



# 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: June 17, 2021	<b>REQUESTS:</b>  The applicant is submitting a request for a Grading Pre-Application for the property located at 1140 W Hwy 22, Teton Gables, legally known as PT SW1/4NE1/4, SEC. 32, TWP. 41, RNG. 116, PIDN: 22-41-16-32-1-00-031  For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Item #: P21-153	
Planner: Tyler Valentine  Phone: 733-0440 ext. 1305  Fax: 734-3563  Email: tvalentine@jacksonwy.gov	
<b>Owner:</b> Gable Partners, LLC PO Box 174 N. Garden, VA 22959  <b>Applicant:</b> G E Johnson Construction 1110 Maple Way STE E Jackson WY 83001	
<b>Please respond by: June 24, 2021 (with Comments)</b>	

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



## PRE-APPLICATION CONFERENCE REQUEST (PAP)

### Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440 fax:  
P.O. Box 1687 | [www.townofjackson.com](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: \_\_\_\_\_

Physical Address: \_\_\_\_\_

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

#### **PROPERTY OWNER.**

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

Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

#### **APPLICANT/AGENT.**

Name, Agency: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

#### **DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner      \_\_\_\_\_ Applicant/Agent

**ENVIRONMENTAL PROFESSIONAL.** For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**TYPES OF PRE-APPLICATION NEEDED.** Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

\_\_\_\_\_ Physical Development Permit  
\_\_\_\_\_ Use Permit  
\_\_\_\_\_ Development Option or Subdivision Permit  
\_\_\_\_\_ Interpretations of the LDRs  
\_\_\_\_\_ Amendments to the LDRs  
\_\_\_\_\_ Relief from the LDRs  
\_\_\_\_\_ Environmental Analysis

**This pre-application conference is:**

\_\_\_\_\_ Required  
\_\_\_\_\_ Optional  
\_\_\_\_\_ For an Environmental Analysis  
\_\_\_\_\_ For grading

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to [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.

*AW*

\_\_\_\_\_  
Signature of Owner or Authorized Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Title



# LETTER OF AUTHORIZATION

GABLE PARTNERS LLC, "Owner" whose address is: 1140 W. Highway 22 Jackson, WY 83201  
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

\_\_\_\_\_, as the owner of property  
more specifically legally described as: \_\_\_\_\_

(If too lengthy, attach description)

HEREBY AUTHORIZES GE JOHNSON as  
agent to represent and act for Owner in making application for and receiving and accepting  
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of  
Jackson Planning, Building, Engineering and/or Environmental Health Departments  
relating to the modification, development, planning or replatting, improvement, use or  
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed  
conclusively to be fully aware of and to have authorized and/or made any and all  
representations or promises contained in said application or any Owner information in  
support thereof, and shall be deemed to be aware of and to have authorized any subsequent  
revisions, corrections or modifications to such materials. Owner acknowledges and agrees  
that Owner shall be bound and shall abide by the written terms or conditions of issuance of  
any such named representative, whether actually delivered to Owner or not. Owner agrees  
that no modification, development, platting or replatting, improvement, occupancy or use of  
any structure or land involved in the application shall take place until approved by the  
appropriate official of the Town of Jackson, in accordance with applicable codes and  
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out  
of the failure to comply with the terms of any permit or arising out of any violation of the  
applicable laws, codes or regulations applicable to the action sought to be permitted by the  
application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing  
on behalf of a corporation, partnership, limited liability company or other entity, the  
undersigned swears that this authorization is given with the appropriate approval of such  
entity, if required.

OWNER: \_\_\_\_\_

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: MANAGER

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

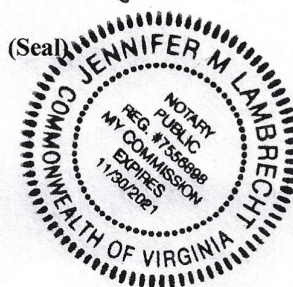
STATE OF Virginia )  
City Charlottesville )SS.  
COUNTY OF Charlottesville )

The foregoing instrument was acknowledged before me by by McCordle this 16<sup>th</sup> day of  
June, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 11/30/21



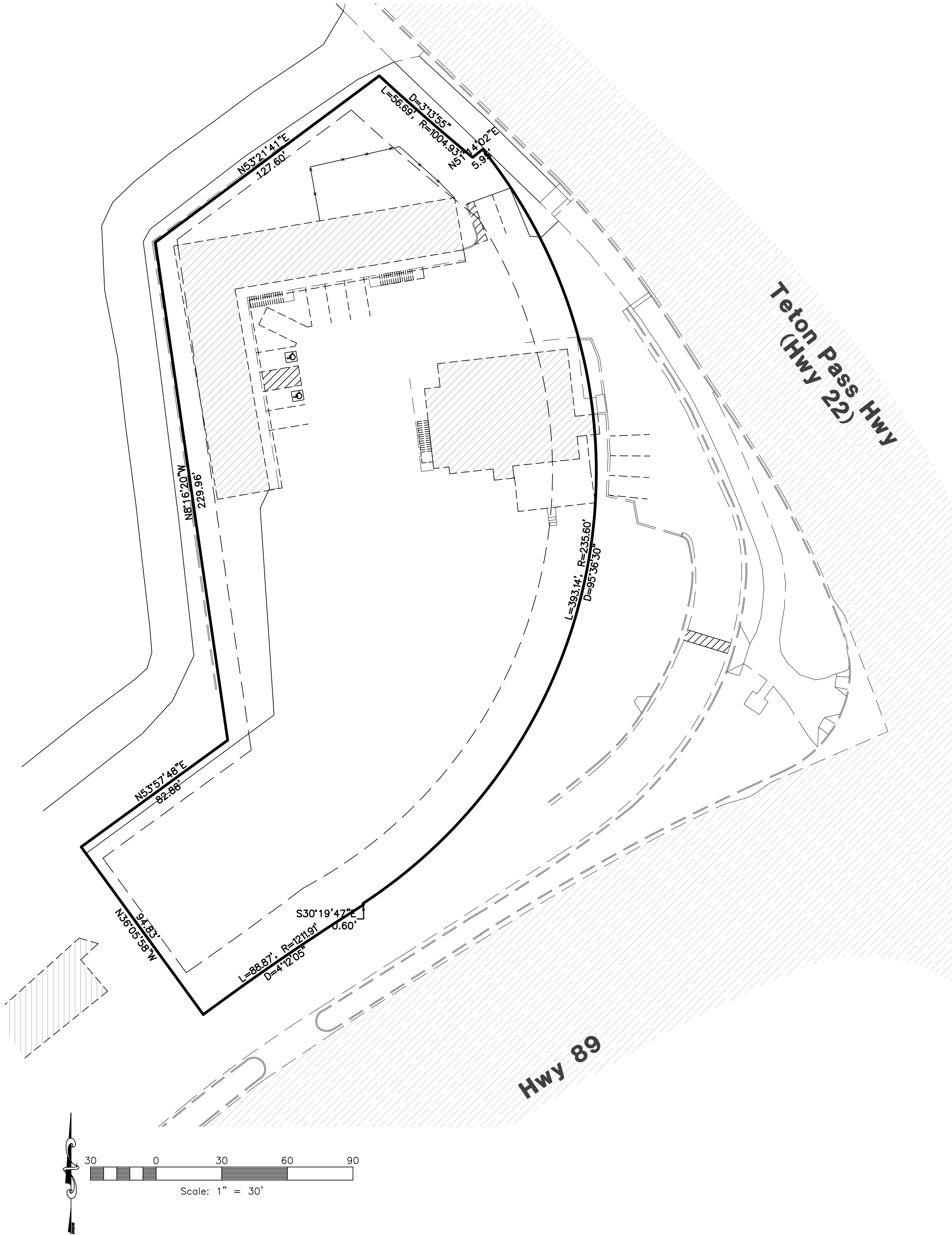


Project Narrative/Notes/Revisions

1. 06/02/2021 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Teton Gables  
1140 W Hwy 22  
Improvement Plans

JACKSON, TETON COUNTY, WY  
JUNE 2021



Vicinity Map  
NOT TO SCALE

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend
- Sheet 3 - Existing/Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading/Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention Plan Details
- Sheet 9 - Landscape Plans

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Elevation Datum:



Architect:

Jensen Design Architects  
7730 Leary Way NE  
Redmond, WA 98052  
PH: (425) 226-0318

Geotechnical Report:

Surveyor:

Trevor Hatch  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100

Landscape Architect:

Nathan Peterson  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100

Developer Contact:

Project Contact:

Jeremy Draper  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100



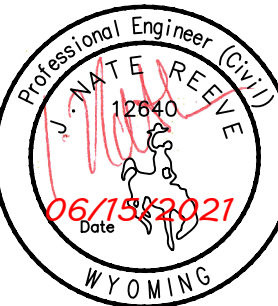
REVISIONS

DESCRIPTION

DATE

Teton Gables  
1140 W Hwy 22  
JACKSON, TETON COUNTY, WY

Cover/Index Sheet



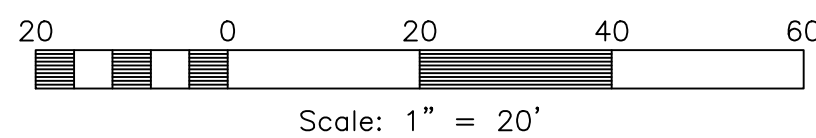
Project Info.

Engineer: J. NATE REEVE, P.E.  
Drafter: J. MEYERS  
Begin Date: JUNE 2021  
Name: TETON GABLES APARTMENTS  
1140 W Hwy 22  
Number: 7685-01

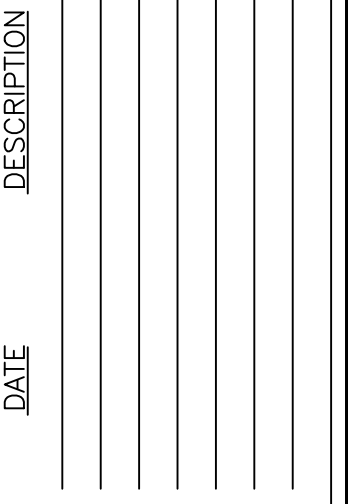
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9 Total Sheets

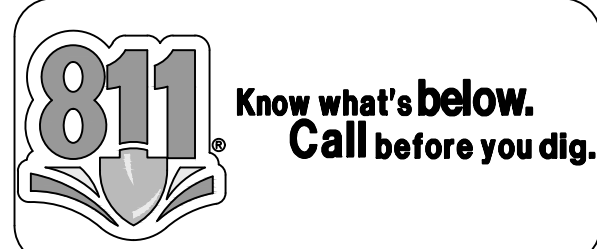




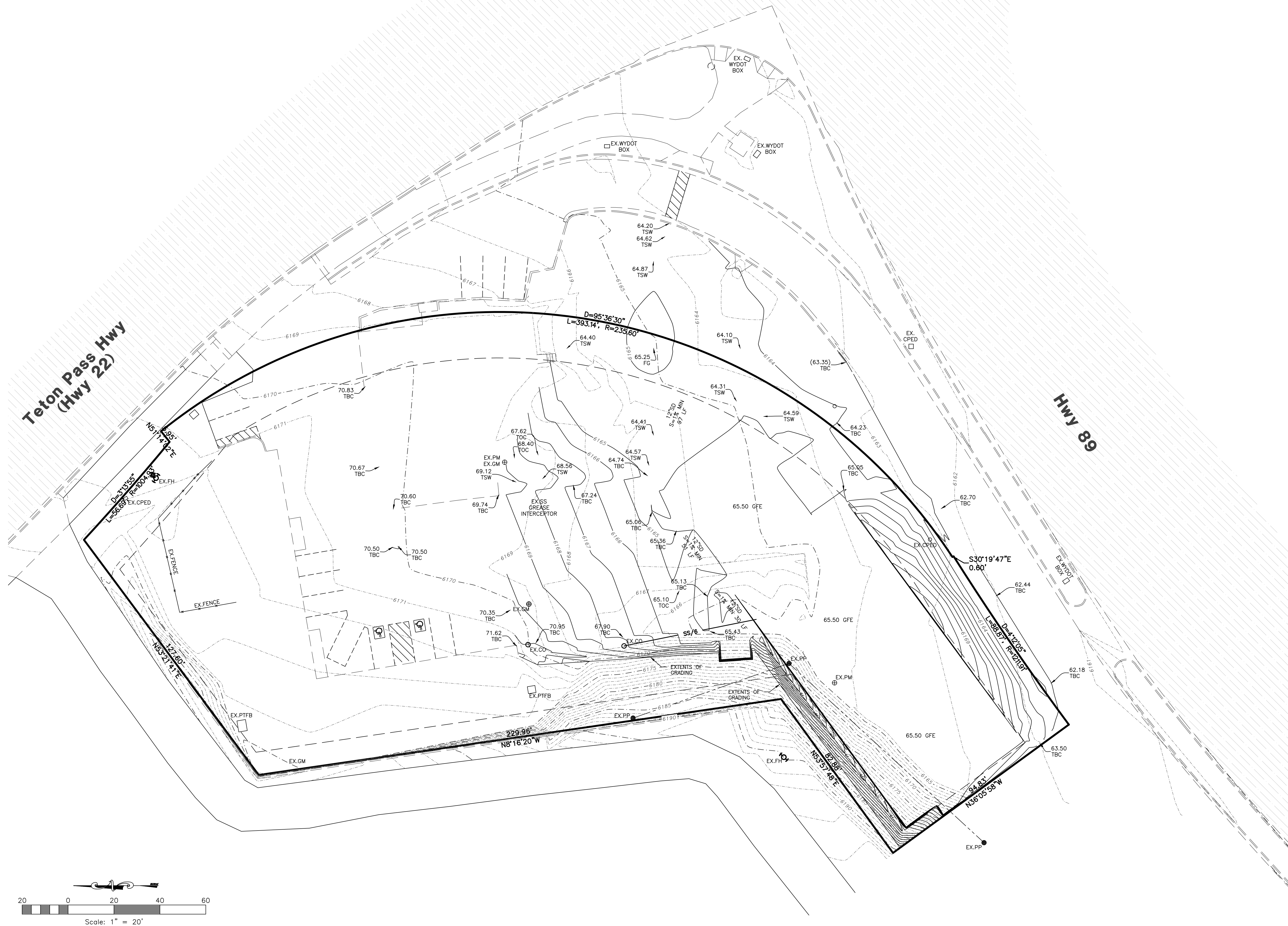
Reeve & Associates, Inc. - Solutions You Can Build On



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9	Total Sheets



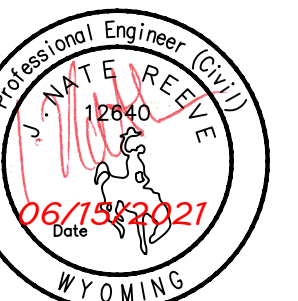




REVISIONS	
DATE	DESCRIPTION

## JACKSON, TETON COUNTY, WY

## Pro-Grading Plan



Engineer: \_\_\_\_\_

J. NATE REEVE, P.E.  
Drafter:

---

J. MEYERS

begin Date: JUNE 2021

Name: TETON, GARLES

APARTMENTS

1140 W Hwy 22  
Number: 7685-01

Number: 1000-01

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Q	TOTAL

9	Total Sheets
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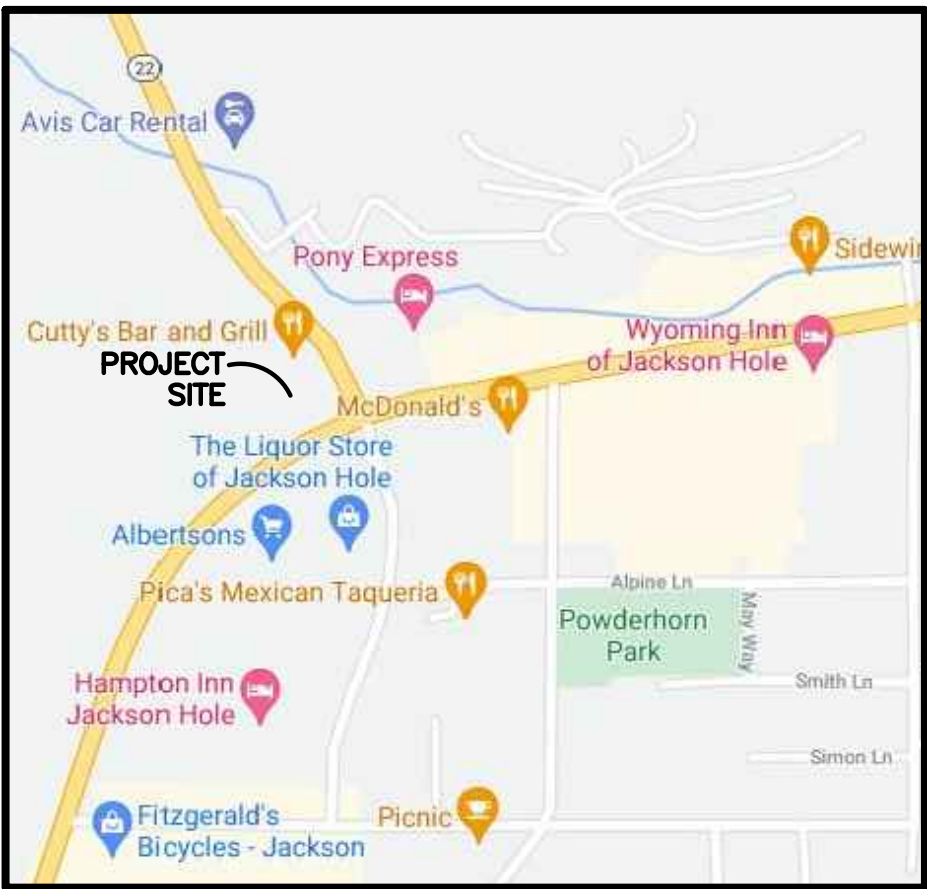
Reeve & Associates, Inc. - Solutions You Can Build On

# Teton Gables

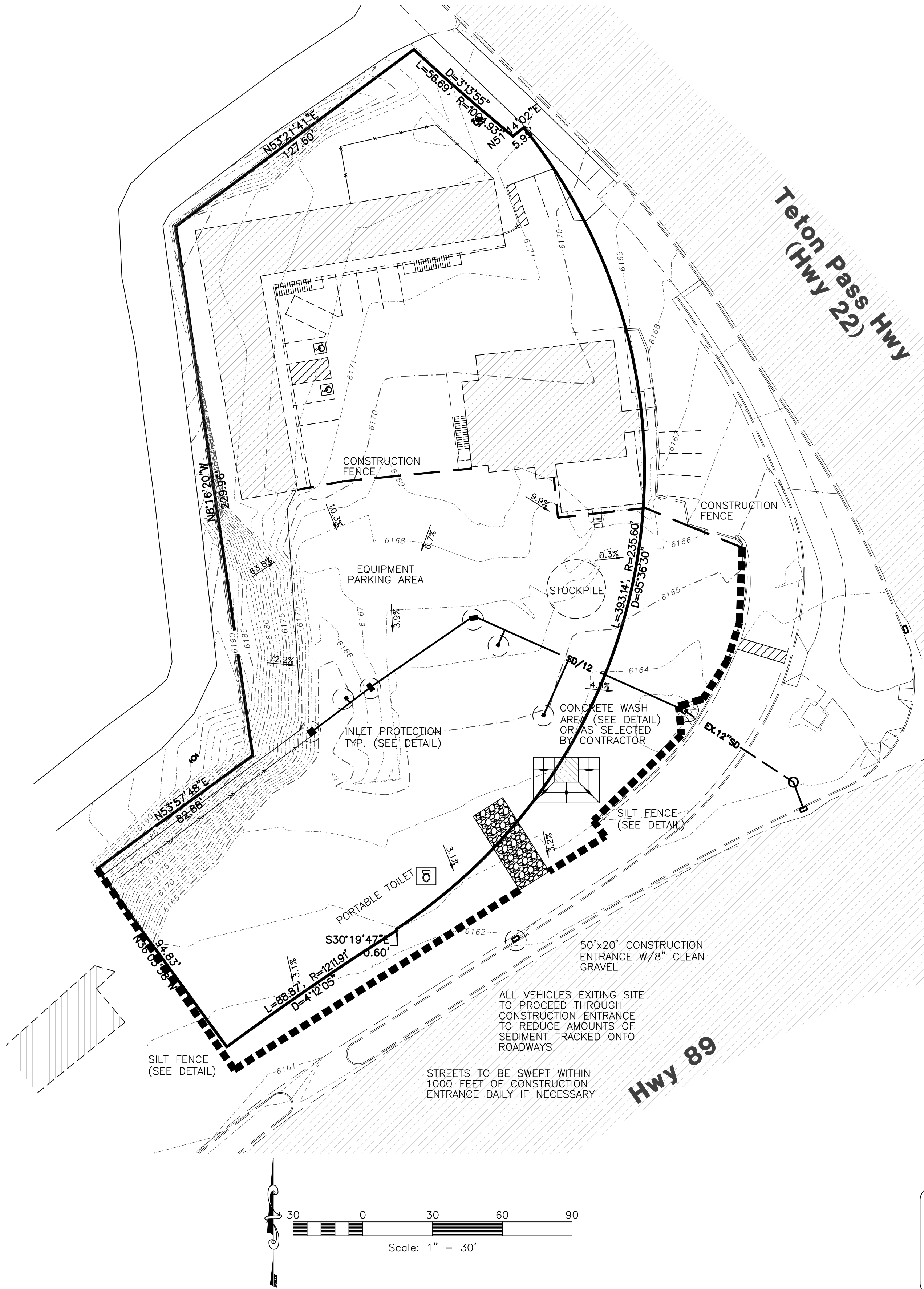
## 1140 W Hwy 22

### Storm Water Pollution Prevention Plan Exhibit

JACKSON, TETON COUNTY, WY  
JUNE 2021



Vicinity Map  
NOT TO SCALE



#### Construction Activity Schedule

- PROJECT LOCATION.....JACKSON CITY, TETON COUNTY, WY
- PROJECT BEGINNING DATE.....JULY 2021
- BMP'S DEPLOYMENT DATE.....JULY 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 www.reeve-assoc.com

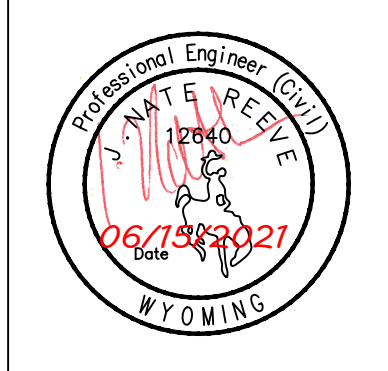
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	

Teton Gables  
1140 W Hwy 22  
JACKSON, TETON COUNTY, WY

Storm Water Pollution  
Prevention Plan Exhibit



<b>Project Info.</b>
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TETON GABLES APARTMENTS 1140 W Hwy 22 Number: 7685-01



Notes:

1. Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2. Describe BMP's to eliminate/reduce contamination of storm water from:

a. Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.

b. Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.

c. Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.

d. Fueling area:  
To be performed in designated areas only and surrounded with silt fence.

e. Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.

f. Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.

g. Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.

h. Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.

i. Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.

j. Service areas:  
To be performed in designated areas only and surrounded with silt fence.
3. BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4. Construction Vehicles and Equipment:

a. Maintenance
  - Maintain all construction equipment to prevent oil or other fluid leaks.
  - Keep vehicles and equipment clean; prevent excessive build-up of oil and grease.
  - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
  - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
  - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

b. Fueling
  - If fueling must occur on-site, use designated areas away from drainage.
  - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
  - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
  - Use drip pans for any oil or fluid changes.

c. Washing
  - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
  - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
  - Use phosphate-free, biodegradable soaps.
  - Do not permit steam cleaning on-site.
5. Spill Prevention and Control

a. Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
  - Contain the spread of the spill.
  - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
  - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
  - If the spill occurs during rain, cover the impacted area to avoid runoff.

b. Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6. Post Roadway / Utility Construction

a. Maintain good housekeeping practices.

b. Enclose or cover building material storage areas.

c. Properly store materials such as paints and solvents.

d. Store dry and wet materials under cover, away from drainage areas.

e. Avoid mixing excess amounts of fresh concrete or cement on-site.

f. Perform washout of concrete trucks offsite or in designated areas only.

g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes

a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.

e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.

h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

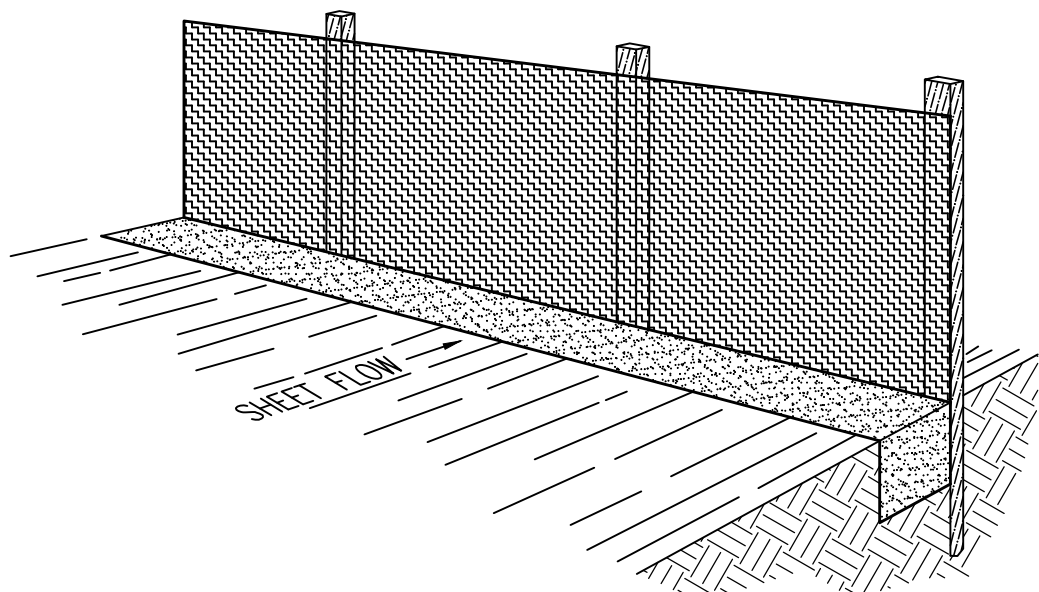
i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.

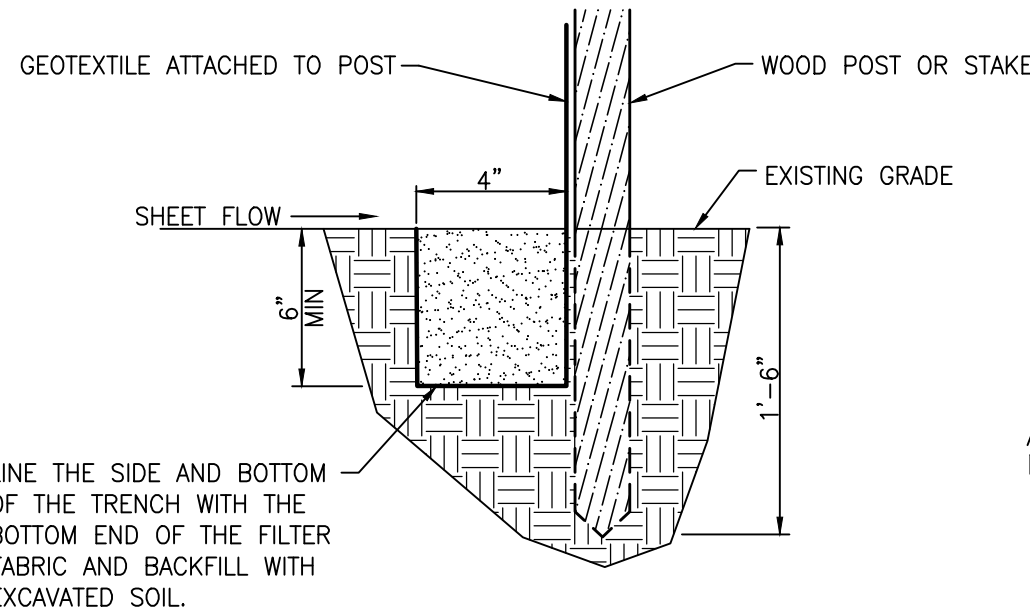
b. Part II.D.4.C identifies the minimum inspection report requirements.

c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

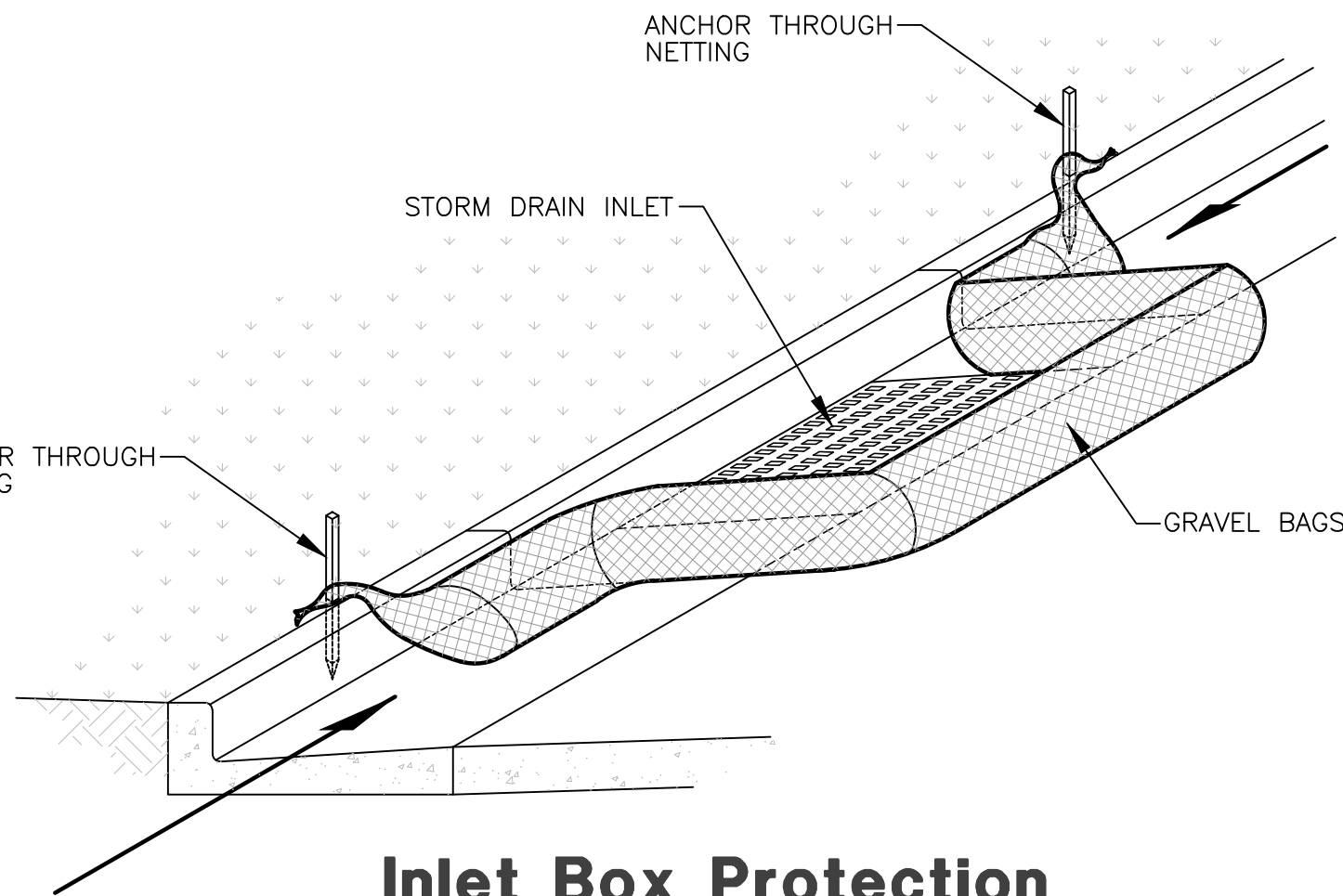


Perspective View

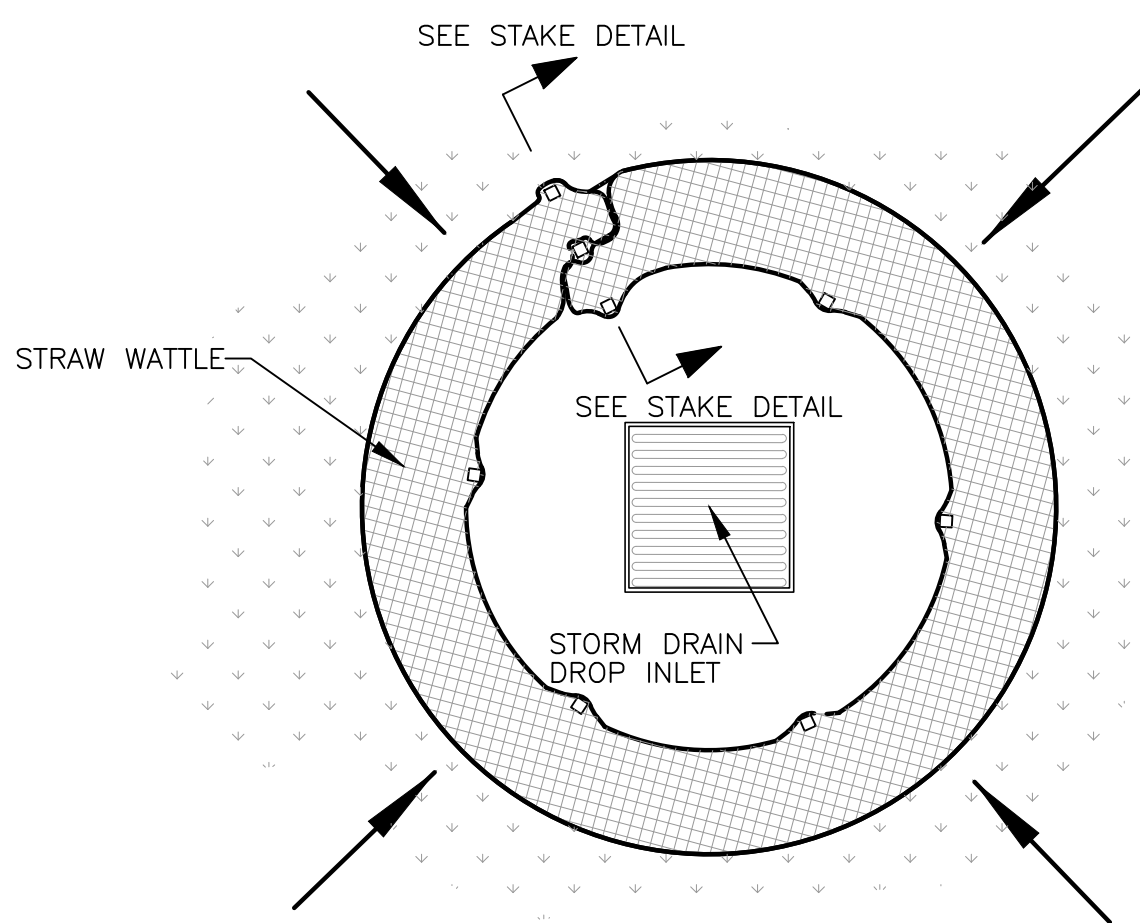
Figure 2



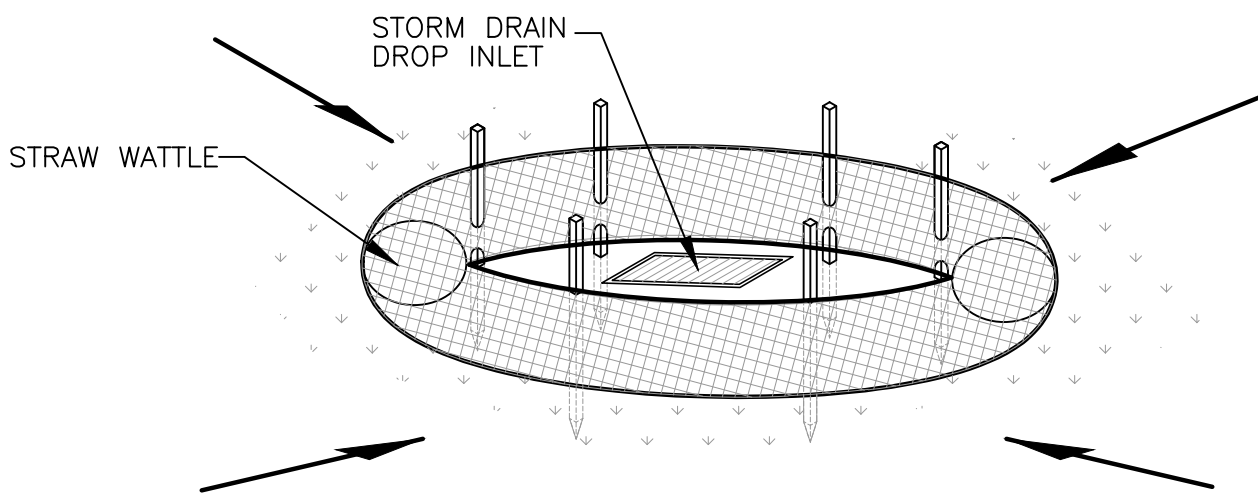
Section



Inlet Box Protection



Plan View



Drop Inlet Protection

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences), at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

- \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- \*Unroll the silt fence, positioning the post against the downstream wall of the trench.
- \*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- \*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- \*Buy the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

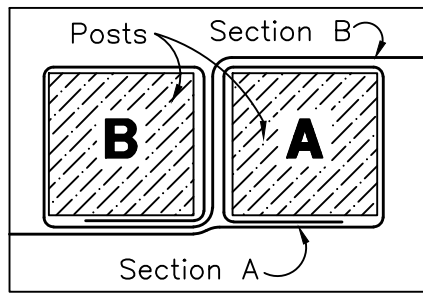


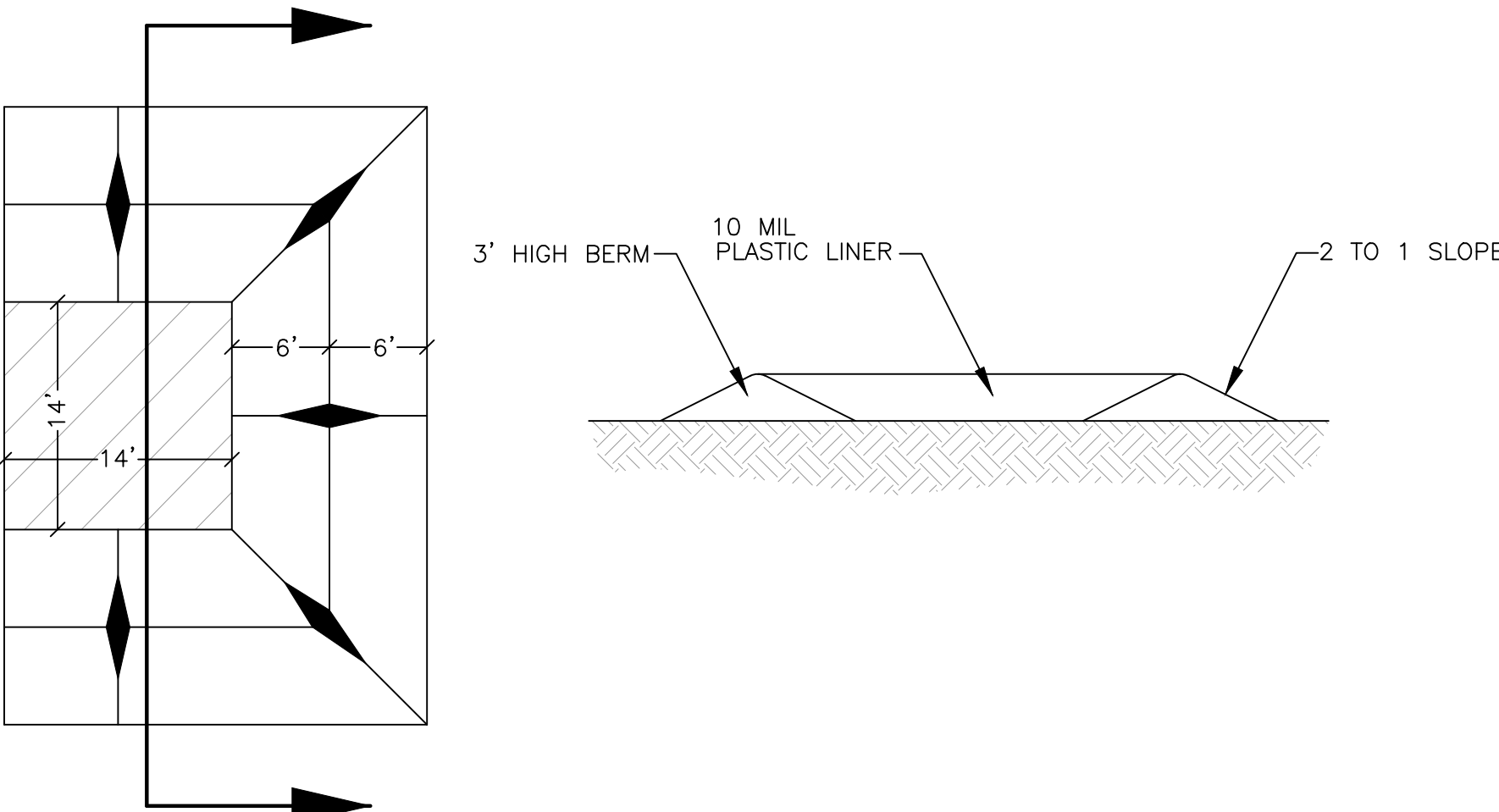
Figure 1:  
Top View of  
Roll-to-Roll Connection

FIELD ASSEMBLY:

- \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- \*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

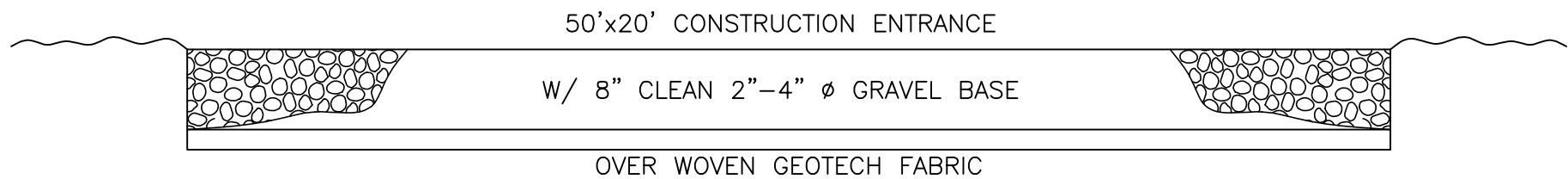
Silt Fence Detail

SCALE: NONE

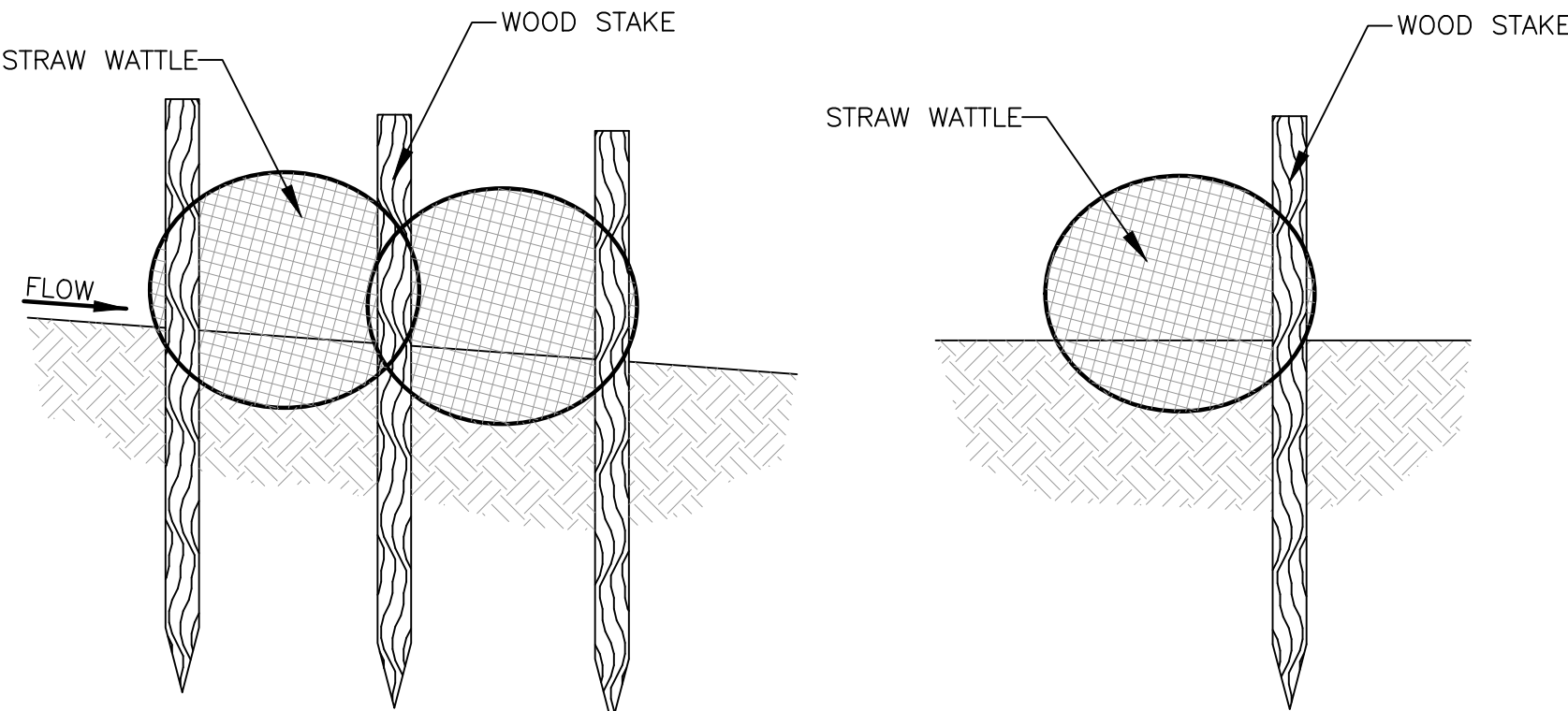


Concrete Washout Area  
w/ 10 mil Plastic Liner

SCALE: NONE



Cross Section 50' x 20' Construction Entrance



Stake Detail

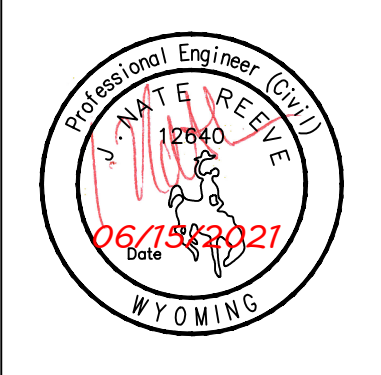
Reeve & Associates, Inc.  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	

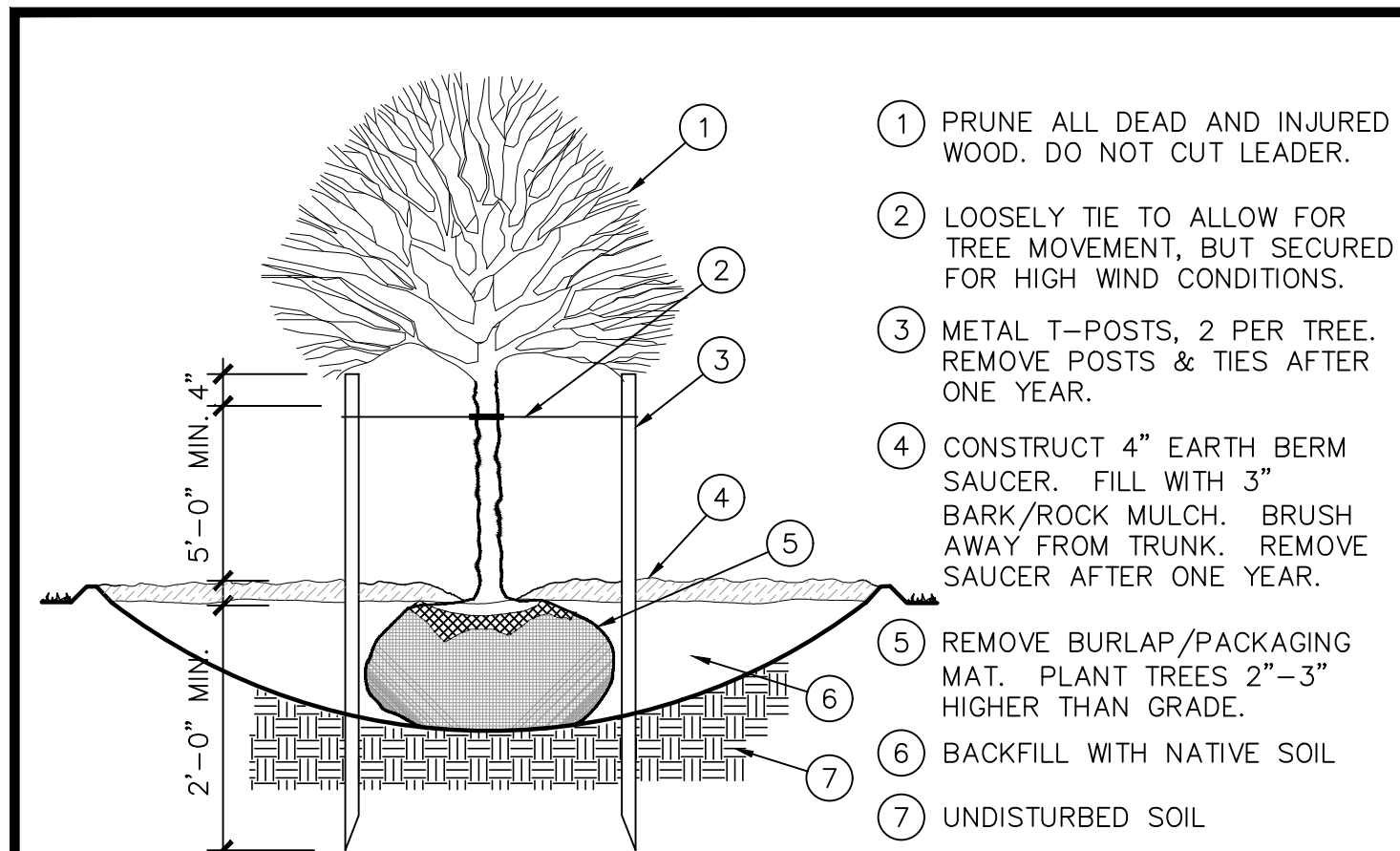
Teton Gables  
1140 W Hwy 22  
JACKSON, TETON COUNTY, WY

Storm Water Pollution  
Prevention Plan Details



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	J. MEYERS
Begin Date:	JUNE 2021
Name:	TETON GABLES APARTMENTS 1140 W Hwy 22 Number: 7685-01

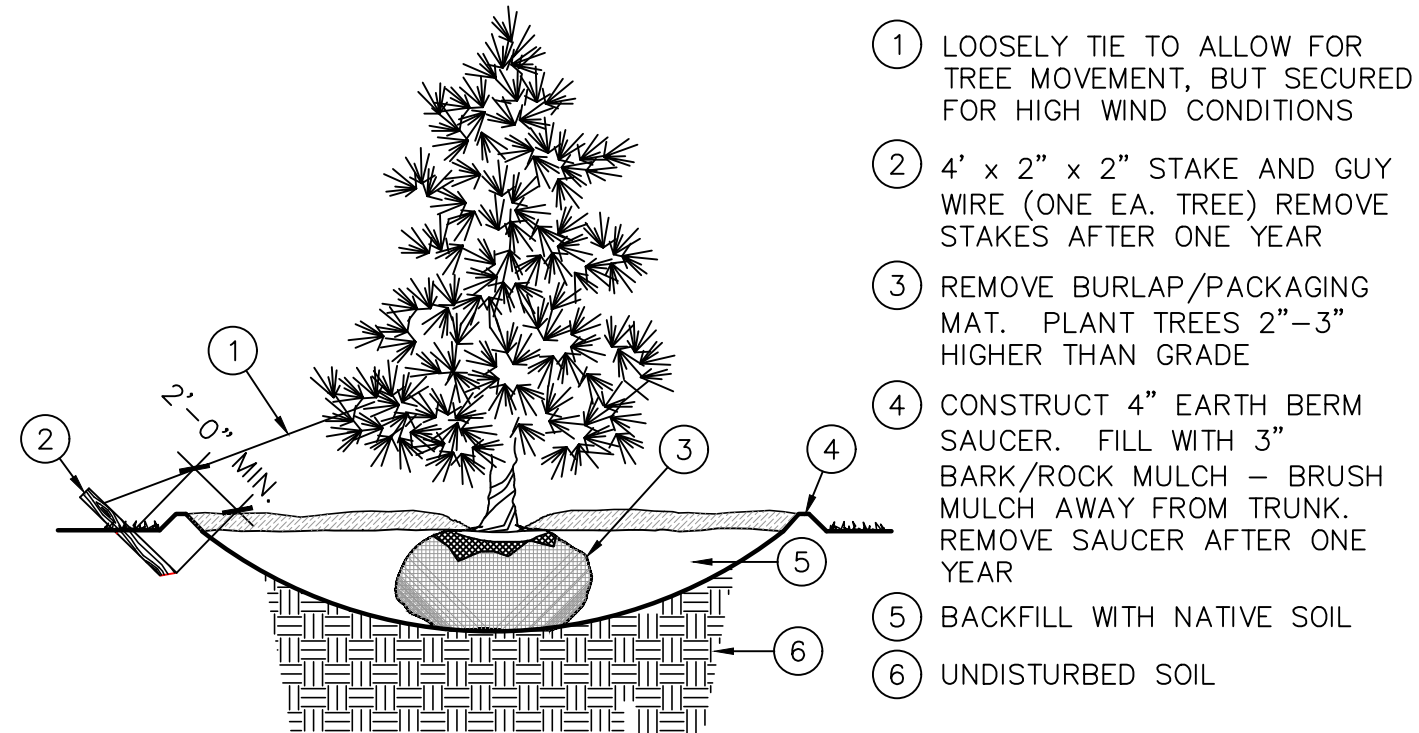




NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

### DECIDUOUS TREE PLANTING

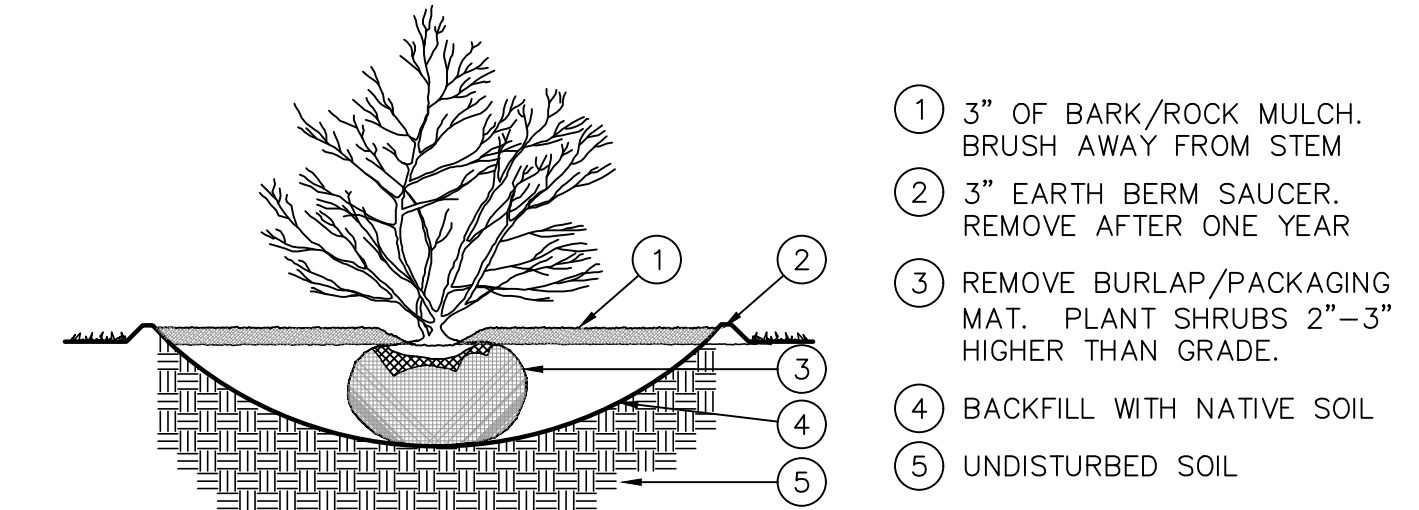
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

### CONIFEROUS TREE PLANTING

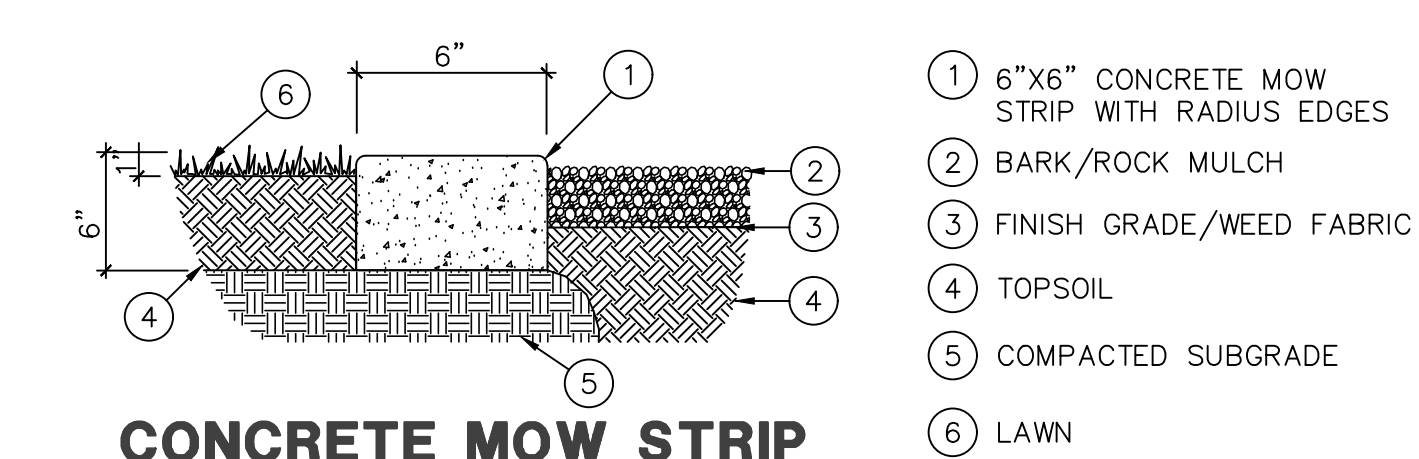
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NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

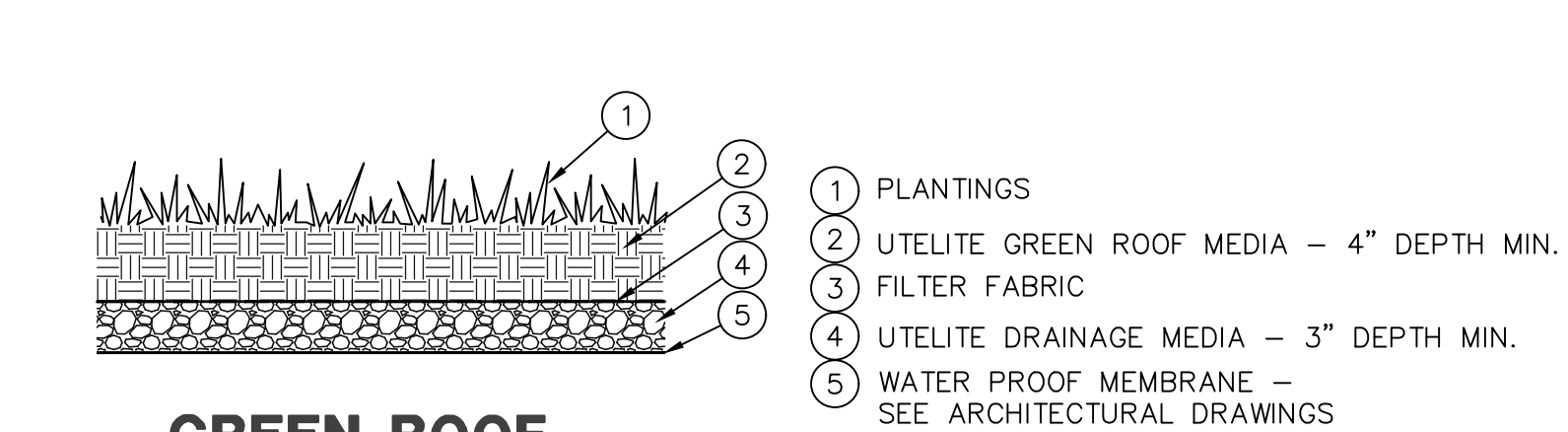
### SHRUB PLANTING

NTS



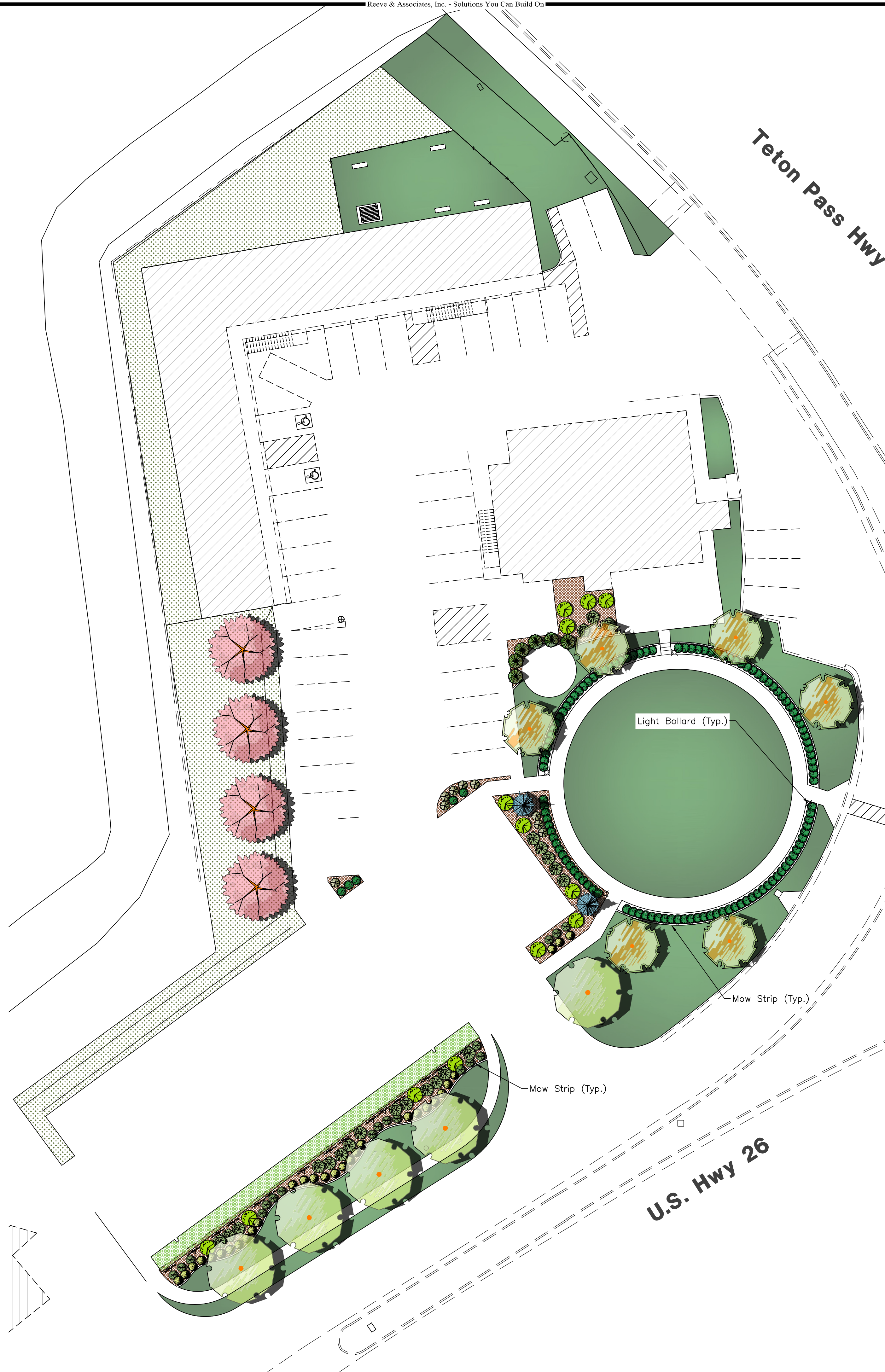
### CONCRETE MOW STRIP

NTS



### GREEN ROOF

NTS



PLANT TABLE				
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
4		Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6-8' Ht. Multistem
2		Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	8' Ht
6		Malus sp. 'Donald Wyman'	Donald Wyman Crabapple	3" Cal.
6		Picea glauca 'Pendula'	Weeping White Spruce	6' Ht
5		Populus tremuloides	Quaking Aspen	18' Ht

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
22		Symphoricarpos alba	Common Snowberry	15 gal.
18		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	15 gal.
121		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	15 gal.
9		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	15 gal.
13		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	15 gal.
30		Viburnum opulus nanum	Dwarf European Cranberry	15 gal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
15		Parthenocissus quinquefolia	Virginia Creeper	15 gal.

OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Wood Mulch - Medium Chunk Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Seed Mix - Non Irrigated native grass seed mix - 5 Species min. See Native Seed Mix Below	Hydroseed
	Ground Cover - Sedum	Flats
	Concrete Mow Strip	6"x6"
	Light Bollard	

#### Native Seed Mix

Botanical Name	Common Name	% by weight	lbs/Acre
Pacopyrum smithii	Western Wheatgrass	15%	3.75
Elymus lanceolata	Thickspike Wheatgrass	10%	2.5
Festuca idahoensis	Idaho Fescue	18%	4.5
Pseudoroegneria spicata	Bluebunch Wheatgrass	15%	3.75
Poa secunda	Big Bluegrass	10%	2.5
Bromus marginatus	Mountain Brome	10%	2.5
Elymus trachycaulus	Slender Wheatgrass	20%	5
Vicia americana	American Vetch	2%	0.5
		100%	25

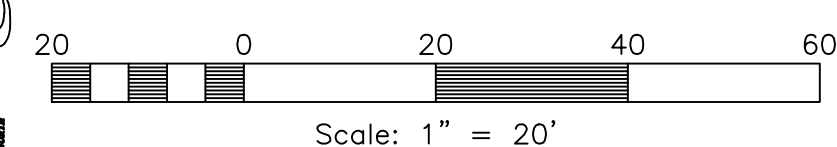
Note:

Hydroseed 25 lbs of seed per Acre

Wyoming Seed Law. All seed used for site revegetation or restoration must be used in accordance with WS 11-12-101 - 125 certified as weed free and acquired through a dealer licensed by the Wyoming Department of Agriculture.  
b. Wyoming Nursery Stock Law. All nursery stock used for site revegetation or restoration must be used in accordance with W.S. 11-9-101 through 109 accompanied by a valid health certificate and acquired through a dealer licensed by the Wyoming Department of Agriculture.

### PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3' minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 821-1100  
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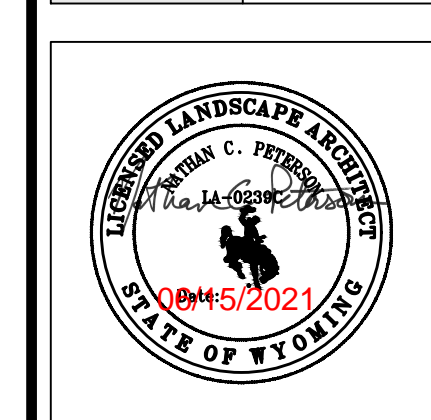
**TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS**

**IRA**

REVISIONS	DESCRIPTION
DATE	

**Teton Gables**  
**1140 W Hwy 22**  
JACKSON, TETON COUNTY, WY

**Landscape Plan**



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	N. PETERSON
Begin Date:	JUNE 2021
Name:	TETON GABLES APARTMENTS
	1140 W Hwy 22
Number:	7685-01



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**Project Information**

Developer: Red Roots Communities

Owner: Gable Partners LLC

Architect: Jensen Design Architects

Project Location: 1140 Hwy 22 Jackson, WY 83001

Pg. 1: Construction Narrative, Public Impact Statement, Contact List

Pg. 2: Parking Statement, Work Hours, Stormwater Prevention Plan

Pg. 3-5: Logistics Sequence Plans/Traffic Control Plan

Pg. 6-8: Construction Schedule

Pg. 9-12: Checklist Construction Management Plan



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Teton Gables is a residential project with 24 enclosed parking stalls, 5 covered parking stalls on the ground floor, and a total of 26 apartments on two floors above ground level. This project will participate in the Work Force Housing program. Total finished apartment square footage will be 18,776. The schedule duration is approximately 15 months. The current site is comprised of Cutty Restaurant and an operating 2 story hotel. These operations will continue during construction.

**Public Impact Statement:**

GE Johnson and Gable Partners LLC acknowledge that the businesses listed below may be impacted by the construction project. These businesses, along with the Town of Jackson Engineering Division, will receive periodic construction updates and notifications of any upcoming, large scale impacts to the area.

**Teton Gables Contact List:**

1. Brush Back Wildlife Tours - Sue Ernisse, 307-413-7880,  
brushbuck@brushbuckphototours.com
2. Old West Self Storage - Tina Lyman, 307-733-6876, tina@storagestables.com
3. Town of Jackson Engineering Division – townengineering@jacksonwy.gov

Owner and Contractor are aware that the right-of-way is a shared use area, including community special events, Town capital improvement projects, that they will coordinate with the Town to accommodate these events.

**Construction Parking:**

---

Contractor shall implement a clear and self-enforcing construction parking plan that does not use/ or encumber on street and/or public parking lot parking spaces. The plan specifies that employee or contractor parking within time restricted parking zones is not allowed. Contractor will encourage carpooling and bus riding, and when possible provide shuttles into the project.

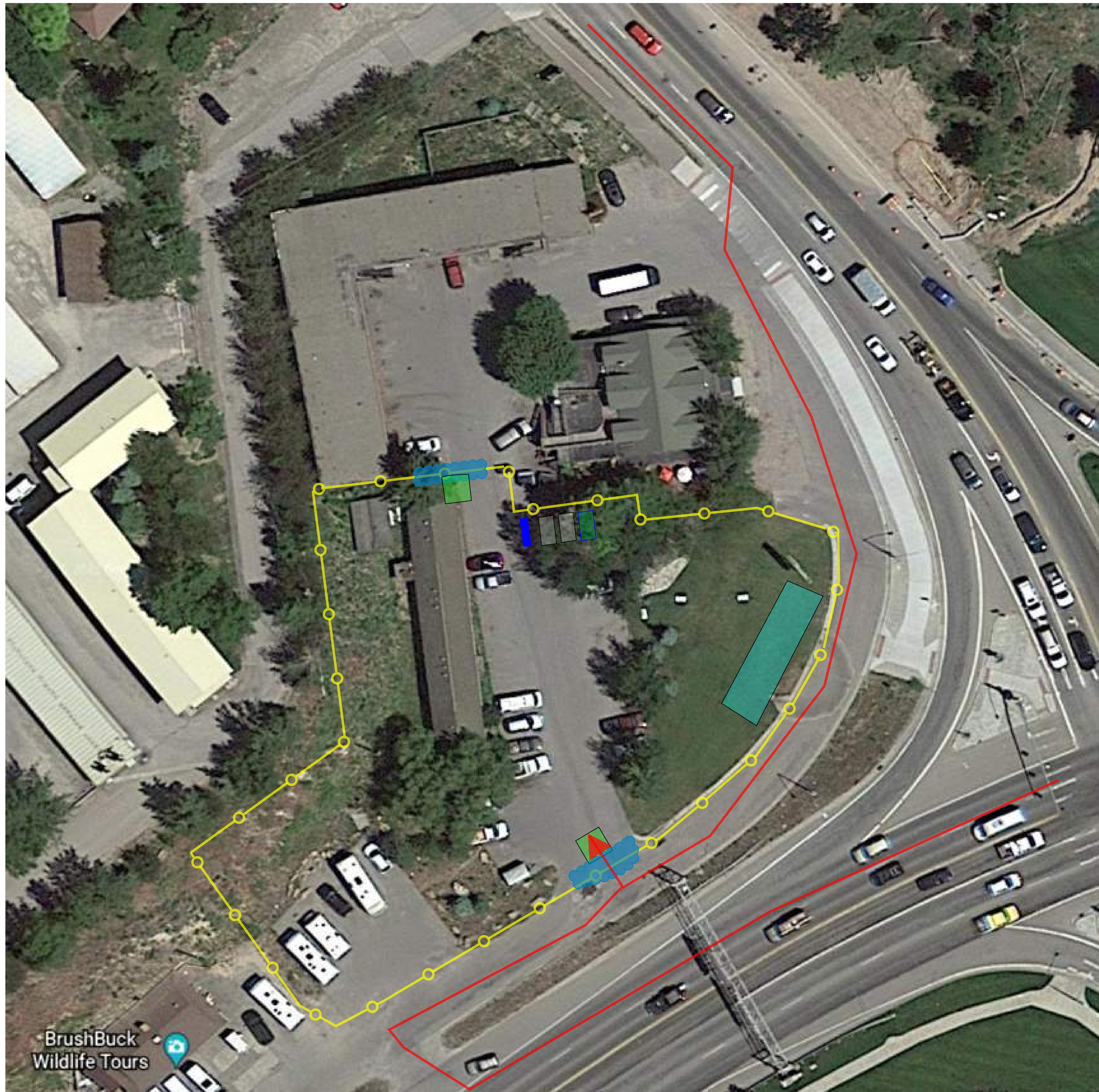
**Project Work Hours:**

The anticipated work hours will be: Monday through Friday, 7 AM to 7 PM and weekends and holidays from 8 AM to 5 PM but may vary occasionally.

**Stormwater Management Plan:**

GE Johnson and Contractors shall participate, implement, and comply with storm water pollution prevention minimum control measures, protocols, and best management practices to ensure that water quality standards are not violated in accordance with all regulations and policies. GE Johnson will provide the minimum control measures where applicable:

- Construction Site storm water run – off control.
- Pollution prevention/ good housekeeping.
- Practicing spill prevention.
- Installing and managing erosion and sediment control (Where applicable).
- Provide vehicle tracking control pads.

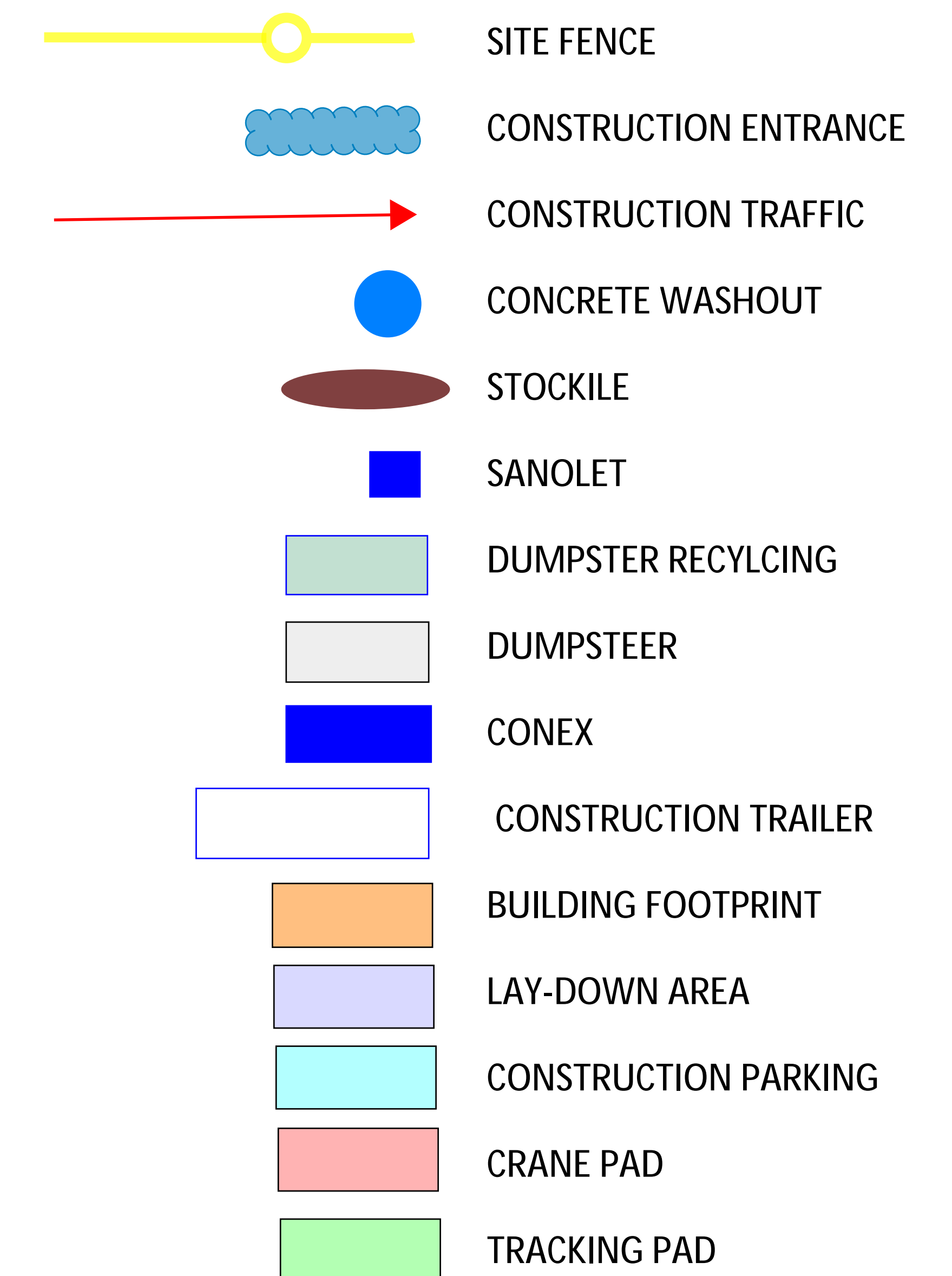


## CONSTRUCTION MANAGEMENT AND PHASING PLAN

8/1/2021 - 9/1/2021

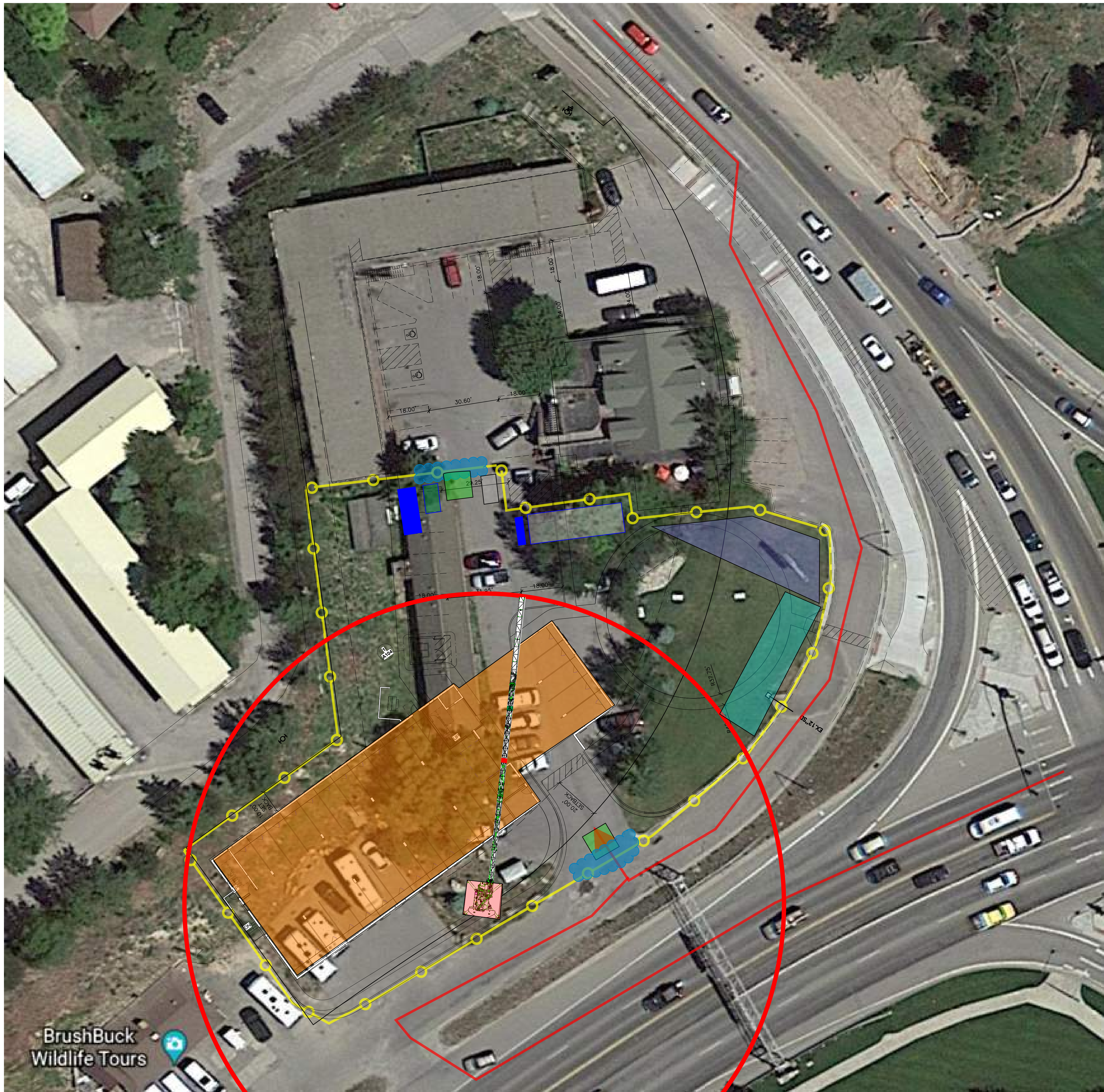
- Cranes will be operated by a certified operator and will follow industry and OSHA standards.

- Picks are not allowed adjacent to areas of public unless they are within a fenced construction zone.



TETON GABLES  
06.10.21



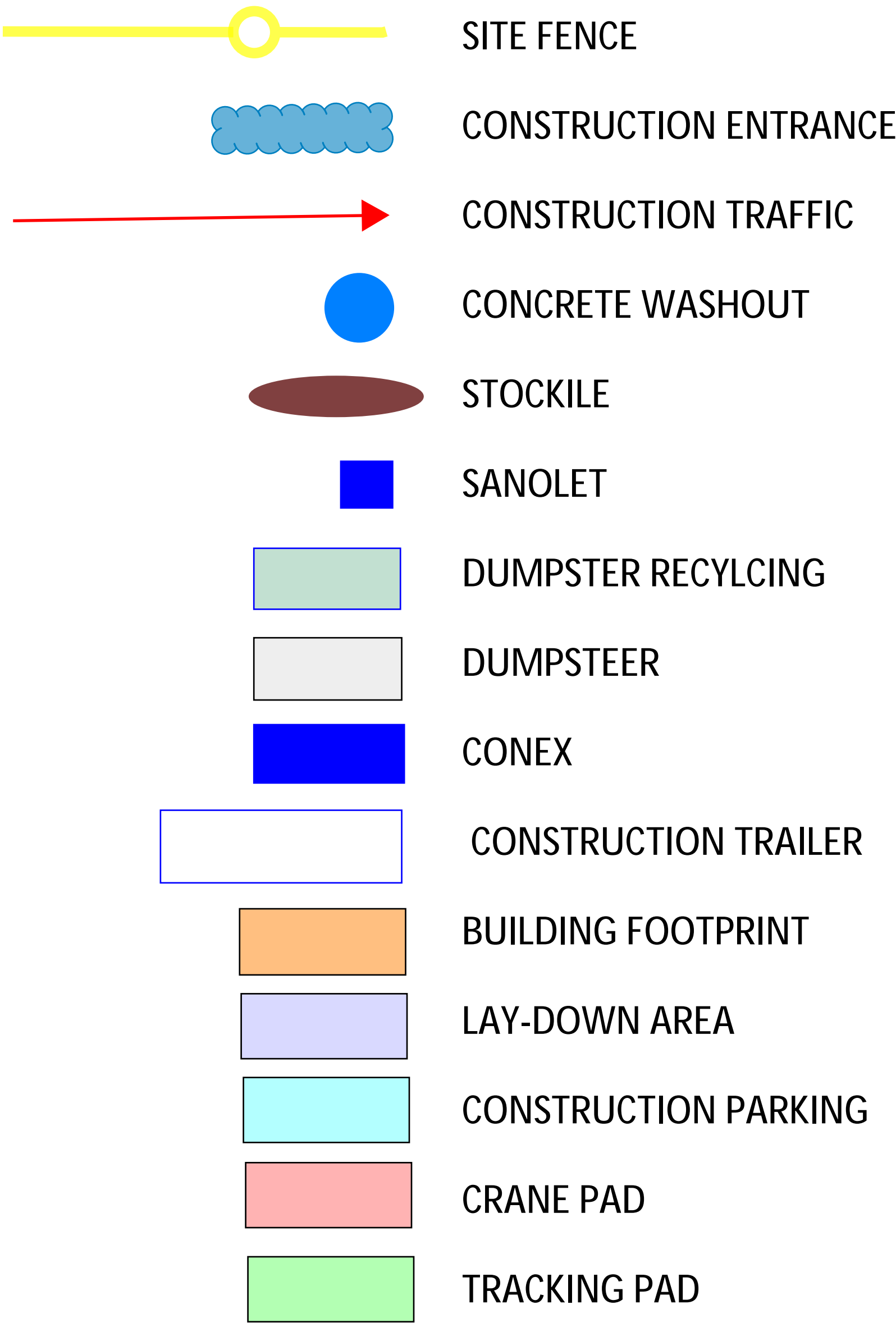


TETON GABLES  
06.10.21

CONSTRUCTION MANAGEMENT  
AND PHASING PLAN

9/1/2021 - 12/31/2021

- Cranes will be operated by a certified operator and will follow industry and OSHA standards.
- Picks are not allowed adjacent to areas of public unless they are within a fenced construction zone.



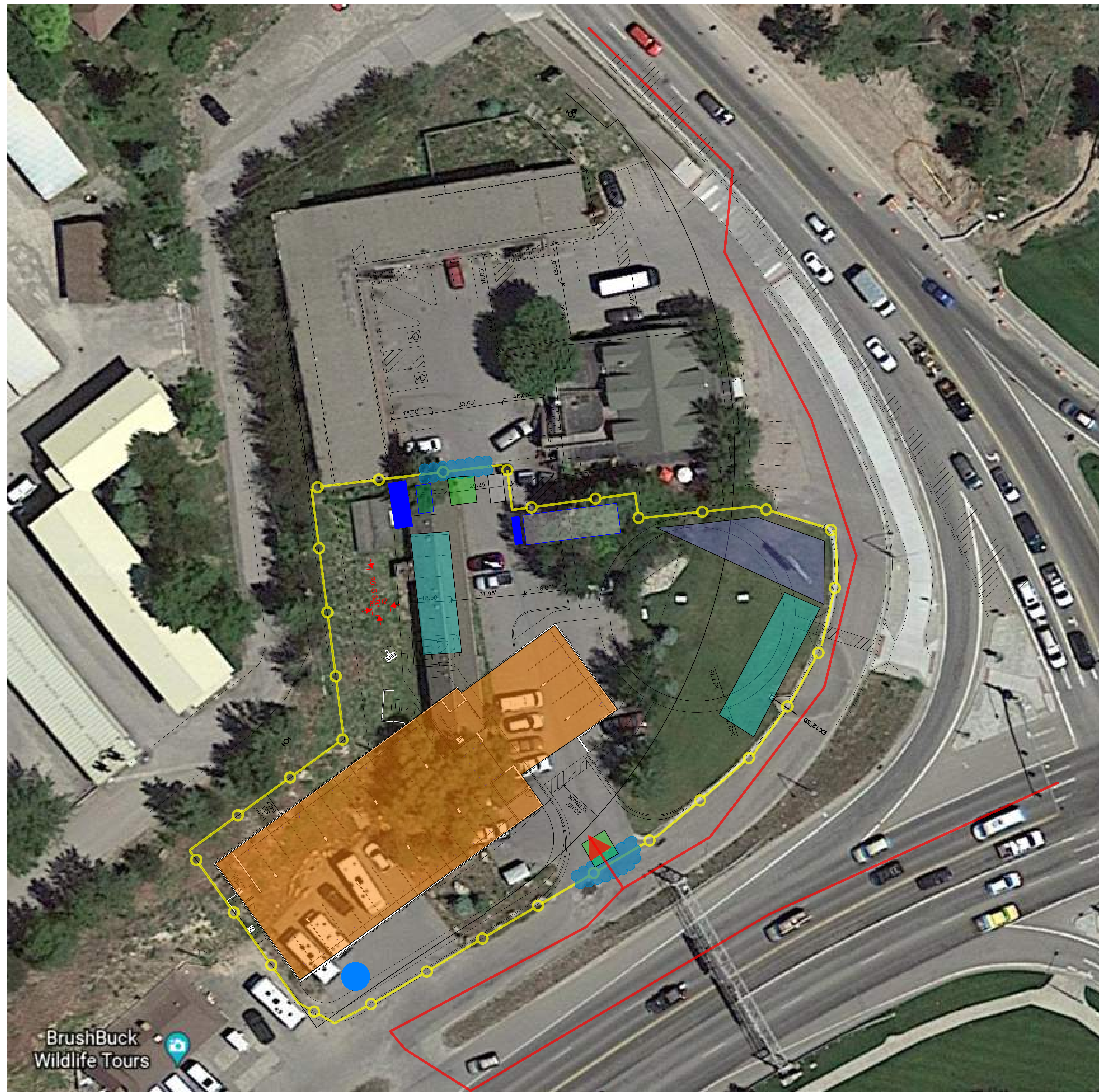


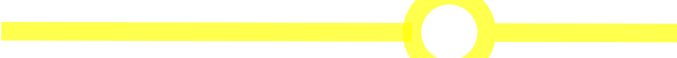






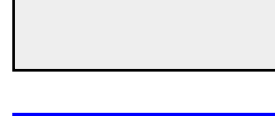

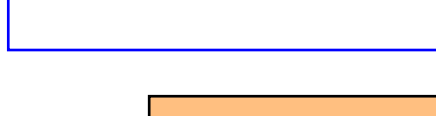
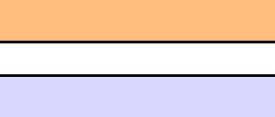
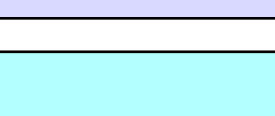



## CONSTRUCTION MANAGEMENT AND PHASING PLAN

1/1/2022 - 11/1/2022

- Cranes will be operated by a certified operator and will follow industry and OSHA standards.

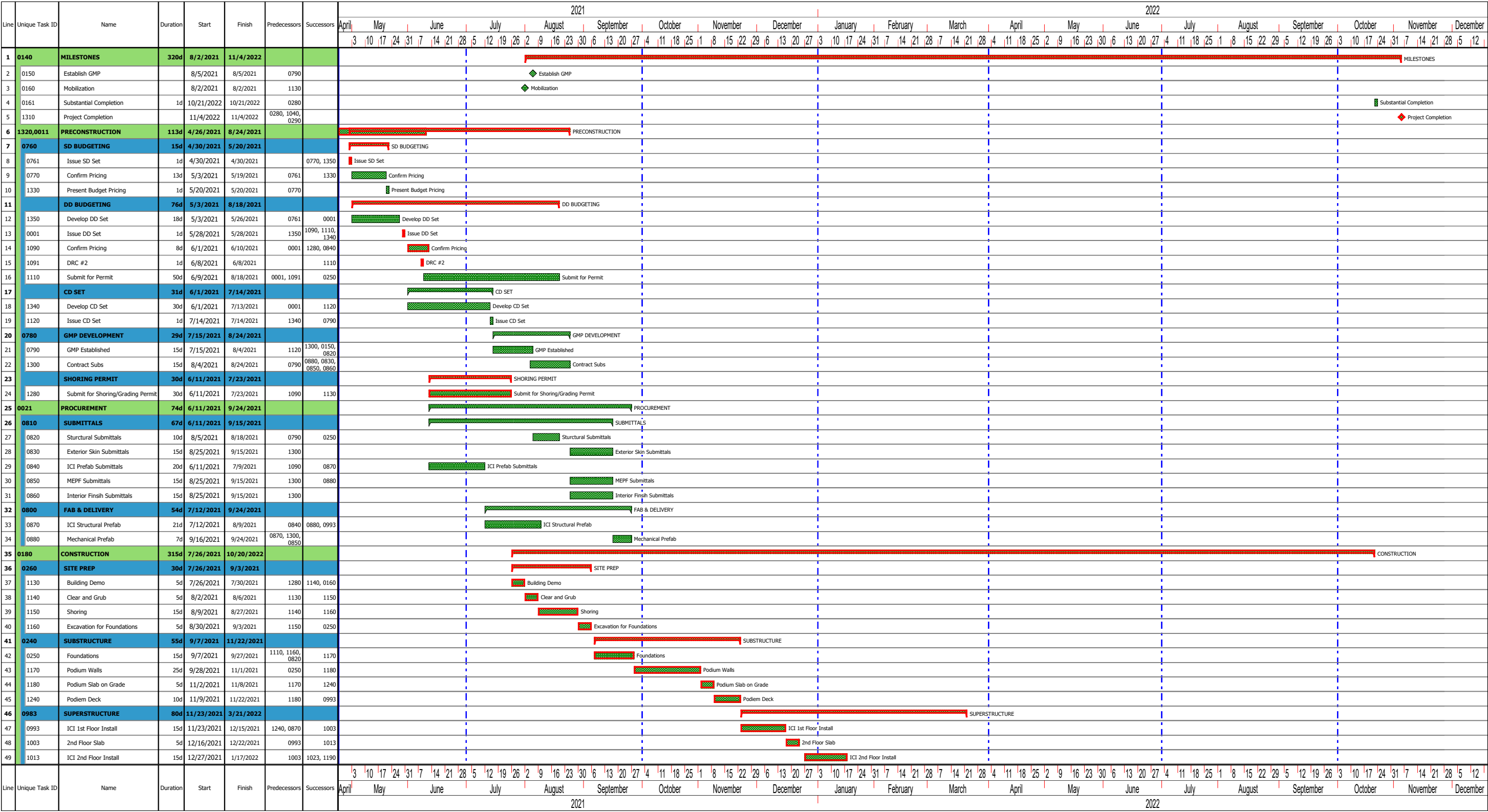
- Picks are not allowed adjacent to areas of public unless they are within a fenced construction zone.



-  SITE FENCE
-  CONSTRUCTION ENTRANCE
-  CONSTRUCTION TRAFFIC
-  CONCRETE WASHOUT
-  STOCKILE
-  SANOLET
-  DUMPSTER RECYCLING
-  DUMPSTEER
-  CONEX
-  CONSTRUCTION TRAILER
-  BUILDING FOOTPRINT
-  LAY-DOWN AREA
-  CONSTRUCTION PARKING
-  CRANE PAD
-  TRACKING PAD

TETON GABLES  
06.10.21





	<b>Teton Gables</b>	Progress Period Date: 4/26/2021	
		Print Date: 5/20/2021	
		Page: 2 of 2	



**Checklist for a  
CONSTRUCTION MANAGEMENT PLAN  
Planning & Building Department  
Building Division**

150 East Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | fax: (307) 734-3563  
Jackson, WY 83001 | [www.townofjackson.com](http://www.townofjackson.com)

**APPLICABILITY.** *This checklist should be used when submitting an application for a **BUILDING, RIGHT-OF-WAY, GRADING, OR OTHER PERMIT** that requires use of the Town's Right-of-Ways or Easements, or for projects that have significant impact on the public. The purpose of the Construction Management Plan is to review use of public rights-of-way and easements, and impact on the public.*

**When is a Construction Management Plan required?**

*Section 12.08.045 requires a Construction Plan and/or Staging Plan for public infrastructure improvements and projects that require use of the Town's rights-of-way, easements, or land.*

**INSTRUCTIONS.** *Use this checklist to complete all portions of the application. All items on this checklist should be shown or noted on the plans, including not applicable items. **ALL** phases of the construction should have a construction management plan, e.g. demolition, excavation, shoring, vertical construction, exterior finishes, work in the right-of-way.*

**CONSTRUCTION MANAGEMENT PLAN SUBMITTAL REQUIREMENTS.** *Please fill out the left side of this checklist.*

APPLICANT	ALL Construction Management Plans shall include the following:	TOWN
Complete	A brief narrative summarizing the scope of the project.	
Complete	Proposed schedule of construction for the Project. <ul style="list-style-type: none"> <li>The following restrictions shall be considered in the schedule In accordance with Jackson Municipal Code 12.08.040.B. Winter use in accordance with 12.08.320.</li> </ul>	
Complete	Schedule of Construction and impacts within the Town's rights-or-way, easements, or land. <i>Exact dates are likely not available but the magnitude of the duration, e.g. number of days use expected.</i>	
Complete	PUBLIC IMPACT: <ul style="list-style-type: none"> <li>Include a statement that: <i>Owner/Applicant will coordinate with the Town to identify the properties and businesses most impacted by the construction to create an email contact list, to provide information as to the project schedule and work.</i> <ul style="list-style-type: none"> <li>Provide this list to and include Town of Jackson Engineering Division, <a href="mailto:townengineering@jacksonwy.gov">townengineering@jacksonwy.gov</a>.</li> </ul> </li> <li>Include a statement that: <i>The owner and contractor are aware that the right-of-way is a shared use area, including community special events, Town capital improvement projects, that they will coordinate with the Town to accommodate these events.</i></li> <li></li> </ul>	
Complete	CONSTRUCTION PARKING: <ul style="list-style-type: none"> <li>Include a statement that: <i>Contractor shall implement a clear and self-enforcing construction parking plan that does not use/or encumber downtown on street and/or public parking lot parking spaces. The plan specifies that employee or contractor parking within time restricted parking zones, the Home Ranch, East Deloney, Miller Park and/or the Parking Garage lots is not allowed. Contractor will encourage carpooling and bus riding, and when possible provide shuttles into the project.</i></li> </ul>	
<input checked="" type="checkbox"/>	SITE LOGISTICS: <ul style="list-style-type: none"> <li>State the anticipated Work Hours: <i>Typically, Monday – Friday 7 AM to 7PM, Weekends and Holidays 8 AM – 5PM, but may vary by location.</i></li> </ul>	
<input checked="" type="checkbox"/>	TEMPORARY FACILITIES: Show the location of: construction trailers, trash, recycling, bathrooms, concrete washout, etc.	



<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>CONSTRUCTION BARRIER: show the location, fencing material, access gate locations, etc. ROAD USE: location for deliveries and haul routes</li> </ul>														
ACKNOWLEDGED	<p>TEMPORARY USE OF STREETS, ALLEYS, AND PUBLIC PROPERTY</p> <ul style="list-style-type: none"> <li>USE: The worksite may encroach into the right of way up to the back of sidewalk, back of curb, or edge of pavement (10 feet back from edge of pavement in the winter) provided that any established pedestrian way is maintained, or an alternate route is approved. Town reserves the right restrict use of the public way or require barriers to be moved out of the public way. <ul style="list-style-type: none"> <li>For any plan that proposed extending barriers or walkways into the right-of-way, include a statement that: <i>Site barriers shall not interfere with Town snow removal. Contractor shall be responsible for all snow removal from along the barrier after each time the Town plows. Snow removed by the contractor will NOT be hauled to the Town fairgrounds.</i></li> </ul> </li> <li>OBSTRUCTIONS: Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located with 20 feet of a street intersection or placed so as to obstruct normal observation of traffic signals or to hinder use of the traveled way.</li> <li>UTILITY FIXTURES: Construction materials and equipment shall not be placed or stored so as to obstruct free approach to any fire hydrants, fire department connection, utility pole, fire or police alarm boxes, catch basins or manholes, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provide to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.</li> <li>PERMITS: Public Right of Way permits are required for use of the public way.</li> <li>RESTRICTIONS: In accordance with Jackson Municipal Code 12.08.040.B. Winter use in accordance with 12.08.320.</li> </ul>														
Complete	<p>STORMWATER MANAGEMENT:</p> <ul style="list-style-type: none"> <li>Include a brief description of the proposed stormwater pollution prevention plan and methods. <i>Final measures will be reviewed with the building or grading permit.</i></li> </ul>														
Complete	<p>SITE PLAN:</p> <ul style="list-style-type: none"> <li>Property Boundary: Project and Adjacent</li> <li>Proposed work</li> <li>Adjacent Streets including sidewalks.</li> </ul>														
Complete	<p>CRANE (if applicable):</p> <ul style="list-style-type: none"> <li>Show the location, range, and height. <i>No moving of materials over an open to the public area is allowed.</i></li> <li>Show the location(s) for picking up outside the construction area.</li> <li>Include a statement that: <i>Picks are not allowed adjacent to areas open to the public unless they are within a fenced construction zone.</i></li> <li>Include a statement that: <i>Cranes will be operated by certified operator and follow industry and OSHA standards.</i></li> </ul>														
ACKNOWLEDGED	<p>PROTECTION OF PEDESTRIANS: <i>if applicable.</i></p> <ul style="list-style-type: none"> <li>Barriers: <ul style="list-style-type: none"> <li>Shall not be less than 8 feet in height; and,</li> <li>shall be placed on the side of the walkway nearest the construction; and,</li> <li>shall extend the full length of the construction site; and</li> <li>Openings in such barriers shall be protected by gates/doors that are normally kept closed.</li> <li>Shall not interfere with Town Snow Removal Operations</li> </ul> </li> </ul> <p><b>Barrier and Covered Walkway Criteria</b></p> <table border="1"> <thead> <tr> <th>HEIGHT OF CONSTRUCTION</th><th>DISTANCE FROM CONSTRUCTION TO LOT LINE</th><th>TYPE OF PROTECTION</th></tr> </thead> <tbody> <tr> <td rowspan="2">8 feet or less</td><td>Less than 5 feet</td><td>Construction Railing</td></tr> <tr> <td>5 feet or more</td><td>As required for safety</td></tr> <tr> <td rowspan="2">More than 8 feet</td><td>Less than 5 feet</td><td>Barrier and Covered Walkway</td></tr> <tr> <td>5 feet or more, but not more than ¼ the height of construction</td><td>Barrier and Covered Walkway</td></tr> </tbody> </table>	HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION	8 feet or less	Less than 5 feet	Construction Railing	5 feet or more	As required for safety	More than 8 feet	Less than 5 feet	Barrier and Covered Walkway	5 feet or more, but not more than ¼ the height of construction	Barrier and Covered Walkway	
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8 feet or less	Less than 5 feet	Construction Railing													
	5 feet or more	As required for safety													
More than 8 feet	Less than 5 feet	Barrier and Covered Walkway													
	5 feet or more, but not more than ¼ the height of construction	Barrier and Covered Walkway													

		5 feet or more, but between ¼ and ½ the height of construction	Barrier	
		5 feet or more, but exceeding ½ the height of construction	As required for safety	
	For projects without sidewalks, protection may still be required. For sidewalk closures, show the signage directing pedestrians away from the construction and closed sidewalk. All walkway modifications shall maintain ADA Access.			
ACKNOWLEDGED	STABILIZED CONSTRUCTION ACCESS: <ul style="list-style-type: none"><li>• Provide and maintain a stabilized construction access.</li><li>• Provide a sweeping broom to remove tracked soil and mud from the road as necessary. <i>Sweeping to the storm drain is not acceptable.</i></li></ul>			
Complete	TRAFFIC CONTROL: <ul style="list-style-type: none"><li>• Identify how street and pedestrian traffic will be managed including proposed signing and ADA compliance. <i>Final approval of the plan will be with actual Public Right-of-Way permit applications.</i></li></ul>			
Complete	SHORING: <ul style="list-style-type: none"><li>• Identify the type of shoring intended for use. Shoring within the right-of-way requires an Encroachment Agreement.</li><li>• For shoring plans that are not included with a Building Permit application, a Grading Permit is required for approval of the design plans.</li></ul>			
NONE - JUST-IN-TIME DELIVERIES	STAGING: <ul style="list-style-type: none"><li>• Identify off site staging locations. State or show that the area will be fenced and screened.</li><li>• <i>Off-site staging sites may require a conditional use permit or other approval, e.g in residential areas.</i></li></ul>			
ACKNOWLEDGED	PERFORMANCE BONDS AND GURANTEES: <ul style="list-style-type: none"><li>• Financial assurance that required construction or installation of improvements, performance of duties, or other financial duty is completed shall be in accordance with section 8.2.11 of the Jackson Land Development Regulations.<ul style="list-style-type: none"><li>○ For projects encumber, utilize, construct, improve, etc. within the right-of-way a financial assurance shall be provided for those improvements.</li><li>○ When a project alters or encroaches into the PROW for excavation, shoring, etc. the bond shall be based on the costs of the work to complete barriers, excavation, shoring, foundation construction, and backfill as well as any final site improvements, e.g. sidewalks and landscaping, to restore the full use of the public way and provide a safe development site.</li></ul></li><li>• Warranty: Unless exempted by the Planning Director, all public improvements and required mitigation shall be warranted by the applicant for a period of two 2 years following completion and fnal inspection of all such improvements or work.</li></ul>			
ACKNOWLEDGED	MODIFICATION: <ul style="list-style-type: none"><li>• The Town has the authority to require modification to the Construction Management Plan.</li></ul>			

#### CONSTRUCTION MANAGEMENT PLAN REVIEW PROCESS.

##### Description of Events

Contractor for the owner prepares a Construction Management (CM) Plan

Submit CM plans with the Building or Grading Permit Application

Town Review for Sufficiency and determination of whether Town Council approval is warranted.

Conduct a meeting with and / or provide notice to the property owners in the affected area to review and provide input on the proposed plan. *Contact the Town Engineer for further clarification and determination.*

Town Council Approval Required for projects that meet any of the following warrants:

- Plan requires a negotiated fee approval.
- Plan requires utilizing Town rights-of-way, beyond those typically allowed, for extended periods
- Close off Town sidewalks, travel lanes, or parking for extended periods
- As determined by the Town Engineer or Public Works Director.

*Generally, an extended period is considered to be more than 7 days but may vary depending on location and level of impact.*

Construction Management Plan finalized or approved prior to Building Permit Issuance
--



## Storm Runoff Calculations

Gables, Jackson Wyoming

7685-01

5/4/2021 JFL

The following runoff calculations are based on the Intensity-Duration-Frequency Curve Data presented in the Stormwater Management Standards section of the Town of Jackson Land Development Regulations. Calculations have been completed for the 100-yr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate to half previous conditions on the site.

The calculations are as follows:

### For an Pre-Existing Site:

#### Drainage Area:

Total Area =	1.39 acre or	60,671 ft <sup>2</sup>	
Runoff Coefficients			
Paved Area		24,971	C = 0.9
Roof		11,079	C = 0.9
Landscaped Area		24,621	C = 0.2
Weighted Runoff Coefficient			C = 0.62

#### Time of Concentration:

Length of flow path	L =	450.00	ft
Surface Slope	S =	3%	
Runoff Coefficient	C =	0.62	
FAA Time of Concentration		$1.8 * (1.1 - C) * (L^{0.5}) * (S^{0.33})$	
	t =	6	Minutes

#### Peak Run-off:

Runoff Coefficient	C =	0.62	
Rainfall Intensity	i =	2.244	IN./HR.
Acreage	A =	1.39	ACRES
Q	Q =	1.93	cfs

### For a Fully Developed Site:

#### Drainage Area:

Total Area =	1.39 acre or	60,671	ft <sup>2</sup>
Runoff Coefficients			
35% Paved Area		21,021	C = 0.9
32% Roof		19,521	C = 0.9
33% Landscaped Area		20,129	C = 0.2
Weighted Runoff Coefficient			C = 0.67

#### Volume of Run-off for 100-year Storm Event:

C =	0.67					
I =	See Below	in/hr				
A =	60671.00	ft <sup>2</sup>				
Q(out) =	0.96	ft <sup>3</sup> /s	(1/2 of Undeveloped Site Condition)			
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	3.00	2.81	844	289	555
10	600	2.33	2.19	1311	578	734
15	900	1.90	1.78	1604	866	737
20	1200	1.65	1.55	1857	1155	702
30	1800	1.30	1.22	2194	1733	462
40	2400	1.08	1.01	2431	2310	121
50	3000	0.95	0.89	2673	2888	-215
60	3600	0.82	0.77	2768	3465	-697
70	4200	0.74	0.69	2915	4043	-1128
80	4800	0.65	0.61	2926	4620	-1694
90	5400	0.61	0.57	3089	5198	-2109
100	6000	0.56	0.53	3151	5775	-2624
110	6600	0.52	0.49	3219	6353	-3134
120	7200	0.48	0.45	3241	6930	-3689

#### Orifice Sizing

Given:	Q =	0.96	cfs	
	2g =	64.4	ft/s <sup>2</sup>	
	H =	5.58	ft	
	Cd =	0.62		for circular openings
	R =	$\text{SQRT}(Q/\pi/(0.7*(64.4*H)^{0.5}))$		
	R =	0.16	feet	
		1.94	inches	
	D =	3.88	inches	
	A =	11.80	inches ^2	0.0819 ft ^2

#### SUMMARY:

The required 100-yr storage volume is	737	cubic feet
Orifice size is	3.9	inches

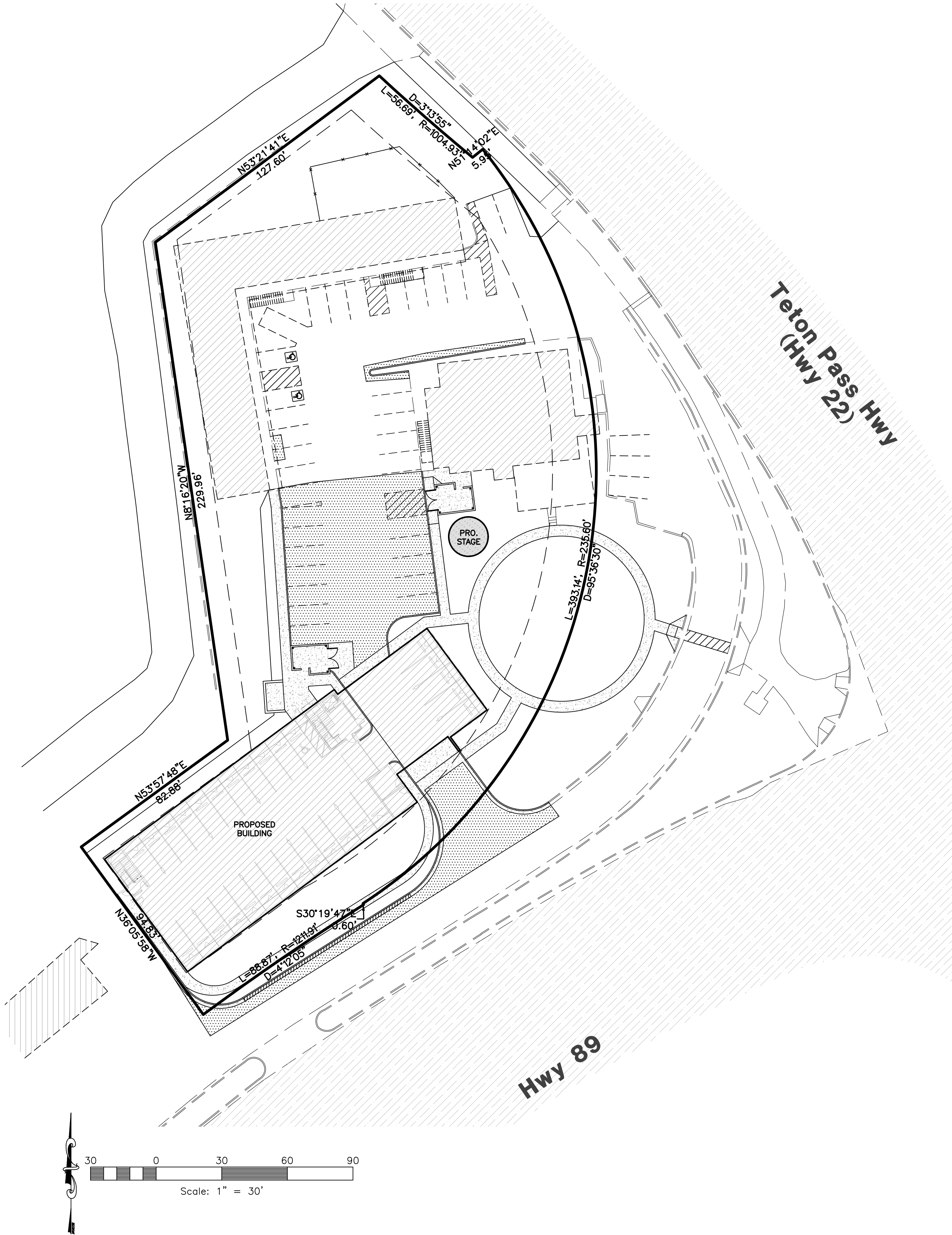


Project Narrative/Notes/Revisions

1. 06/02/2021 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Teton Gables  
1140 W Hwy 22  
Improvement Plans

JACKSON, TETON COUNTY, WY  
JUNE 2021



Vicinity Map  
NOT TO SCALE

SITE DATA

PARCEL NUMBER: 22-41-16-32-1-00-031  
PROJECT ADDRESS: 1140 W HIGHWAY 22  
EXISTING ZONE: CR-3-COMMERCIAL RESIDENTIAL 3  
PARKING: 29 COVERED STALLS  
36 STALLS  
65 TOTAL STALLS  
  
PARCEL AREA: 60,672 S.F. (1.39 ACRES)  
  
TOTAL BUILDING AREA: 19,521 S.F. 32.2%  
TOTAL HARDSCAPE AREA: 21,021 S.F. 34.6%  
TOTAL LANDSCAPE AREA: 20,130 S.F. 33.2%

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend
- Sheet 3 - Existing/Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading/Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention Plan Details
- Sheet 9 - Landscape Plans

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Elevation Datum:



Architect:

Jensen Design Architects  
7730 Leary Way NE  
Redmond, WA 98052  
PH: (425) 226-0318

Geotechnical Report:

Surveyor:

Trevor Hatch  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100

Landscape Architect:

Nathan Peterson  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100

Developer Contact:

Project Contact:

Jeremy Draper  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100

Reeve & Associates, Inc.  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 www.reeve-associates.com



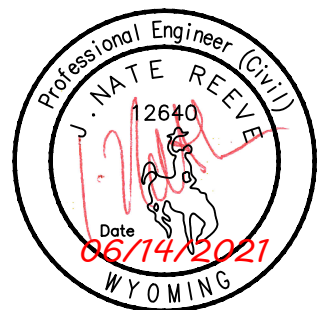
REVISIONS

DESCRIPTION

DATE

Teton Gables  
1140 W Hwy 22  
JACKSON, TETON COUNTY, WY

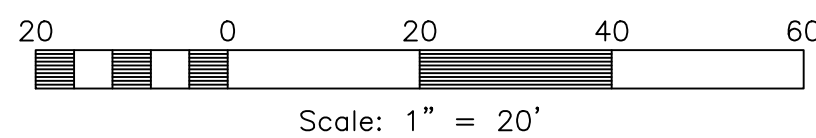
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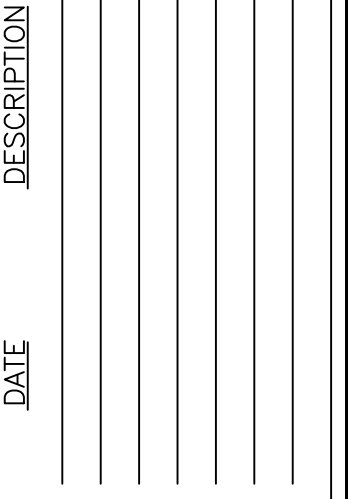
Project Info.

Engineer: J. NATE REEVE, P.E.  
Drafter: J. MEYERS  
Begin Date: JUNE 2021  
Name: TETON GABLES APARTMENTS  
1140 W Hwy 22  
Number: 7685-01

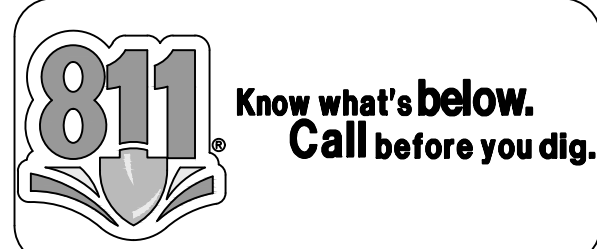




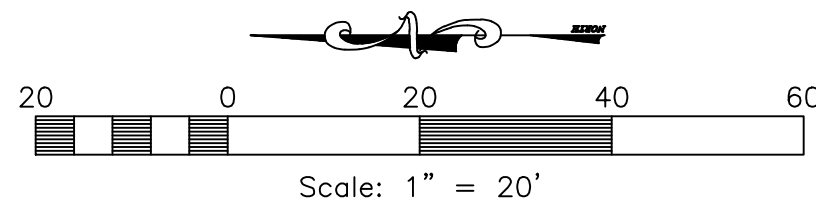
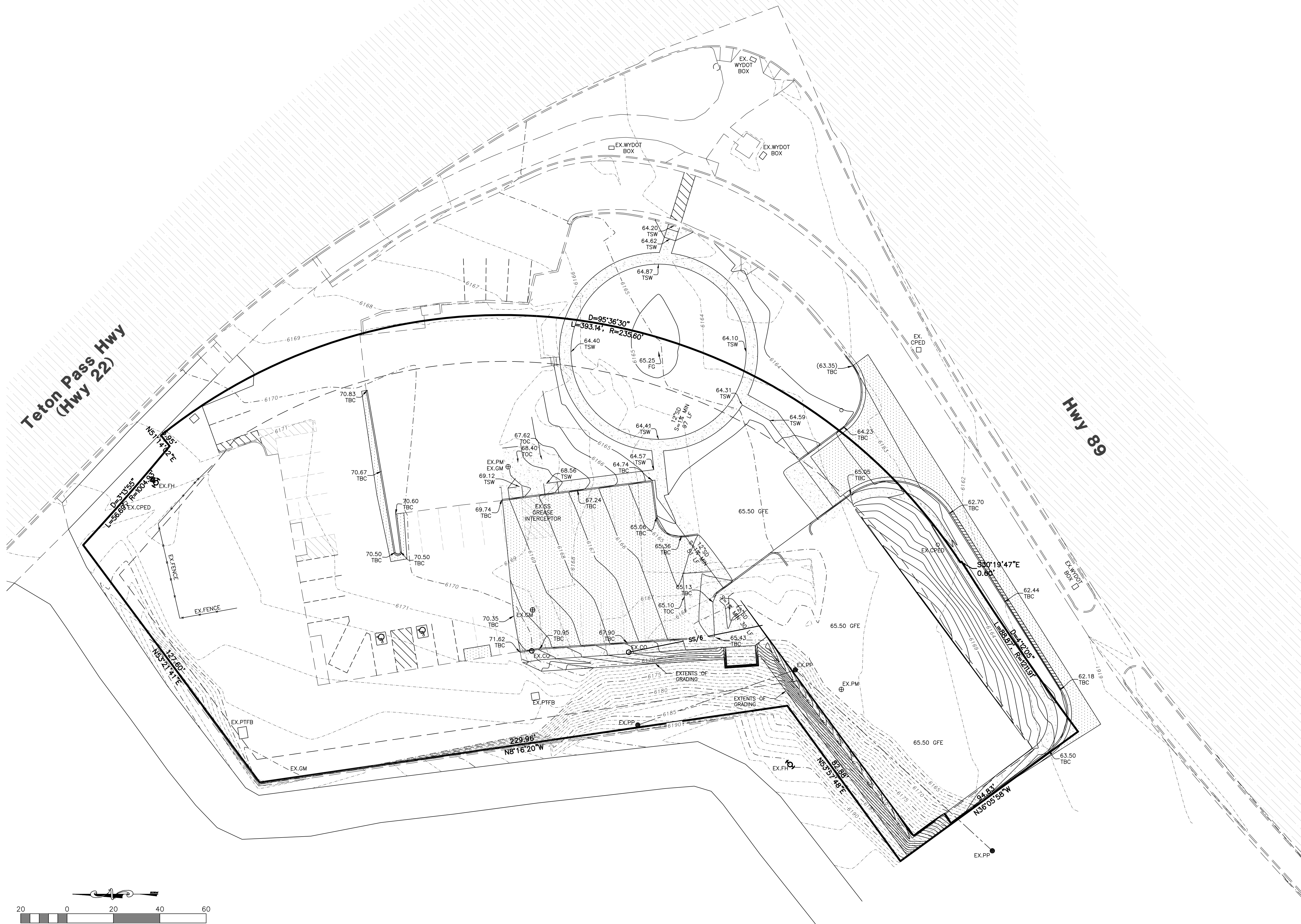
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3	
9	Total Sheets







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 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 www.reeve-assoc.com

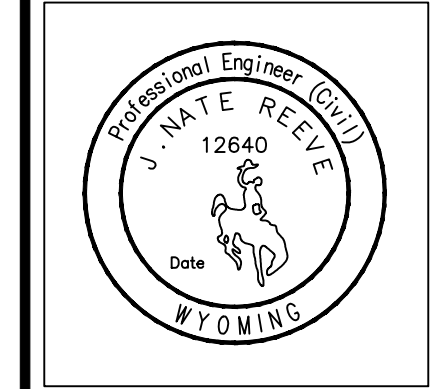
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

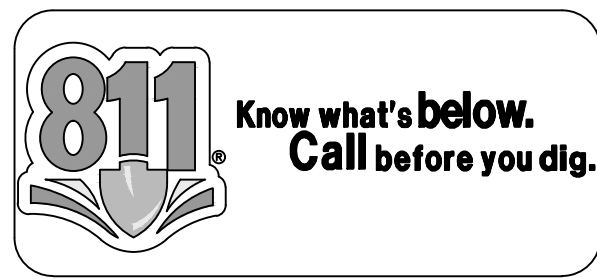
**Teton Gables**  
**1140 W Hwy 22**  
 JACKSON, TETON COUNTY, WY

**Pro. Grading Plan**

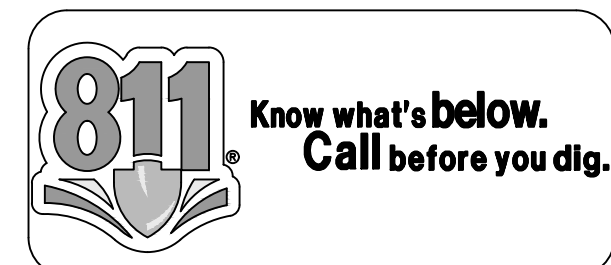
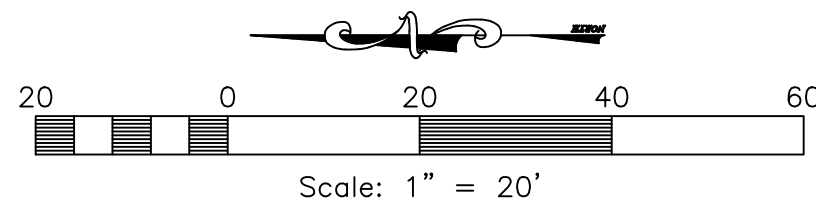
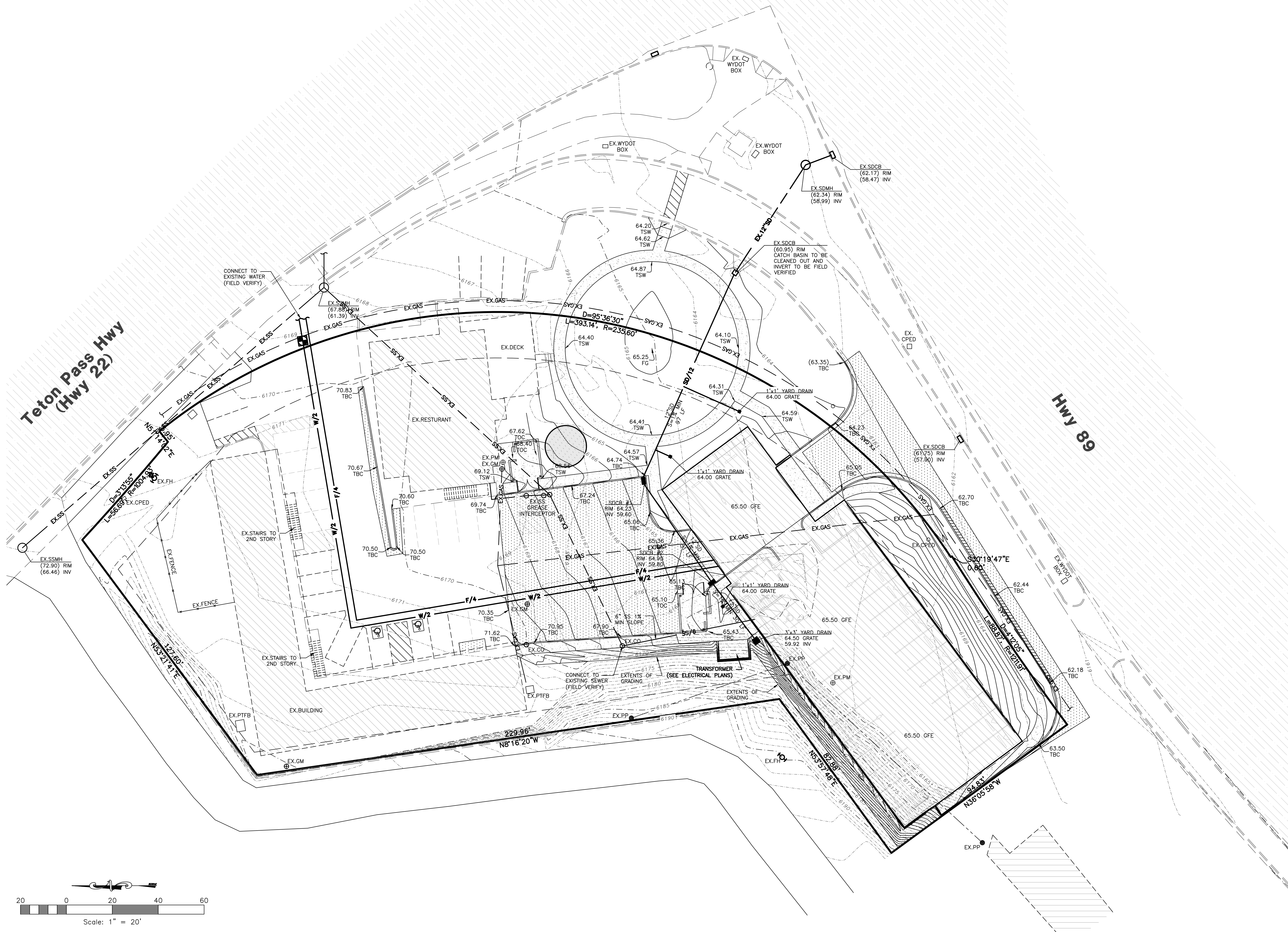


**Project Info.**

Engineer:	J. NATE REEVE, P.E.
Drafter:	J. MEYERS
Begin Date:	JUNE 2021
Name:	TETON GABLES APARTMENTS
	1140 W Hwy 22
Number:	7685-01





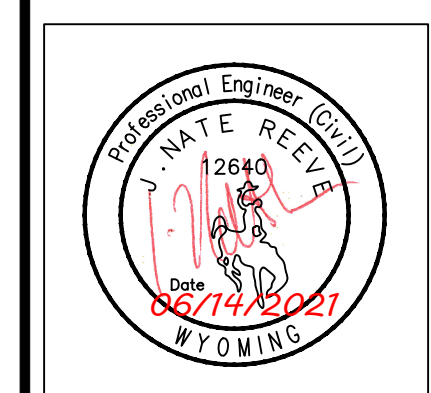


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REVISIONS	DESCRIPTION
DATE	

**Teton Gables**  
**1140 W Hwy 22**  
 JACKSON, TETON COUNTY, WY

**Grading and Utility Plan**



**Project Info.**

Engineer:	J. NATE REEVE, P.E.
Drafter:	J. MEYERS
Begin Date:	JUNE 2021
Name:	TETON GABLES APARTMENTS
	1140 W Hwy 22
Number:	7685-01



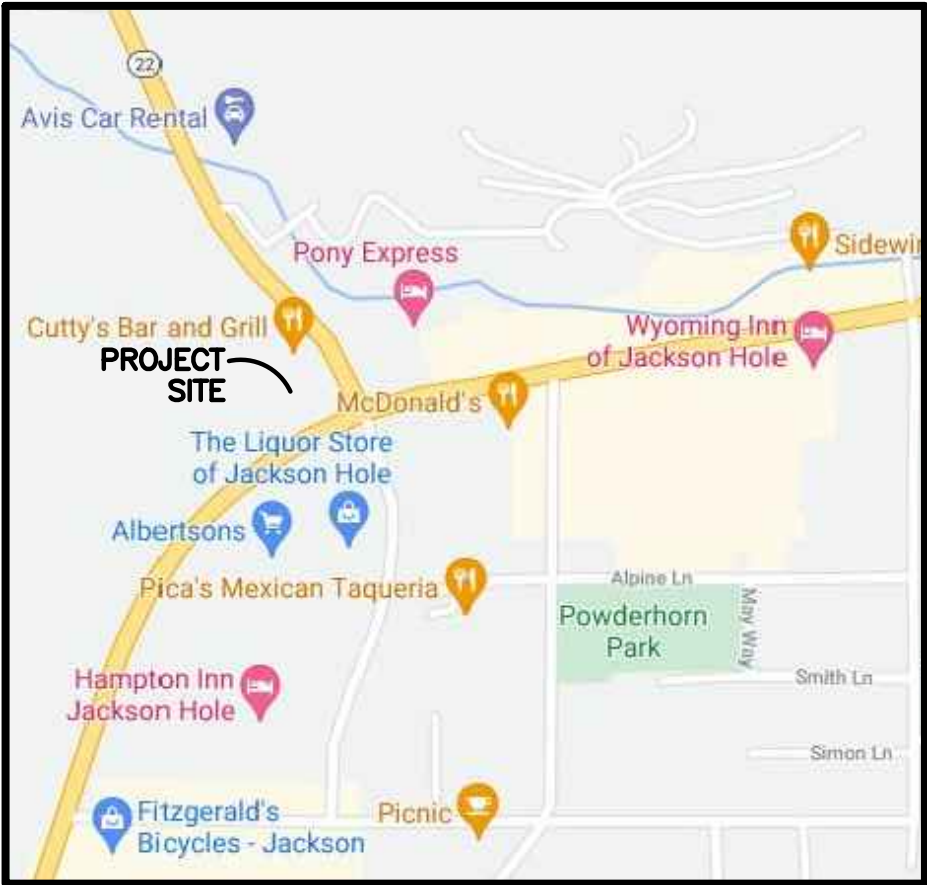
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# Teton Gables

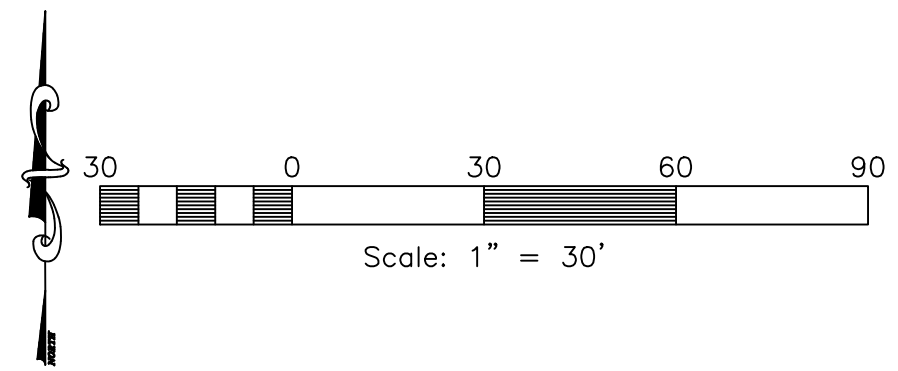
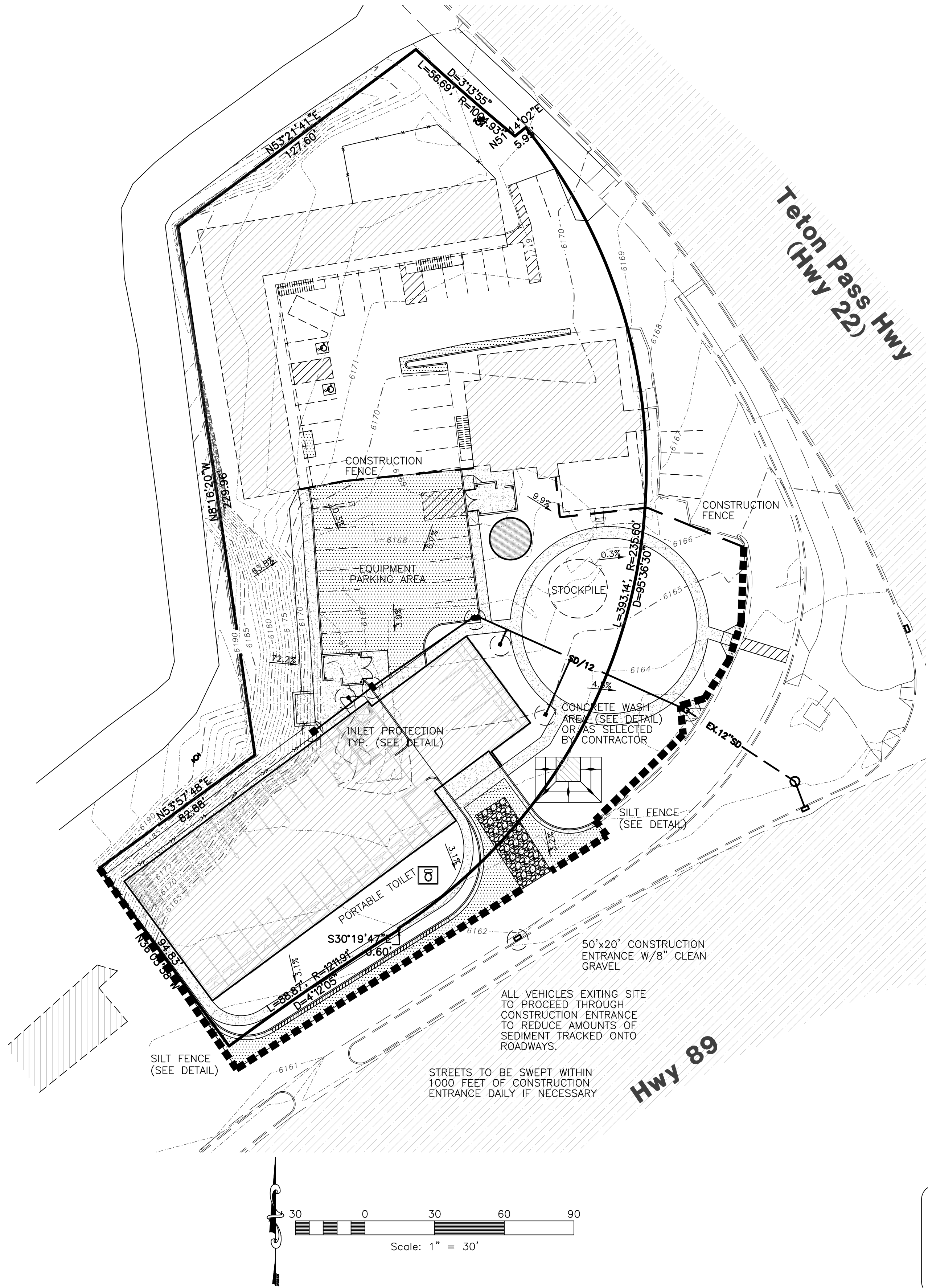
## 1140 W Hwy 22

### Storm Water Pollution Prevention Plan Exhibit

JACKSON, TETON COUNTY, WY  
JUNE 2021



Vicinity Map  
NOT TO SCALE



Construction Activity Schedule	
- PROJECT LOCATION.....	JACKSON CITY, TETON COUNTY, WY
- PROJECT BEGINNING DATE.....	JULY 2021
- BMP'S DEPLOYMENT DATE.....	JULY 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 www.reeve-assoc.com

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	

Teton Gables  
1140 W Hwy 22  
JACKSON, TETON COUNTY, WY

Storm Water Pollution  
Prevention Plan Exhibit

Professional Engineer (Civil)  
J. NATE REEVE  
Exp. 06/14/2021  
WYOMING

Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	J. MEYERS
Begin Date:	JUNE 2021
Name:	TETON GABLES APARTMENTS 1140 W Hwy 22 Number: 7685-01

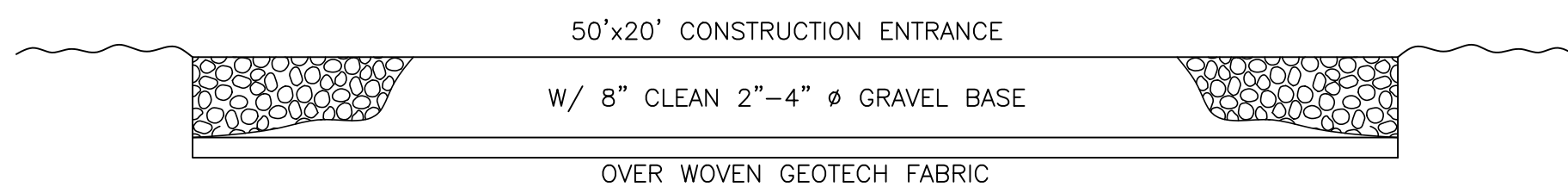
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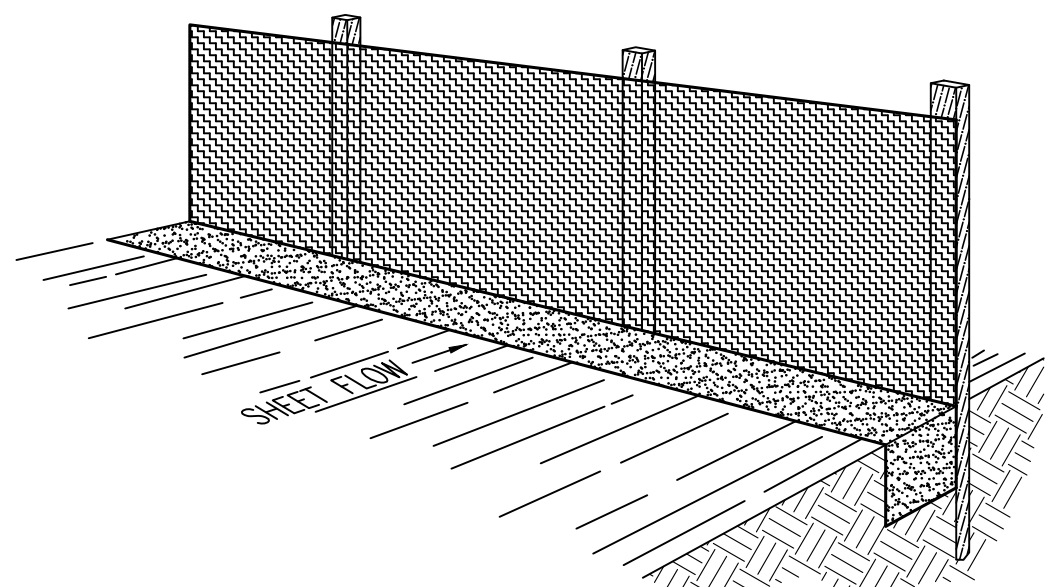


## Notes:

- Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
  - Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.
  - Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
  - Maintenance
    - Maintain all construction equipment to prevent oil or other fluid leaks.
    - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
    - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
    - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
    - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
  - Fueling
    - If fueling must occur on-site, use designated areas away from drainage.
    - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
    - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
    - Use drip pans for any oil or fluid changes.
  - Washing
    - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
    - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
    - Use phosphate-free, biodegradable soaps.
    - Do not permit steam cleaning on-site.
- Spill Prevention and Control
  - Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
    - Contain the spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
    - If the spill occurs during rain, cover the impacted area to avoid runoff.
    - Record all steps taken to report and contain spill.
  - Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
  - Maintain good housekeeping practices.
  - Enclose or cover building material storage areas.
  - Properly store materials such as paints and solvents.
  - Store dry and wet materials under cover, away from drainage areas.
  - Avoid mixing excess amounts of fresh concrete or cement on-site.
  - Perform washout of concrete trucks offsite or in designated areas only.
  - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
  - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
  - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
  - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
  - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
  - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
  - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
  - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
  - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
  - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
  - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
  - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
  - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
  - Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
  - Part II.D.4.C identifies the minimum inspection report requirements.
  - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



## Cross Section 50' x 20' Construction Entrance



## Perspective View

Figure 2

### INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences), at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

### PREFABRICATED SILT FENCE ROLLS

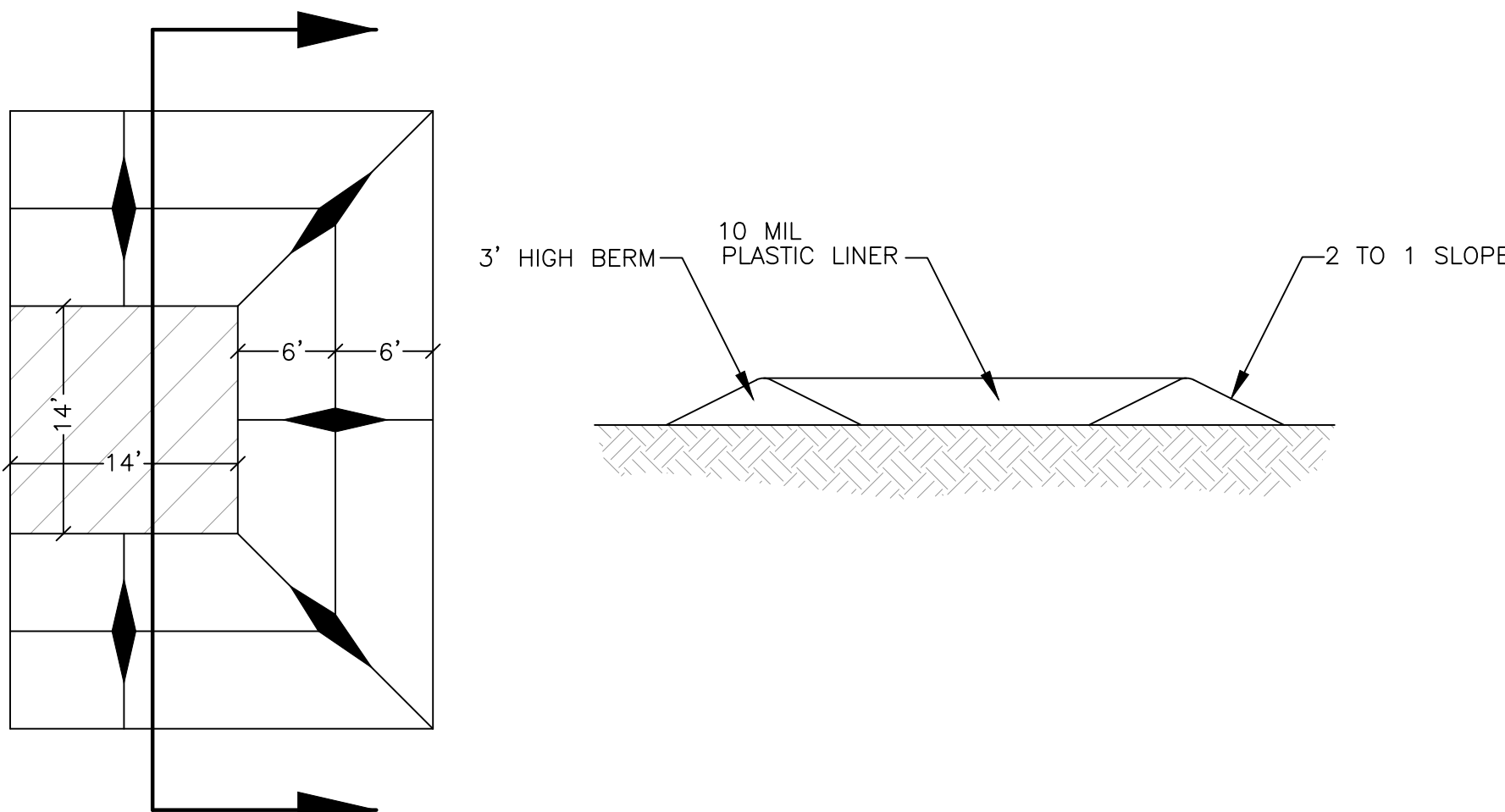
- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Unroll the silt fence, positioning the post against the downstream wall of the trench.
- Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

### FIELD ASSEMBLY:

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

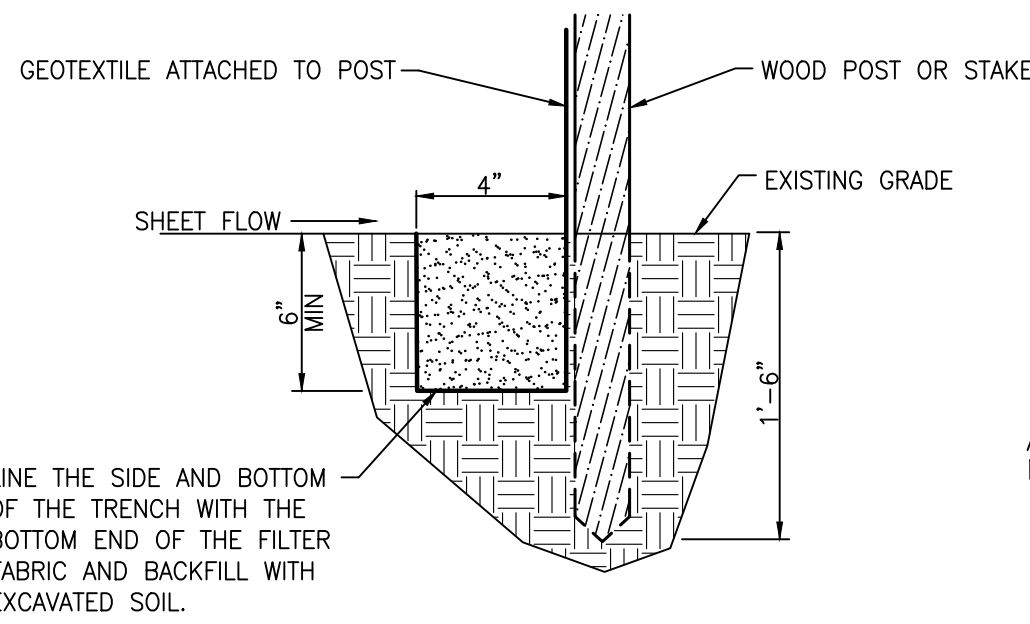
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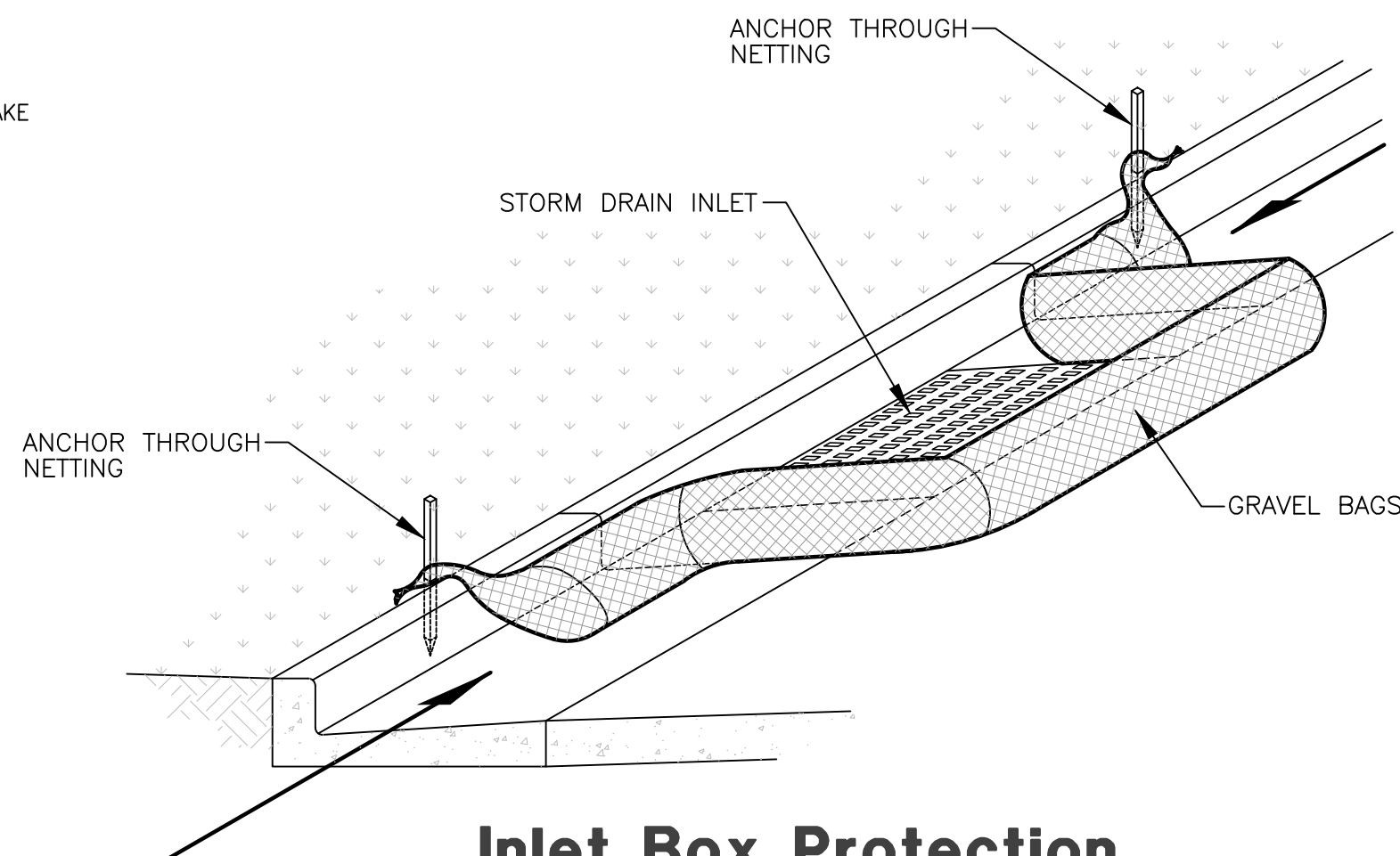


## Concrete Washout Area w/ 10 mil Plastic Liner

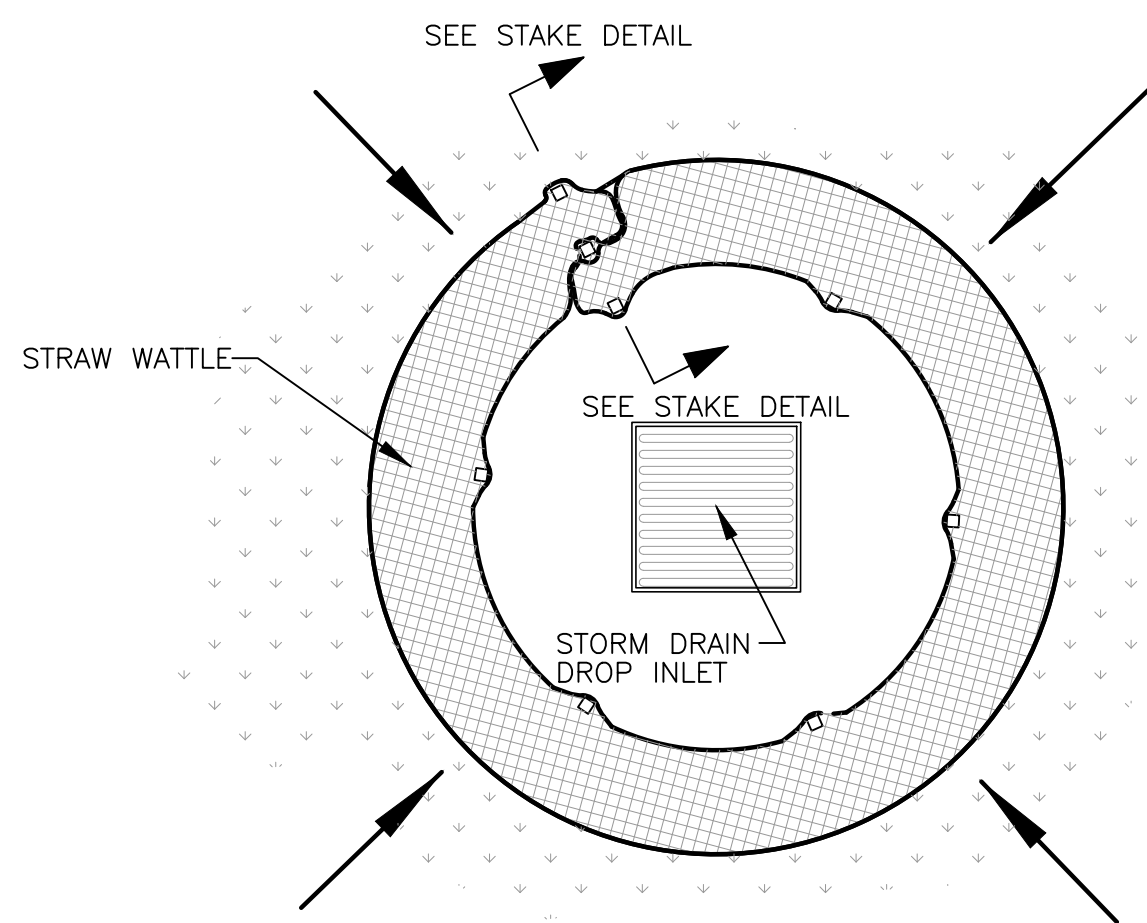
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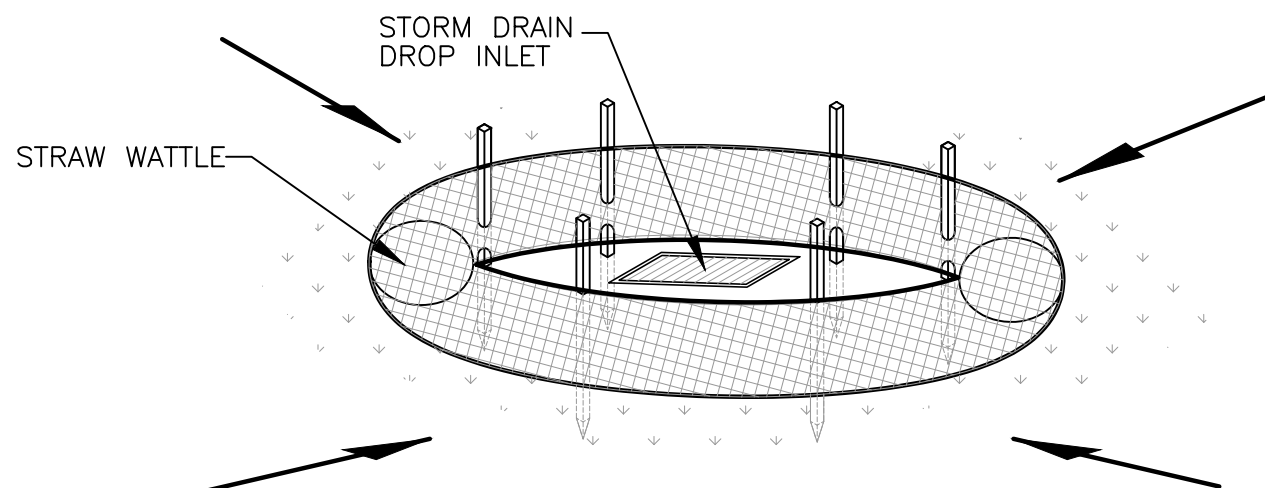
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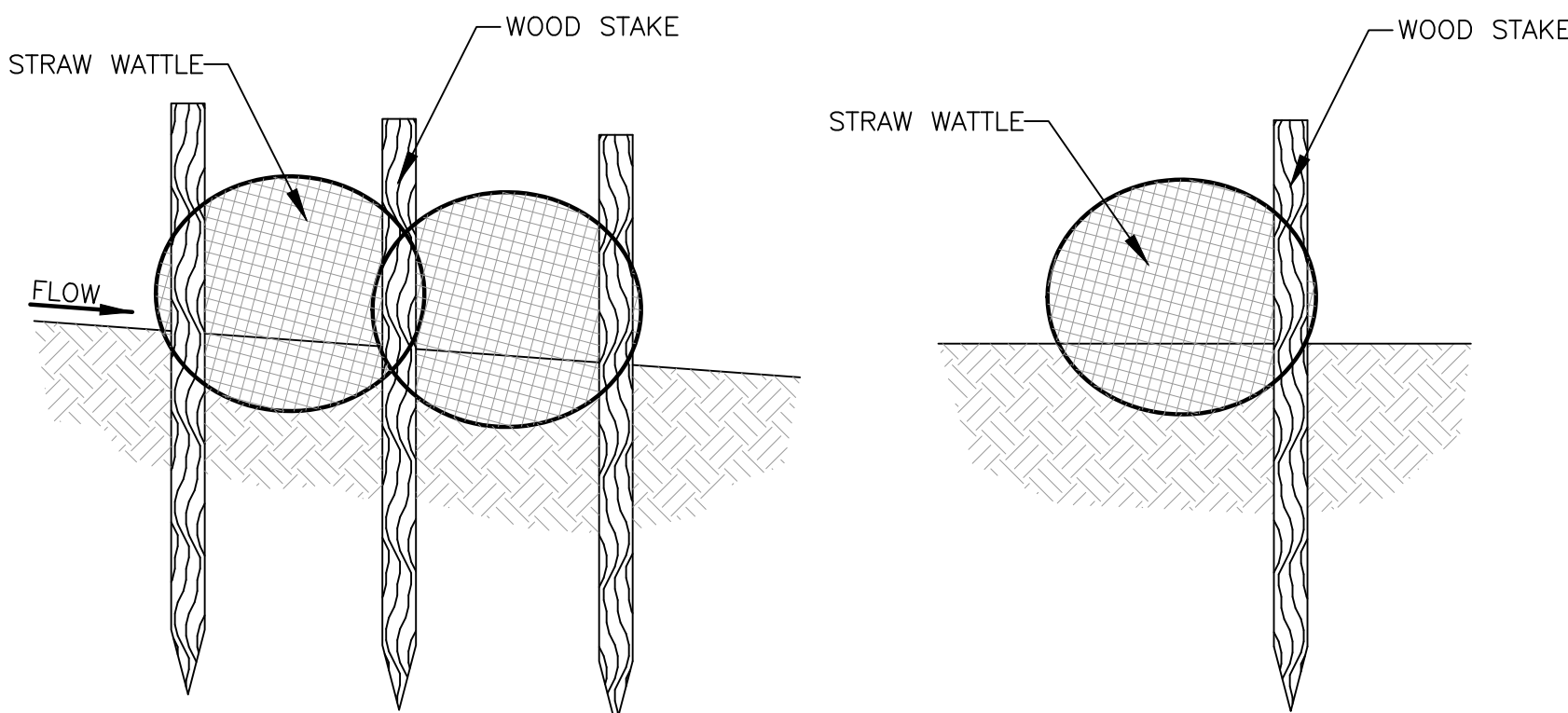
## Inlet Box Protection



## Plan View



## Drop Inlet Protection



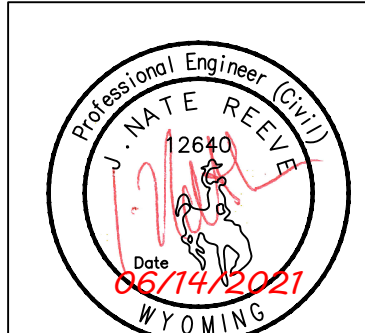
## Stake Detail



REVISIONS	DESCRIPTION
DATE	

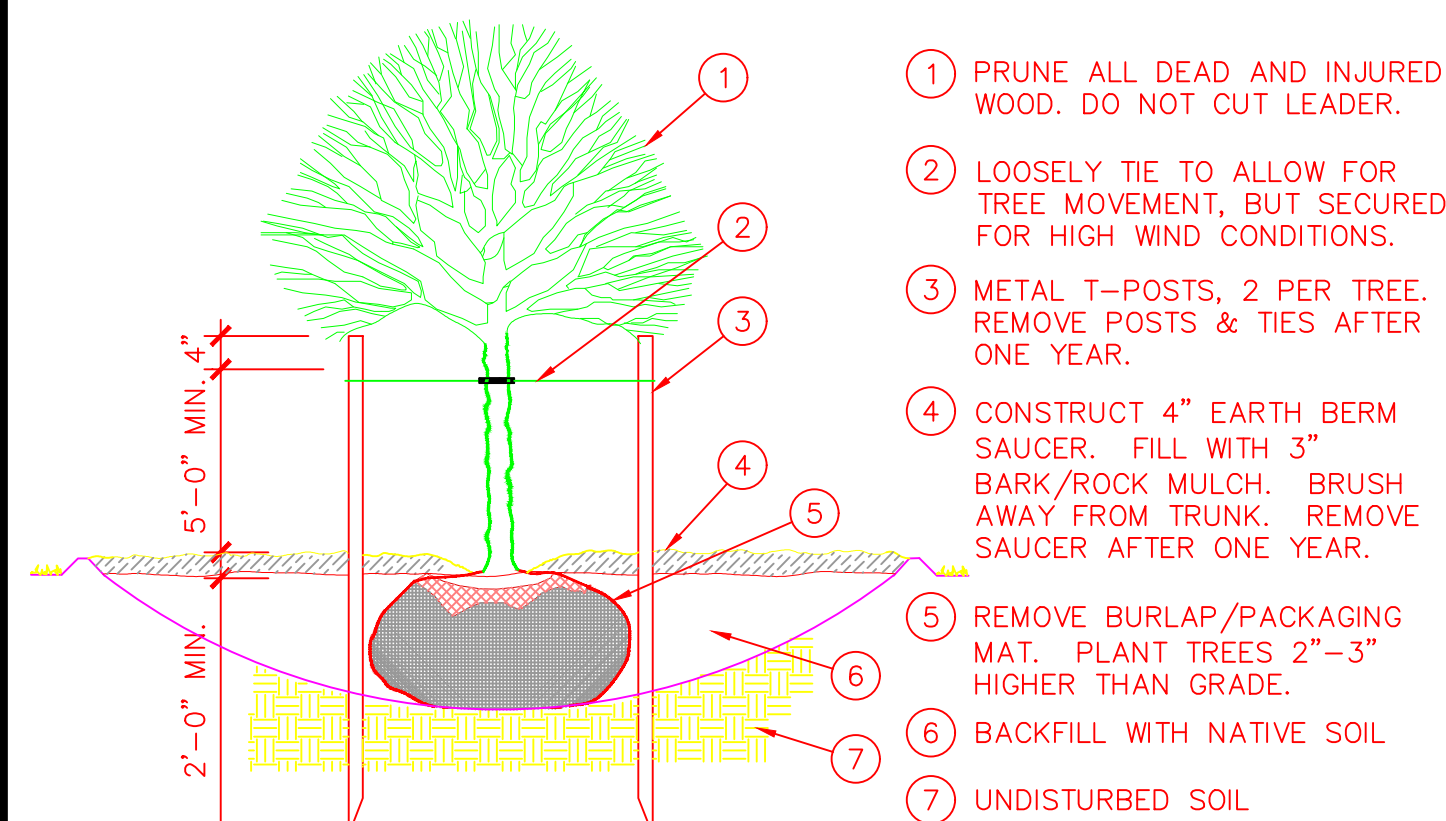
**Teton Gables**  
**1140 W Hwy 22**  
JACKSON, TETON COUNTY, WY

**Storm Water Pollution Prevention Plan Details**



**Project Info.**  
Engineer:  
J. NATE REEVE, P.E.  
Drafter:  
J. MEYERS  
Begin Date:  
JUNE 2021  
Name:  
TETON GABLES  
APARTMENTS  
1140 W Hwy 22  
Number: 7685-01

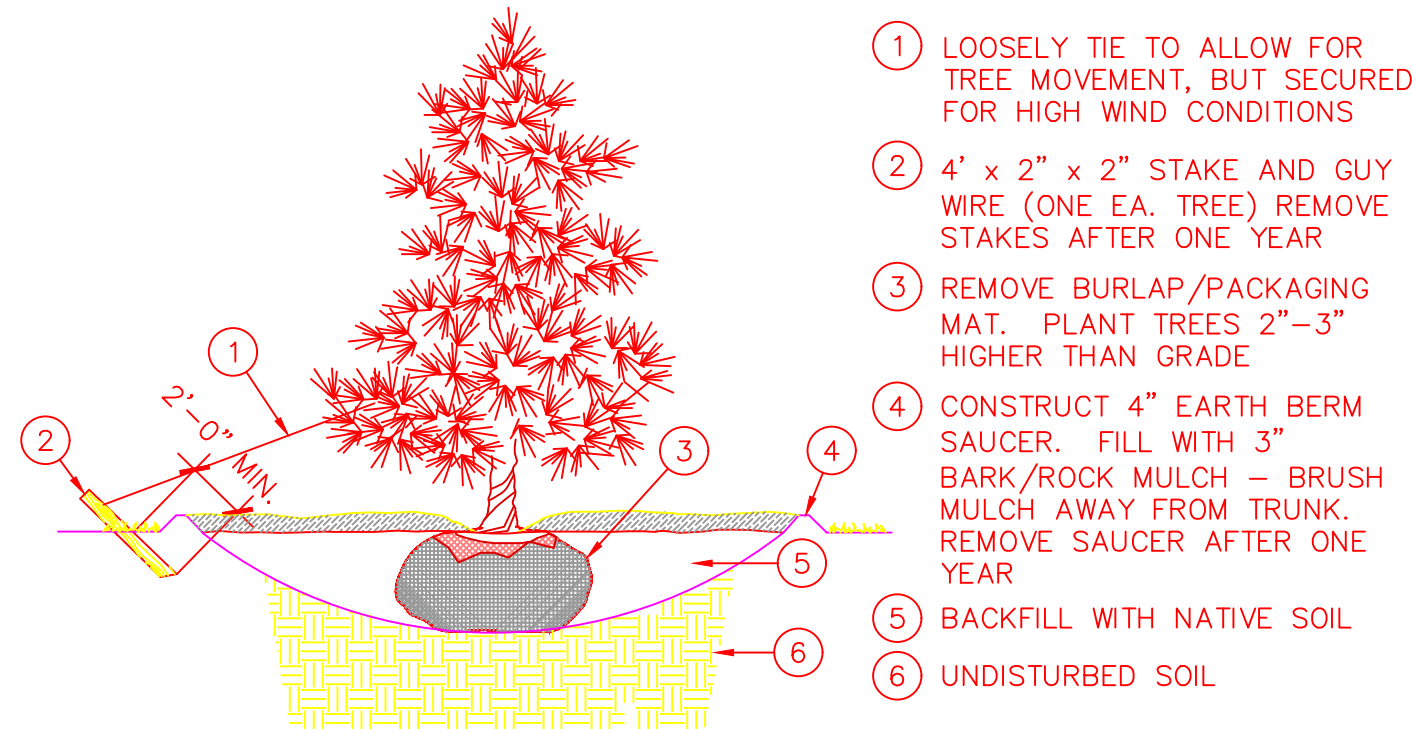




NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

### DECIDUOUS TREE PLANTING

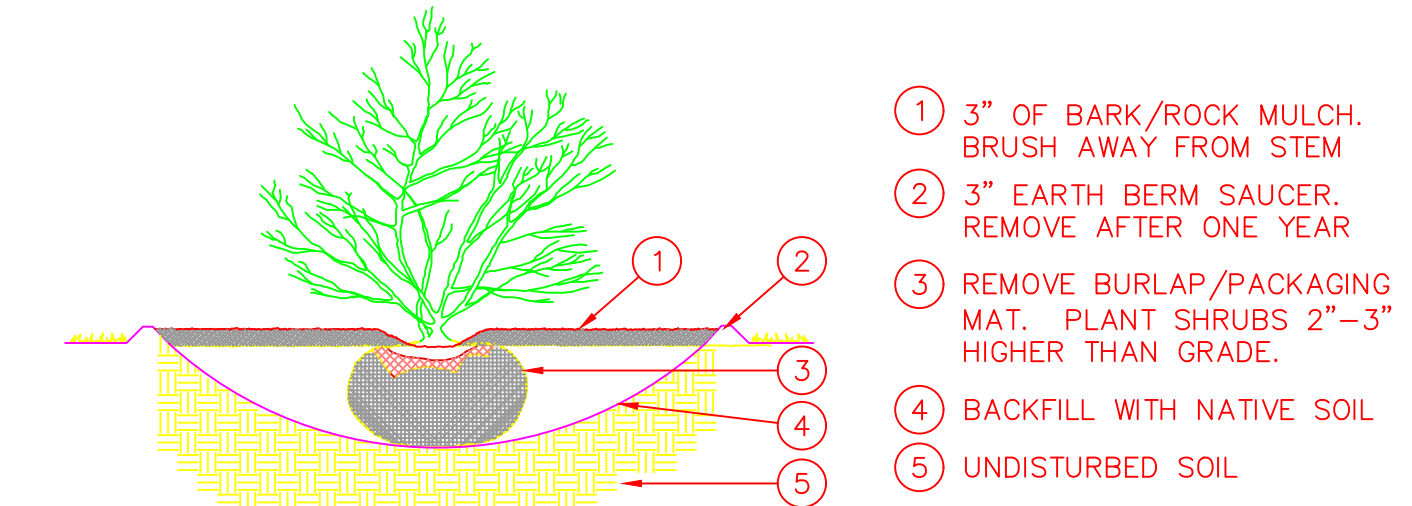
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NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

### CONIFEROUS TREE PLANTING

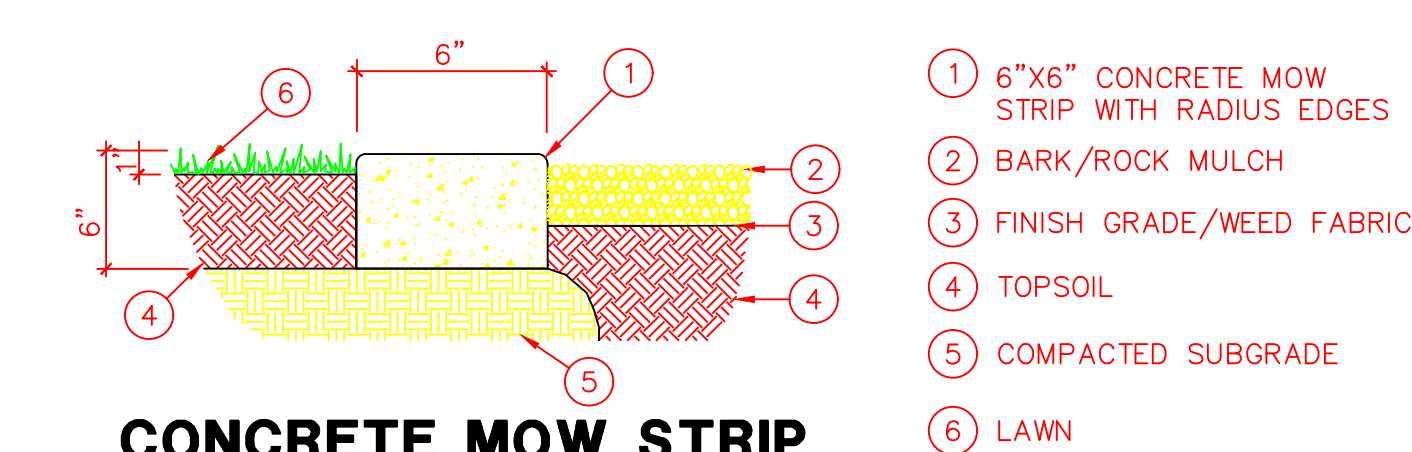
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NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

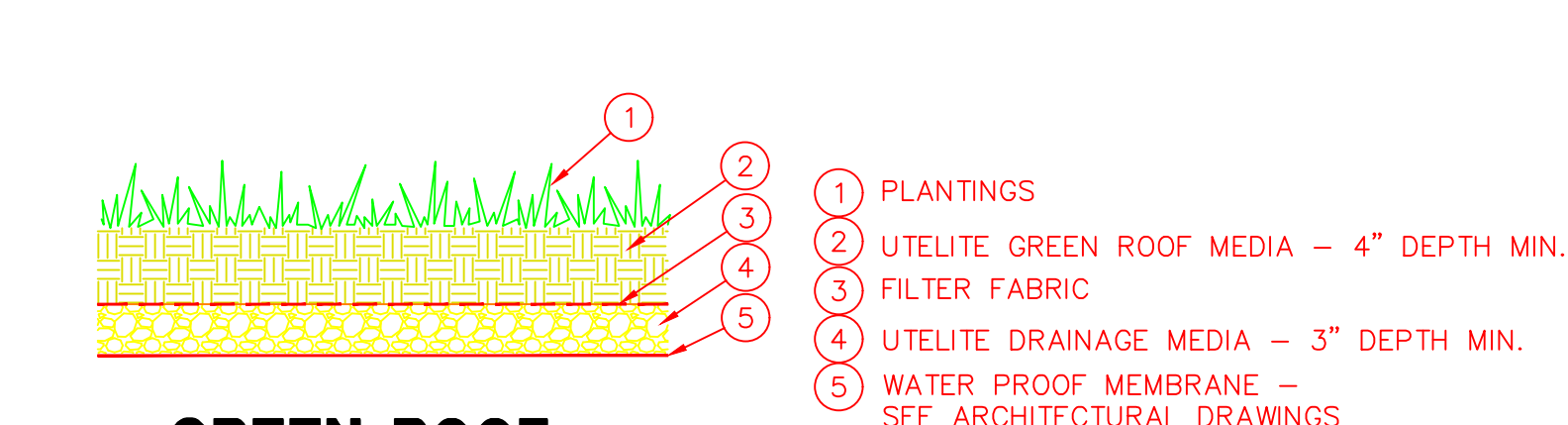
### SHRUB PLANTING

NTS



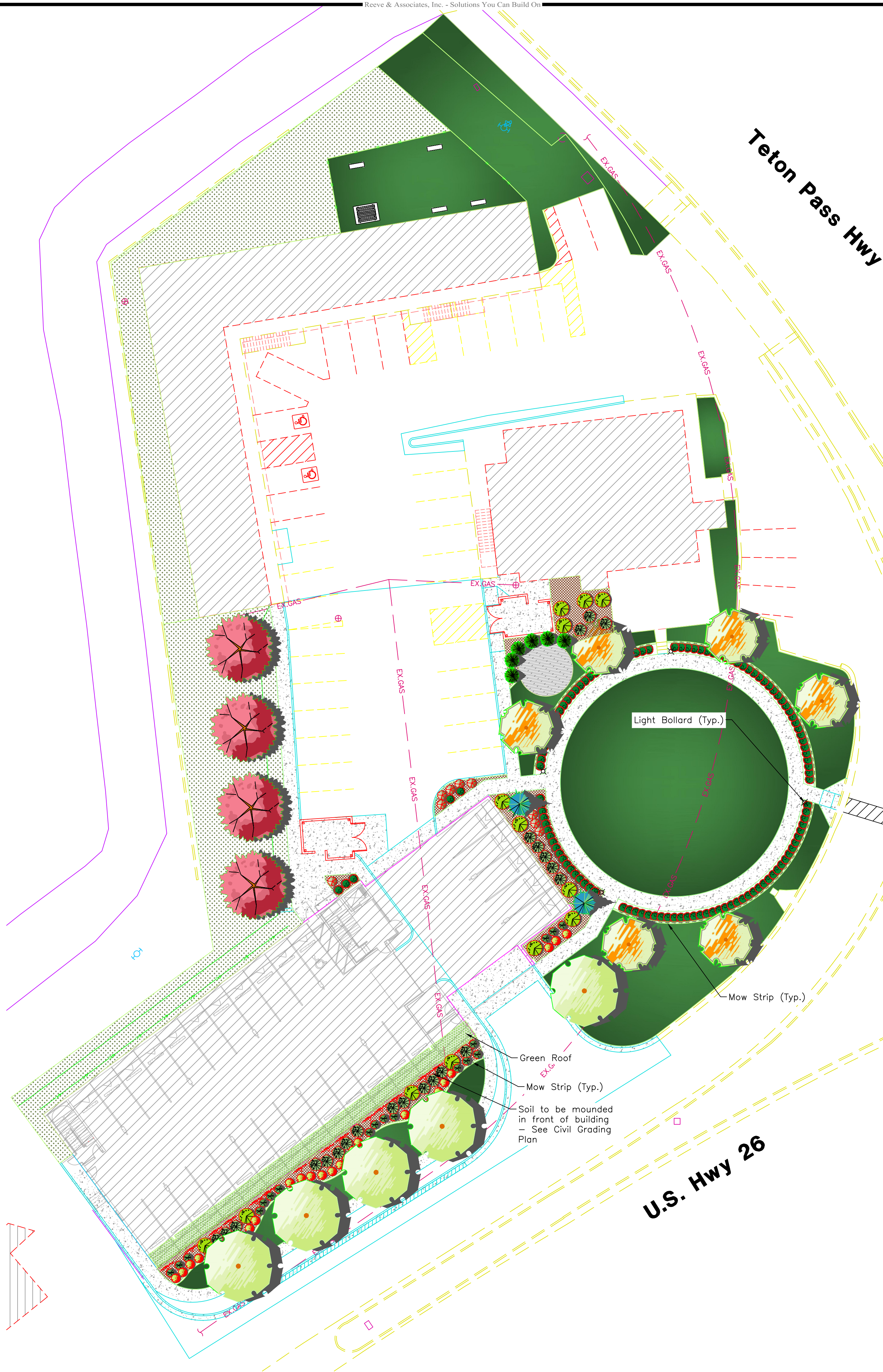
### CONCRETE MOW STRIP

NTS



### GREEN ROOF

NTS



### PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
4		Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6-8' Ht. Multistem
2		Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	8' Ht
6		Malus sp. 'Donald Wyman'	Donald Wyman Crabapple	3" Cal.
6		Picea glauca 'Pendula'	Weeping White Spruce	6' Ht
5		Populus tremuloides	Quaking Aspen	18' Ht

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
22		Symphoricarpos alba	Common Snowberry	15 gal.
18		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	15 gal.
121		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	15 gal.
9		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	15 gal.
13		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	15 gal.
30		Viburnum opulus nanum	Dwarf European Cranberry	15 gal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
15		Parthenocissus quinquefolia	Virginia Creeper	15 gal.

OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Wood Mulch - Medium Chunk Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Seed Mix - Non Irrigated native grass seed mix - 5 Species min. See Native Seed Mix Below	Hydroseed
	Green Roof - Irrigated roof top plantings with 4" of lightweight soil	Flats 12" o.c.
	Concrete Mow Strip	6"x6"
	Light Bollard	

GREEN ROOF				
Quantity	Symbol	Scientific Name	Common Name	Size
20%		Sedum sarmentosum	Gold Moss Stonecrop	Flats 12" O.C.
20%		Sedum spurium 'John Creech'	John Creech Stonecrop	Flats 12" O.C.
20%		Sedum rupestre 'Angelina'	Angelina Stonecrop	Flats 12" O.C.
20%		Delosperma cooperi	Purple Hardy Ice Plant	Flats 12" O.C.
20%		Thymus serpyllum 'Minimus'	Thyme Minimus	Flats 12" O.C.

#### Native Seed Mix

##### Botanical Name

##### Common Name

##### % by weight

##### lbs/Acre

Pacopyrum smithii	Western Wheatgrass	15%	3.75
Elymus lanceolatus	Thickspike Wheatgrass	10%	2.5
Festuca idahoensis	Idaho Fescue	18%	4.5
Pseudoroegneria spicata	Bluebunch Wheatgrass	15%	3.75
Poa secunda	Big Bluegrass	10%	2.5
Bromus marginatus	Mountain Brome	10%	2.5
Elymus trachycaulis	Slender Wheatgrass	20%	5
Vicia americana	American Vetch	2%	0.5
		100%	25

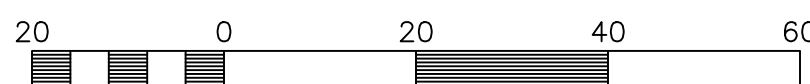
Note: Hydroseed 25 lbs of seed per Acre

Wyoming Seed Law. All seed used for site revegetation or restoration must be used in accordance with WS 11-12-101 - 125 certified as weed free and acquired through a dealer licensed by the Wyoming Department of Agriculture.

b. Wyoming Nursery Stock Law. All nursery stock used for site revegetation or restoration must be used in accordance with W.S. 11-9-101 through 109 accompanied by a valid health certificate and acquired through a dealer licensed by the Wyoming Department of Agriculture.

### PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3' minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



Scale: 1" = 20'





**GRADING PERMIT APPLICATION**  
**Planning & Building Department**  
**Building Division**

150 East Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687  
Jackson, WY 83001 | [www.townofjackson.com](http://www.townofjackson.com)

**For Office Use Only**

Permit No.	Date Received:	Date Due:
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**GRADING OR BUILDING PERMIT APPLICATION REQUIREMENTS**

IF YOU ARE SUBMITTING A BUILDING PERMIT FOR THE PROPOSED PROJECT, SUBMIT ALL YOUR GRADING INFORMATION CORRESPONDING TO THE APPROPRIATE LEVEL OF GRADING PERMIT WITH THE BUILDING PERMIT, IN PDF AND PAPER COPIES AS REQUIRED FOR A BUILDING PERMIT.

**NOTE: PROJECTS THAT REQUIRE PLAN LEVEL GRADING INFORMATION REQUIRE A PRE-APPLICATION CONFERENCE WITH THE TOWN ENGINEERING DEPARTMENT PRIOR TO APPLICATION SUBMITTAL.**

FOR GRADING PERMITS, DETERMINE WHAT LEVEL OF GRADING INFORMATION IS REQUIRED USING THE TABLE BELOW AND GRADING CHECKLIST. SUBMIT A GRADING PERMIT APPLICATION WITH THE GRADING INFORMATION CORRESPONDING TO THE APPROPRIATE LEVEL OF GRADING PERMIT.

**TYPE OF INFORMATION DETERMINATION (5.7.1.D).**

There are two levels of grading permit. Required permit shall be the most rigorous requirement that applies.

1. Statement Level Grading Permit. The purpose of the statement level grading permit is to allow the Town Engineer to review land disturbances that, while small in area, may impact other landowners and the environment.
2. Plan Level Grading Permit. All plan level grading permit applications shall be **prepared by a professional engineer or landscape architect** registered in the State of Wyoming, unless exempted by the Land Development Regulations

Below, identify the area of disturbance or % impervious in each slope category:

GRADING PROPOSAL	% Impervious OR Area to be Disturbed, (sf)	REQUIRED GRADING INFORMATION LEVEL		
		EXEMPT	STATEMENT	PLAN LEVEL **Pre-Application Required**
Proposed Impervious Surface	21,021 35%	See LDRs	See LDRs	≥ 41%
Total Disturbance	29,393	See LDRs	≥ 600 SF and < 3,000 SF	≥ 3,000 SF
Disturbance of Slopes ≤ 5%	26,418	< 600 SF	≥ 600 SF and < 3,000 SF	≥ 3,000 SF
Disturbance of Slopes > 5% & ≤ 15%		< 400 SF	≥ 400 SF and < 1,000 SF	≥ 1,000 SF
Disturbance of Slopes > 15%	2975	N / A	≤ 800 SF	≥ 800 SF

**INFORMATION LEVEL DETERMINATION**

STATEMENT LEVEL or	x	PLAN LEVEL - PRE-APPLICATION REQUIRED
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For Plan Level Grading proposals submitted as a grading permit or consolidated with a building permit, a preapplication meeting is required prior to application for a permit. [Pre-Application Form](#)