



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: August 6, 2021	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the properties located at 165 & 185 N Glenwood St., legally known as LOTS 5-6, BLK. 6, JACKSON and LOTS 1-4, BLK. 6, JACKSON , PIDN: 22-41-16-28-4-10-004 and 22-41-16-28-4-10-001 For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Item #: P21-217	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Fax: 734-3563 Email: tvalentine@jacksonwy.gov	
Owner: Roseville Ventures 4011 80 th St Kenosha, WI 53142 Applicant: Joseph Lovett PO Box 9550 Jackson, WY 83002	
Please respond by: August 13, 2021 (with Comments)	

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



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

150 E Pearl Ave. | ph: (307) 733-0440 fax:
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be process the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: Glenwood Gill

Physical Address: 165 & 185 Glenwood Street

Lot, Subdivision: Lots 1-6, Block 6, Jackson

PIDN: 22-41-16-28-4-10-004

PROPERTY OWNER.

Name: Roseville Ventures II, LLC

Phone: 262.308.2656

Mailing Address: 4011 80th Street, Kenosha WI

ZIP: 53142

E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name, Agency: Joseph Lovett; Jorgensen Associates

Phone: 307.733.5150

Mailing Address: PO Box 9550, Jackson WY

ZIP: 83002

E-mail: jlovett@jorgeng.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner x _____ 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: n/a 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:

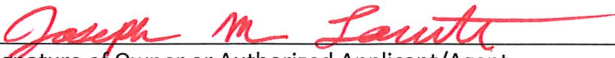
- ☒ Required
- ☐ Optional
- ☐ For an Environmental Analysis
- ☒ For grading

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) of the submittal packet.

Have you attached the following?

- ☒ **Application Fee.** Go to 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.



Signature of Owner or Authorized Applicant/Agent

Jorgensen Associates; Joseph Lovett

Name Printed

2021.08.06

Date

Project Manager

Title

LETTER OF AUTHORIZATION

Roseville Ventures II, LLC

Kenosha, WI, 53142

, "Owner" whose address is: 4015 80th Street,

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Roseville Ventures II, LLC

, as the owner of property

more specifically legally described as: Lots 1-6, Blk 6, Original Town of Jackson, Plat 100

(If too lengthy, attach description)

HEREBY AUTHORIZES Bear Development, LLC & Jorgensen Associates

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: Member

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

STATE OF Wisconsin)

COUNTY OF Kenosha)

SS.

The foregoing instrument was acknowledged before me by Stephen R Mills this 5 day of April, 2019.

WITNESS my hand and official seal

Sarah E Bell

(Notary Public)

My commission expires: 5/10/22

(Seal)

SARAH E. BELL
Notary Public
State of Wisconsin



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

LETTER OF TRANSMITTAL

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

DATE 2021.08.06	PROJECT NO. 18105
ATTENTION: Brian Lenz – Town Engineer	
RE: Glenwood and Gill Condominiums Grading Pre-app	

ORIGINALS	COPIES	DATE	NO.	DESCRIPTION
1	0	2021.08.06		Pre-Application Conference Request (PAP) Form
1	0	2019.04.05		Glenwood and Gill Condominiums: Letter of Authorization
1	0	2021.08.06		Glenwood and Gill Condominiums: Narrative Letter
1	0	2021.08.06		Glenwood and Gill Condominiums: Plans

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input 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 checked="" 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

Information provided to schedule a Pre Application Conference (PAP) for Grading of the above referenced project.

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

COPY TO _____

SIGNED:  _____



August 6, 2021

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

Re: Glenwood and Gill Condominiums
Pre-Application Conference Request (PAP) for Grading
Jorgensen Project Number 18105

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 29 residential units on 165 and 185 Glenwood Street. Existing Town of Jackson road, water, sanitary sewer and storm sewer infrastructure will be used to service the development and electrical, gas and communication utilities are in place at or near the proposed development. The existing below grade parking garage will be added to (expanded to 165 Glenwood) and utilized for the proposed development. The site plan included with this application and the general engineering items related to this project are discussed here.

EXCAVATION, SHORING AND ENCROACHMENT

The construction of the proposed parking garage on 165 Glenwood will require significant excavation adjacent to the lot lines. This will require shoring and will likely entail some disruption to neighboring areas (Glenwood Street, the alley and the Stage Stop LLC property to the south). Encroachment permits will be required for work in the Town Right of Way and work will be designed and conducted in a way to protect neighboring property (both public and private).

GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

Proposed conditions on site include underground parking beneath the whole site (utilizing and expanding the existing parking structure) with street level conditions consisting of three building segments separated by a courtyard. All Phase II units will be accessed from Glenwood Street or the central courtyard. The courtyard will be accessed from the Gill Avenue sidewalk on the north end of the property by several steps and from the Glenwood Street sidewalk on the east side of the property by an ADA compliant sidewalk.

Since the site is completely utilized by the structure and site improvements, stormwater will be collected into a central system, appropriately treated and routed using a controlled release system to the town stormwater system at the stormwater inlet located in Glenwood Street, just south of the Glenwood/Gill intersection. Stormwater release rate will be determined using pre-development conditions as specified in the most current version of the Town of Jackson Land Development Regulations. Due to spatial constraints, the difficulty of mechanical snow removal, and the probability of ice and snow buildup in the sheltered courtyard, a snow melt system draining to the stormwater system will be utilized. Phase II will handle stormwater by expanding the Phase I stormwater system and modifying it to remain in compliance with the LRDs. A curb inlet may be added in

the new section of curb along Glenwood to capture stormwater running down the gutter from the north and would be connected to the Town of Jackson Storm Sewer.

The proposed paving of the alley west of the project will not effect the drainage routing presented in the Phase I Building Permit.

ROADS AND ACCESS

The site is currently accessed from Glenwood Street, Gill Avenue and the north-south alley west of the property. The primary vehicular access to the project will be through the underground parking accessed from the alley however parallel parking will continue to exist on both the Glenwood and Gill frontages. The curb line along Glenwood Street will be moved 2 to 3 feet east to provide space for a buffer area with trees and a sidewalk (approved in Phase I of the project).

PEDESTRIAN AND BICYCLE INFRASTRUCTURE

According to the 2015 Community Streets plan, both Glenwood and Gill are designated as shared streets with no bicycle designation. The nearest, designated bike routes are Millward Street (1 block west of the project) and Mercill Avenue (1 block north of the project). Low speeds and traffic volume on the connecting streets provide safe access to both.

Pedestrian improvements to both street frontages to provide the maximum space available based on the existing structure are proposed as part of this project. A 5' hardscaped buffer area and a variable (6' minimum) sidewalk is proposed on Glenwood Street. Either standalone street lights or sidewalk illumination on the building is proposed for the street frontage.

WATER

Water will be supplied by the Town of Jackson through the existing distribution system through a 8" main located within Gill Avenue or a 6" main located in Glenwood Street. Phase II will either use the already approved Phase I connections or connect separately to the water main in Glenwood Street. Connections to the TOJ system will require an encroachment permit and a coordinated effort with the TOJ Public Works Department to identify the appropriate water service tap location. Once the system is on the project property it will be owned and operated by the development and all maintenance will be the responsibility of the development. It is expected that adequate capacity is available from the existing TOJ water system without additional improvements to the system. A water demand estimate analysis and water model analysis are provided in the Development Plan Submittal, which included both phases of the project.

Irrigation will be provided to plantings in the courtyard and to the landscaping and trees in the buffer area. Streetscape irrigation will be provided in the same manner as Phase I streetscape irrigation.

WASTEWATER

Sanitary sewer will be connected to a proposed manhole on the existing Town of Jackson sewage collection line within the alley west of the site and eventually be treated at the TOJ Wastewater Treatment Plant in South Park. The sewage collection lines internal to the project will be the responsibility of the development for operation and maintenance. A wastewater demand estimate analysis is included in the Development Plan Submittal.

The proposed parking garage under 165 Glenwood will require a sewer service (without an easement) running through the property, from the St. John's Church Preschool Building, to be relocated. Coordination with St John's is underway and Jorgensen has been contracted to design a relocation of this connection.

Phase II of the development will either utilize the Phase I sewer connection in the alley or connect using a new connection, also in the alley.

CABLE UTILITIES AND GAS

Power and communication lines will enter the project via the alley west of the project. Lower Valley Energy and cable utility lines arrive at the site via buried and overhead utility lines at the western lot corner between 165 and 185 N. Glenwood (in the alley). At this location they are directed underground to nearby vaults and pedestals. A single 2-inch gas main is located within the alley and a connected service line runs east-west beneath the southern portion of 165 N. Glenwood. The service will be removed as part of the project. The project will also bury the overhead utility lines extending along the alley adjacent to 165 N. Glenwood prior to the completion of Phase II of construction.

A summary of the currently identified points of coordination with TOJ Public Works is attached to this letter. We look forward to discussing these and any other project elements that the Town has identified at our pre application conference. Please do not hesitate to contact us if you have any comments or questions.

Sincerely,
JORGENSEN ASSOCIATES, PC



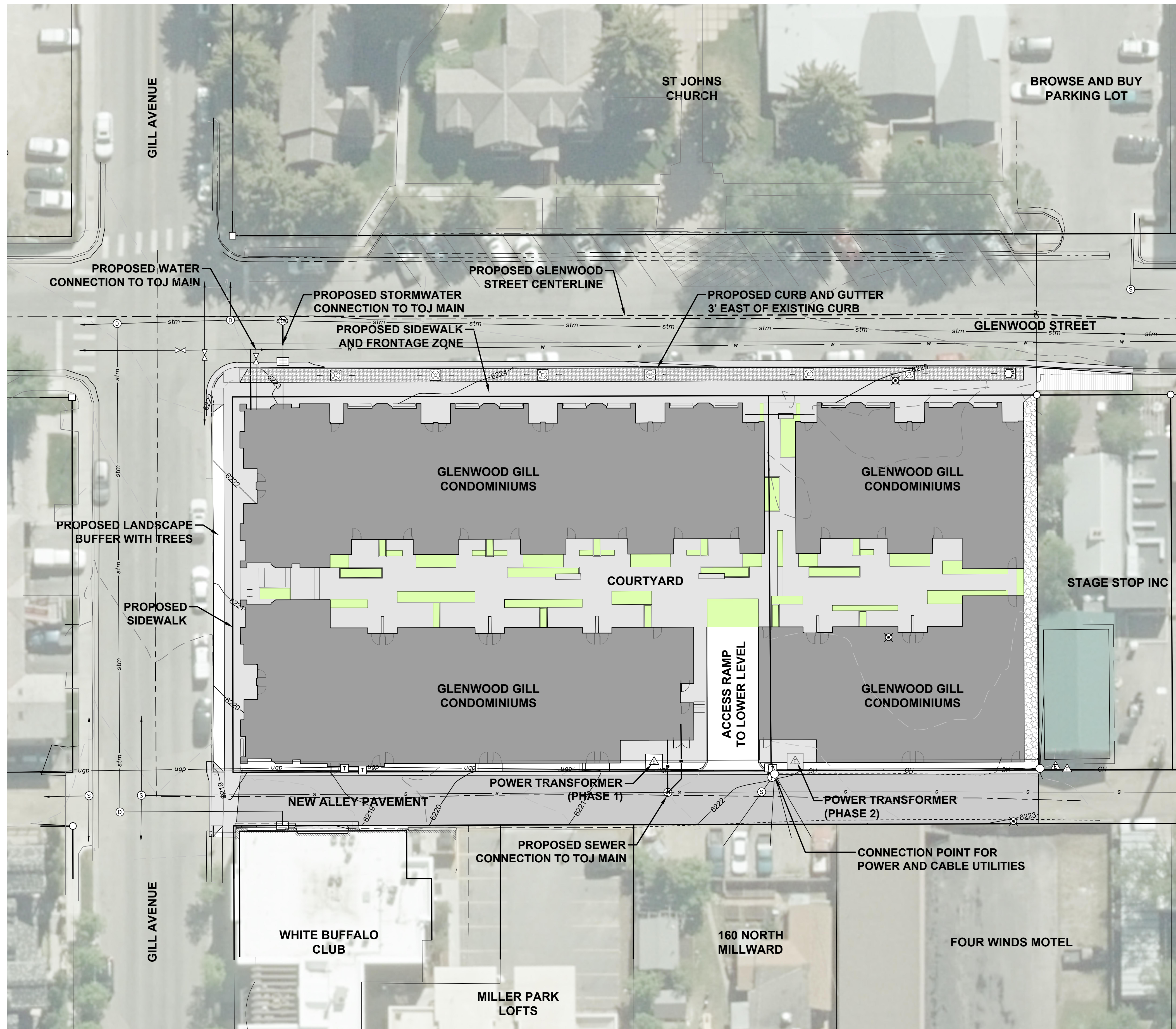
Joseph Lovett, P.E.
Project Engineer

Enclosures: (1) Glenwood and Gill Condominiums: Existing and Proposed Plans (4 pages)

SUMMARY OF TOWN OF JACKSON PUBLIC WORKS COORDINATION ITEMS

The project team will coordinate with the TOJ Engineering and Public Works Department on the following items:

- Possible stormwater inlet near south end of project
- Proposed new connection for Phase II water and sewer: will TOJ allow separate connections from Phase I?
- Water connection: if a separated connection to the Town water system is used, will the 6" main in Glenwood need to be upgraded?
- Water connection & fire dept coordination: TC fire had concerns with PHI fire sprinkler configuration. Was this resolved? Can PHII use the same method as PHI or does it need to be different?
- Excavation and shoring discussion (including encroachment)

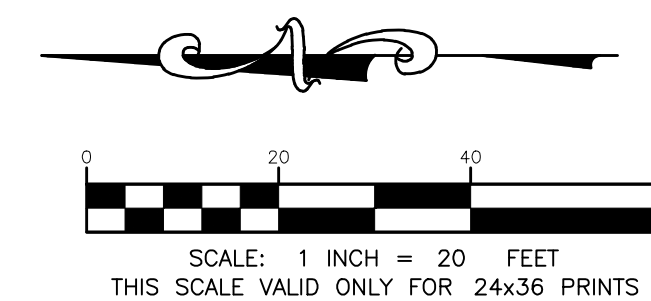


GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
2. EXISTING BASE MAPPING WAS PREPARED BY ON SITE LAND SURVEYORS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
4. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
6. BURIED UTILITIES
 - 6.1. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
 - 6.2. CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING.
 - 6.3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
 - 6.4. CONTRACTOR SHALL NOTIFY WYOMING ONE CALL, 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
7. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
8. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
9. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
10. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
11. CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING H. BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
12. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
13. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
14. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

WATER AND SEWER UTILITY NOTES

1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079, PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
3. CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
4. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPWSS 02225.
5. CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES, LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
7. WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
8. SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.



– PRELIMINARY –
SUBJECT TO CORRECTION
AND APPROVAL

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

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Any discrepancies shall be reported immediately to the
Architect before proceeding. Only figured dimensions should
be used. Contractors and fabricators to verify all dimensions
on site prior to beginning Work.



NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

[illegible]

PROFESSIONAL SEAL

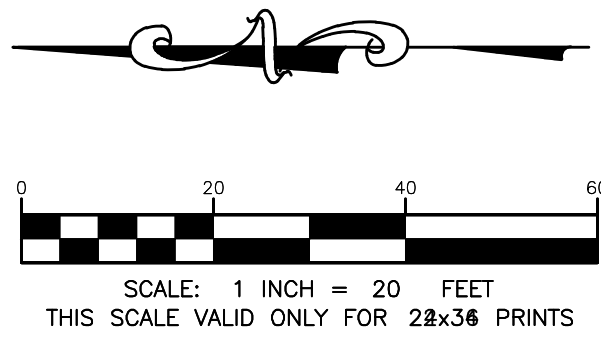
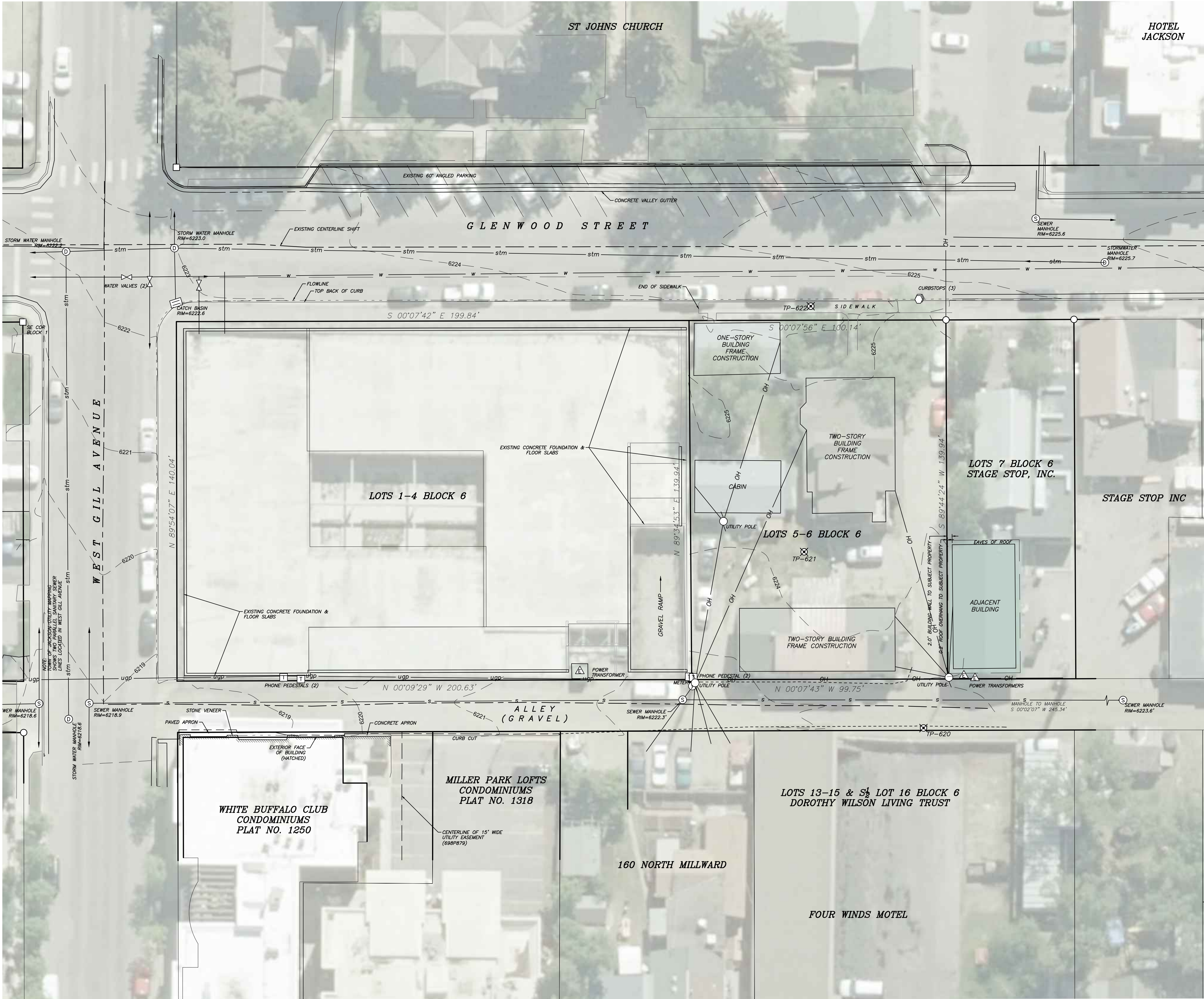
PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

C 1.0

Drawing Name

SITE OVERVIEW



- LEGEND
- INDICATES A STEEL PIPE WITH A BRASS CAP INSCRIBED "PE&LS 578" FOUND THIS SURVEY
 - INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 3831" FOUND THIS SURVEY
 - ⊗ INDICATES A PK-BRAND NAIL SET THIS SURVEY FOR ORIENTATION AND MAPPING PURPOSES
 - SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - CENTERLINE OF STREET
 - - - EDGE OF PAVEMENT
 - - - EDGE OF GRAVEL
 - - - EDGE OF CONCRETE
 - - - TOP BACK OF CURB
 - - - FLOWLINE
 - OH - OVERHEAD LINE
 - S - SANITARY SEWER LINE
 - - - BUILDING - SIDING
 - - - BUILDING - EAVES OF ROOF

SURVEY NOTES:

ORIGINAL AND SUPPLEMENTARY TOPOGRAPHIC MAPPING WAS CONDUCTED BY ON SIGHT LAND SURVEYORS, INC USING THE ON SITE LAND SURVEYORS, INC. TETON COUNTY CONTROL NETWORK 2001 COORDINATE SYSTEM AND NGVD29 DATUM

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

NORTHWORKS
CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

1512 N. Throop Street Chicago, Illinois 60642
T 312-440-9850 F 312-440-9851 www.nwks.com

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NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
10.25.2019	DEVELOPMENT PLAN REVIEW

PROFESSIONAL SEAL

PROJECT
GLENWOOD GILL
165 AND 185 GLENWOOD ST.
JACKSON, WY 83001

18105	Project No.
JL	Drawn By
AJ	Checked By
Discipline	Drawing No.

C 1.1

Drawing Name
EXISTING CONDITIONS

Drawing Name
SITE PLAN

Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

GRANTOR: ROSEVILLE VENTURES II LLC
GRANTEE: GLENWOOD JH INC
Doc 0998313 Filed At 15:27 ON 09/10/20
Maureen Murphy Teton County Clerk fees: 15.00
By Corrina Dorman Deputy Clerk

WARRANTY DEED

Roseville Ventures II, LLC, a Wisconsin limited liability company, GRANTOR(S), of Teton County, WY, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Glenwood JH, Inc., a Wyoming corporation, GRANTEE(S), whose address is 4011 80th Street, Kenosha, WI 53142, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

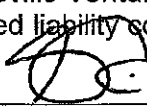
Lots 1, 2, 3, and 4 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1901 as Plat No. 100.

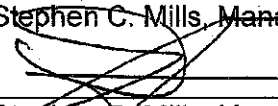

PIDN: 22-41-16-28-4-10-001

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.


WITNESS the due execution and delivery of this Warranty Deed this 4
day of SEPTEMBER, 2020.

Roseville Ventures II, LLC, a Wisconsin
limited liability company

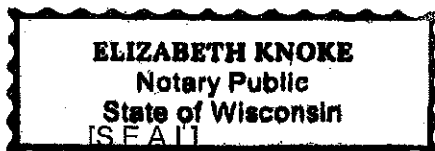

Stephen C. Mills, ~~Managing Member~~ Manager

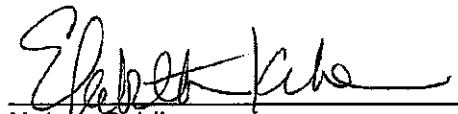

Stephen R. Mills, ~~Managing Member~~ Manager 

STATE OF Wisconsin)
COUNTY OF Kenosha) ss.

 Manager The foregoing instrument was acknowledged before me by Stephen C. Mills,
~~Managing Member~~ of Roseville Ventures II, LLC, a Wisconsin limited liability company
this 4th day of September, 2020.


WITNESS my hand and official seal.



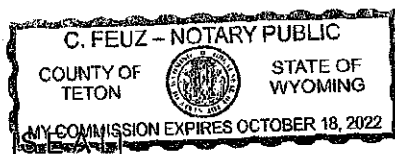

Notary Public

My commission expires: May 3, 2023

STATE OF Wyoming)
COUNTY OF Teton) ss.

 Manager The foregoing instrument was acknowledged before me by Stephen R. Mills,
~~Managing Member~~ of Roseville Ventures II, LLC, a Wisconsin limited liability company
this 4 day of SEPTEMBER, 2020.

WITNESS my hand and official seal.




Notary Public

My commission expires: _____

WARRANTY DEED

Released	
Indexed	✓
Abstracted	✓
Scanned	

Cony Corporation, a Wyoming corporation, 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, and pursuant to an I.R.C. § 1031 tax deferred exchange for benefit of Grantee, CONVEYS and WARRANTS to Roseville Ventures II, LLC, a Wisconsin limited liability company, GRANTEE whose address is 4011 80th Street, Kenosha, WI 53142, 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:

Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the office of the Teton County Clerk on July 18, 1901 as Plat No. 100.

PIN: 22-41-16-28-4-10-004

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 record.

WITNESS our hands this 28 day of December, 2016.

GRANTOR: CONY CORPORATION
GRANTEE: ROSEVILLE VENTURES II LLC
Doc 0919653 bk 937 pg 746-746 Filed At 14:34 ON 12/28/16
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy

Cony Corporation, a Wyoming corporation:

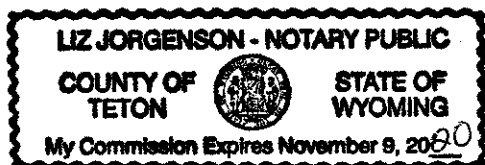
Andrew Evans Carson
Andrew Evans Carson, President/Director

James A. Roscoe
James A. Roscoe, Secretary/Director

STATE OF WYOMING)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 28 day of December, 2016 by Andrew Evans Carson as President/Director and James A. Roscoe as Secretary/Director of Cony Corporation, a Wyoming corporation.

WITNESS my hand and official seal.



[Signature]
Notary Public
My Commission Expires: _____