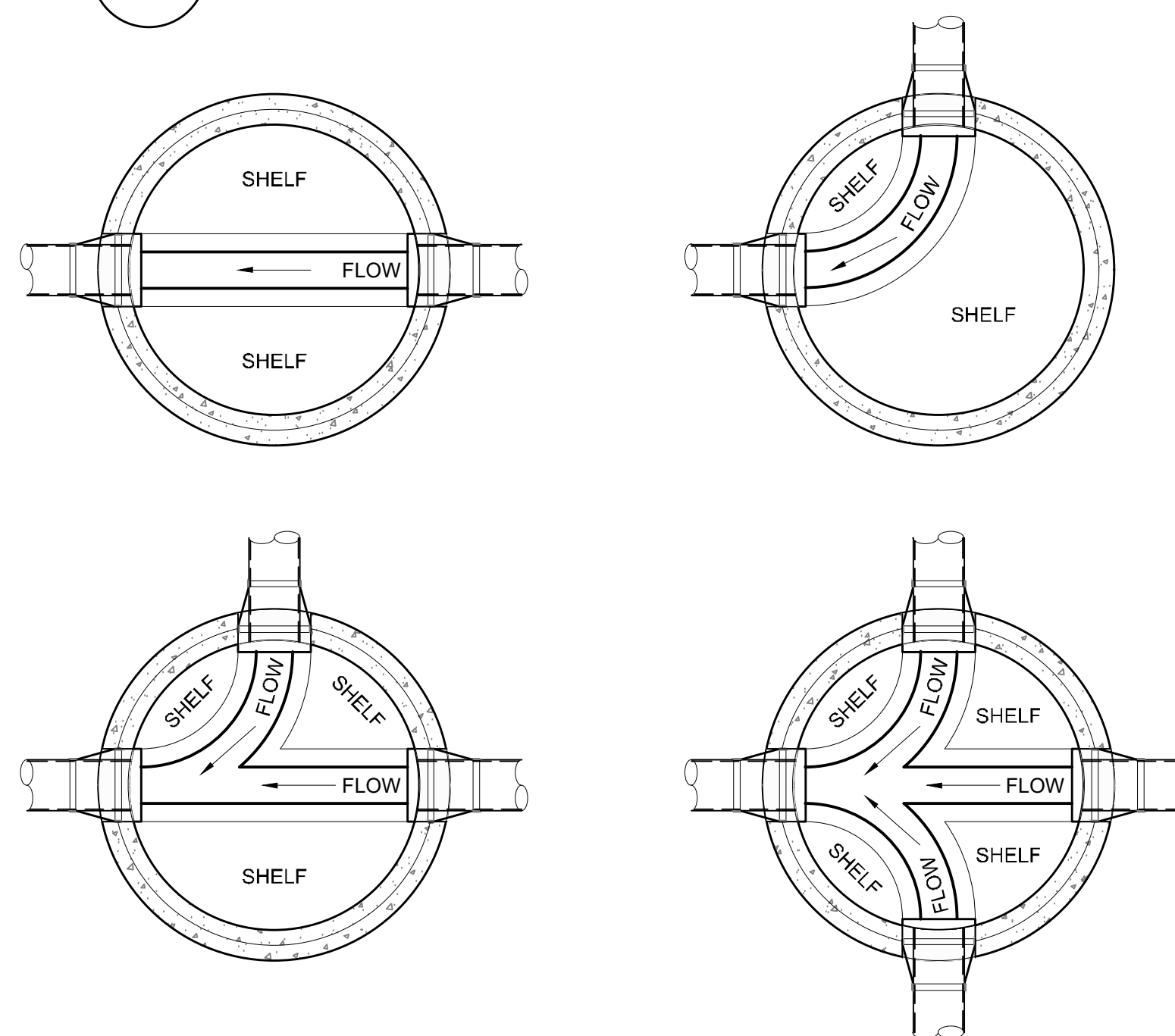
2 CABLE UTILITY TRENCH DETAIL  
C-604 NOT TO SCALE



- NOTE
- PARALLEL INSTALLATION:  
NORMAL CONDITIONS:  
SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.
- UNUSUAL CONDITIONS:  
WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:
- THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
  - WHERE 18" VERTICAL SEPARATION AS NOTED ABOVE CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
    - 2A. CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
    - 2B. PLACED IN A SEPARATE CASING PIPE, OR;
    - 2C. THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

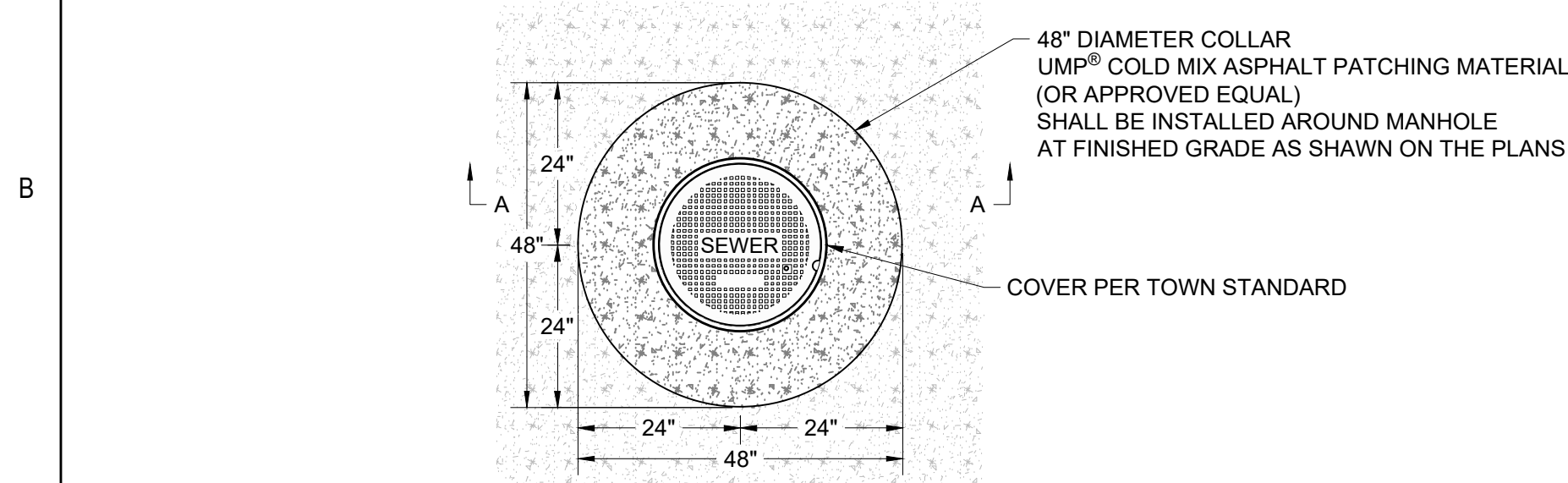
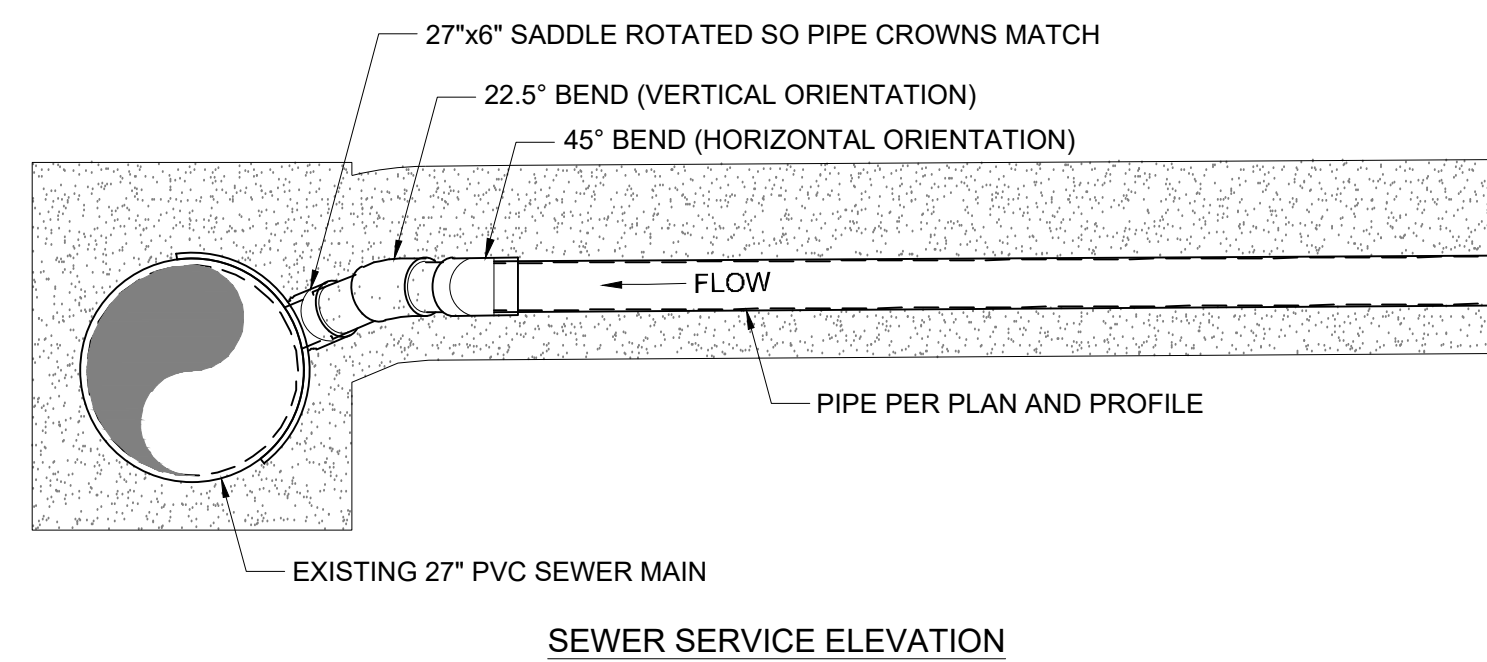
- CROSSING:  
NORMAL CONDITIONS:  
SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.
- UNUSUAL CONDITIONS:  
WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:
- THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
  - THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING
  - WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

3 FUEL LINE TRENCH DETAIL  
C-604 NOT TO SCALE

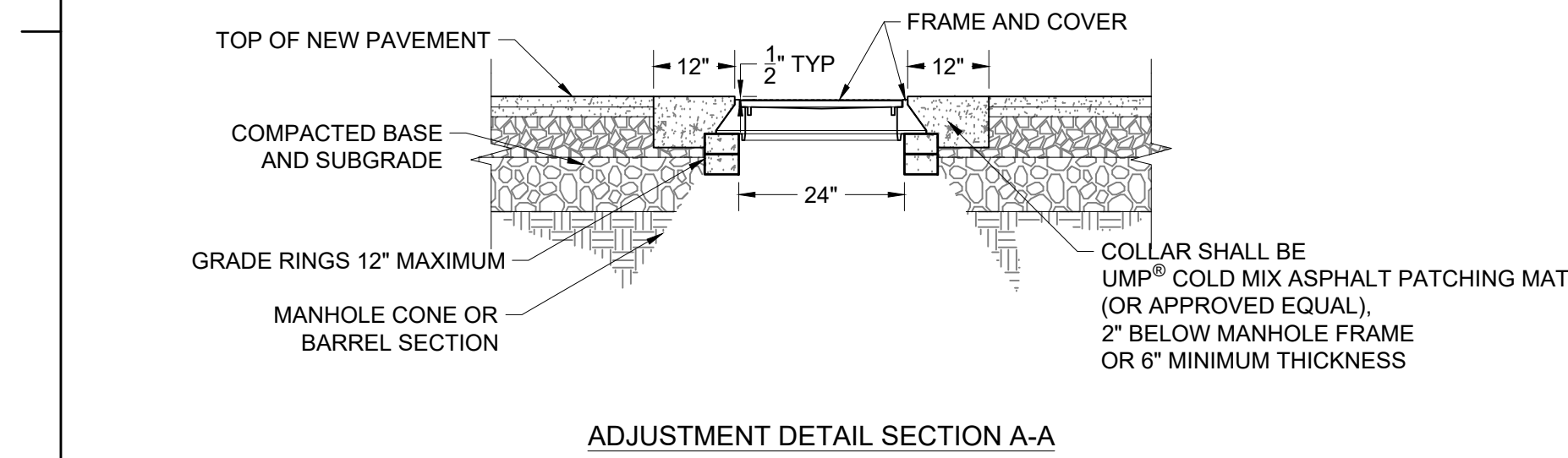


- NOTE
- NEW SERVICE SADDLE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COMPLETED BY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT. TOWN SHALL PROVIDE SADDLE.
  - BACKFILL OPERATIONS AT NEW SERVICE SADDLE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE SHALL UTILIZED CEMENT TREATED FILL "FLOWABLE FILL" CONFORMING TO PROJECT SPECIFICATIONS SECTION 31 23 33, PART 2.01 B AT THE POINT OF CONNECTION.

4 BUILDING CLEANOUT DETAIL  
C-604 NOT TO SCALE REV TOJ SS-114



5 CLEAN OUT SURFACE CONDITION DETAIL  
C-604 NOT TO SCALE



- NOTE
- PLACE INTO WET CONCRETE WALL DURING MANUFACTURE OR MORTAR INTO HOLES AFTER CONCRETE HAS SET.
  - PLASTIC COATED STEPS PER THIS STANDARD DRAWING OR AS APPROVED BY THE ENGINEER.

7 SANITARY SEWER SERVICE SADDLE DETAIL  
C-604 NOT TO SCALE TOJ SS-106

8 MANHOLE ADJUSTMENT & COLLAR IN ASPHALT  
C-604 NOT TO SCALE TOJ SS-109



- NOTE
- ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
  - IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.

- NOTE
- MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED AS SHOWN, OR APPROVED SUBSTITUTE.
  - GREY IRON CONFORMS TO ASTM A-48, CLASS 35B. MEETS H-20 WHEEL LOAD.

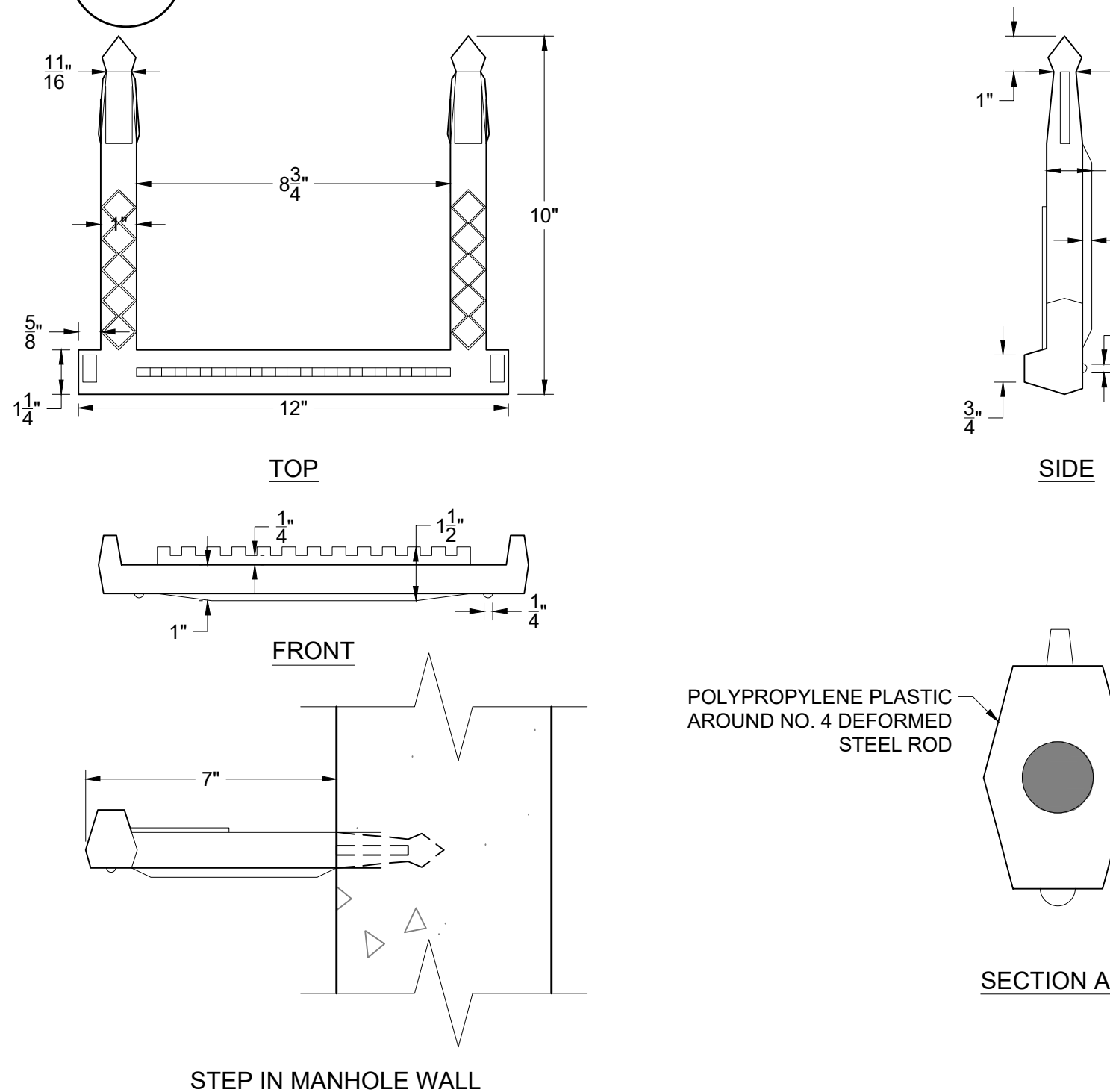
9 SEWER MANHOLE FRAME AND COVER DETAIL  
C-604 NOT TO SCALE TOJ SS-108



10 TYPICAL MANHOLE CHANNEL DETAILS  
C-604 NOT TO SCALE TOJ SS-107

- NOTE
- SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
  - SLOPE OF CHANNEL SHALL BE 0.1' ACROSS MANHOLE FOR ALL MAIN RUNS. SEE PROFILE SHEETS.
  - MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS
  - 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE.

11 STANDARD MANHOLE STEPS DETAIL  
C-604 NOT TO SCALE TOJ SS-106



Consultant

| DATE     | BY | APP'D | REVISION |
|----------|----|-------|----------|
| 10/07/20 | JL |       | 10/07/20 |
| 03/26/20 | TS |       | 03/26/20 |
| 09/24/15 | TS |       | 09/24/15 |
| 07/24/15 | TS |       | 07/24/15 |
| 06/11/15 | TS |       | 06/11/15 |

Permit/Seal

Client/Project

TOWN OF JACKSON CORE SERVICES VEHICLE MAINTENANCE FACILITY

Project No.: 06013

File Name: N/A

Scale: AS SHOWN

Drawn: JA, Design: TS, Check: TS, Date: 10/07/20

Title

EROSION CONTROL AND STORM WATER DETAILS

Revision: 99% PH II DOCUMENTS

Drawing No.

55 KARNS MEADOW DRIVE  
JACKSON, WY 83001