



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 30, 2021	REQUESTS: The applicant is submitting a request for an Encroachment Agreement Addendum for the property located at 175 S Glenwood St., legally known as LOTS 11-12, BLK 2, WORT-2, PIDN: 22-41-16-33-1-08-004 For questions, please call Brian Lenz at 733-3097, x1410 or email to the address shown below. Thank you.
Item #: P21-234	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owner: Arts District West, LLC PO Box 10483 Jackson, WY 83002 Applicant: same	
Please respond by: September 20, 2021 (with Comments)	

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



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: Glenwood + Simpson
Physical Address: 175 South Glenwood Street
Lot, Subdivision: Lots 11 & 12 of block 2 of the second wort addition PIDN: 22-41-16-33-1-08-004

PROPERTY OWNER.

Name: Arts District West, LLC. Phone: 307.699.2260
Mailing Address: PO Box 10483, Jackson, WY ZIP: 83002
E-mail: stephen@vesko.com

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

☒ Property Owner ☐ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

☐ Basic Use
☐ Conditional Use
☐ Special Use

Relief from the LDRs

☐ Administrative Adjustment
☐ Variance
☐ Beneficial Use Determination
☐ Appeal of an Admin. Decision

Physical Development

☐ Sketch Plan
☐ Development Plan
☐ Design Review

Subdivision/Development Option

☐ Subdivision Plat
☐ Boundary Adjustment (replat)
☐ Boundary Adjustment (no plat)
☐ Development Option Plan

Interpretations

☐ Formal Interpretation
☐ Zoning Compliance Verification

Amendments to the LDRs

☐ LDR Text Amendment
☐ Map Amendment

Miscellaneous

☒ Other: Encroachment Agreement
☐ Addendum
☐ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type 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>.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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 Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

August 27, 2021

Kelly Sluder, Building Official
Town of Jackson Building Department
PO Box 1687
Jackson WY 83001

**Re: Glenwood + Simpson Mixed Use Building
Summary of CDs Revision 9**

The following is a summary of the revisions to Civil Engineering CDs that have been made since the last Building Permit set revision (Permit Response Rev. 7, 8; 05/05/2021).

Sheet	Description	Description/Changes
C1.2	Finished Conditions	CenturyLink infrastructure relocated.
C2.1	Site Plan	Tree removed from northern-most landscape area.
C2.4	Grading Plan Glenwood	No parking sign location shifted south.
C2.7	Striping and Signage Plan	

Respectfully submitted,

Vince Roux, MS
Civil Engineering Dept. Co-Manager
vince@y2consultants.com

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT ("First Amendment"), dated this ___ day of _____, 2021 ("Effective Date"), is entered into by and between Arts District West, LLC, a Wyoming limited liability company whose address is PO Box 1569, Jackson, WY 83001 ("Developer"), and the TOWN OF JACKSON, a municipal corporation of the State of Wyoming whose address is PO Box 1687, Jackson, WY 83001 ("Town").

WHEREAS, Developer is the owner in fee simple of that certain real property in Teton County, Wyoming, described as follows, the "Subject Property," the development of which will be referred to in this First Amendment from time to time as either the "Glenwood + Simpson Project" or the "Development":

Street Address: 175 South Glenwood Street

Legal Description: Lots 11 & 12 of Block 2 of the Second Wort Addition to the Town of Jackson, according to the plat recorded as Plat 129 in the office of the County Clerk of Teton County, Wyoming.

PIDN: 22-41-16-33-1-08-004.

WHEREAS, the Developer and the Town entered into a Development Agreement for the development Glenwood + Simpson Project with an Effective Date of _____, which memorialized their understanding regarding the Development; and

WHEREAS, Paragraph 5.D. of the Development Agreement required the relocation of a "Centurylink Pedestal" from the Town right-of-way to "a location on the Subject Property;" and

WHEREAS, Exhibits A and B to the Development Agreement reflected certain elements of the relocation of the Centurylink Pedestal; and

WHEREAS, the Town and Developer have agreed to an alternate area of relocation of the Centurylink Pedestal and by this First Amendment wish to amend the Development Agreement to reflect such alternate area of relocation of the Centurylink Pedestal.

NOW, THEREFORE, IT IS HEREBY AGREED that for and in consideration of the aforesaid Recitals, made a part of this Agreement, the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, paid by each of the said parties to the other, Developer on its own behalf or any successor in interest or assign, and the Town do mutually covenant and agree to amend the Development Agreement as follows:

1. REPLACEMENT OF PARAGRAPH 5.D IN ITS ENTIRETY. Paragraph 5.D. of the Development Agreement, entitled CENTURYLINK PEDESTAL RELOCATION, is hereby deleted in its entirety and replaced with the following:
 - D. CENTURYLINK PEDESTAL RELOCATION: Generally described as the relocation of a CenturyLink pedestal from its former location to the location specified on the attached Exhibit B ("Centurylink Pedestal Relocation"). The Developer is required to relocate it as follows:
 - i. Relocation: Developer shall relocate Centurylink Pedestal within the Town of Jackson right-of-way to the area shown on the attached Exhibit B.
 - ii. Cost: Relocation of the Centurylink Pedestal by the Developer shall be at its sole cost and expense.
 - iii. Maintenance: The Developer shall have no obligation to maintain the Centurylink Pedestal once the Developer completes its relocation.

iv. Ownership: Centurylink shall own the Centurylink Pedestal and all utilities associated therewith.

2. REPLACEMENT OF EXHIBITS A AND B TO DEVELOPMENT AGREEMENT. EXHIBITS A and B to the Development Agreement are hereby deleted in their entirety and replaced with EXHIBITS A and B attached hereto and by this reference incorporated herein.

This First Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which shall constitute but one instrument; and may be delivered via facsimile, PDF or other electronic transmission. In the event of a conflict between the Agreement and this First Amendment, the terms of this First Amendment shall govern. Except as amended by this First Amendment, the Agreement remains in full force and effect.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY; SIGNATURES FOLLOW ON NEXT PAGE]

TOWN OF JACKSON, a
municipal corporation of the
State of Wyoming

Pete Muldoon, Mayor

ATTEST:

Sandra P. Birdyshaw, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Pete Muldoon, as the Mayor of the Town of Jackson, Wyoming, and by Sandra P. Birdyshaw, as the Town Clerk of the Town of Jackson, Wyoming, who are each personally known to me or has each established their identity and authority to me by reasonable proof, this _____ day of _____, 2021.

WITNESS my hand and official seal.

Notary Public
My commission expires:

ARTS DISTRICT WEST, LLC a Wyoming
limited liability company

By: _____
Its: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by _____, as _____
_____ of _____, who is personally known to me or has
established their identity and authority to me by reasonable proof, this _____ day of _____
_____, 2021.

WITNESS my hand and official seal.

Notary Public
My commission expires:

DRAFT 08.27.2021

DRAFT 08.27.2021

SURVEY NOTES

TOPOGRAPHIC FEATURES SHOWN HEREON REPRESENT CONDITIONS DETERMINED BY A FIELD SURVEY MADE DURING JULY & AUGUST OF 2018, AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THAT DATE.

- BUILDING FOOTPRINTS AS SHOWN HEREON REPRESENT FIELD MEASUREMENTS MAPPED AS PART OF THIS SURVEY AND ARE NOT INTENDED TO REPRESENT ARCHITECTURAL DIMENSIONS. ROOF EAVES AND AWINGS WERE NOT MAPPED AS PART OF THIS SURVEY EXCEPT WHERE SPECIFICALLY INDICATED.
- THE PROPERTY BOUNDARY FOR LOT 11/12 SHOWN HEREON IS RESOLVED BASED ON FOUND SURVEY MONUMENTS AND BOUNDARY RESOLUTION PRINCIPLES. EXCEPT WHERE BEARINGS AND DISTANCES ARE EXPLICITLY STATED, BOUNDARIES OF ADJACENT PROPERTIES ARE CALCULATED BASED ON FOUND MONUMENTS AND ARE FOR REFERENCE ONLY.
- CURRENT ZONING = CR-1 (T.O.J. COMMERCIAL RESIDENTIAL-1)
- FOR APPLICABLE SETBACK AND HEIGHT REGULATIONS ESTABLISHED BY THE TETON COUNTY LAND DEVELOPMENT REGULATIONS, EFFECTIVE MAY 24, 1994, AS AMENDED, REFER TO THE COUNTY DOCUMENT (ORDINANCE 1198).
- BASE ELEVATION = 6235.3' AT CP NO. 2030 AS SHOWN HEREON (US SURVEY FEET IN THE NAVD88 DATUM).
- THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT AND IS CONSIDERED GEODETIC.
- ALL HORIZONTAL MEASUREMENTS ARE IN UNITS OF US SURVEY FEET AND ARE GPS DERIVED GROUND MEASUREMENTS BASED ON THE WYOMING WEST (ZONE 4904) STATE PLANE COORDINATE SYSTEM, NAD 1983, GEOID 12B. THE PROJECT SCALE FACTOR IS 1.0003212080.

PROJECT NOTES

PROJECT REVIEWED AND APPROVED UNDER FDP P18-156.

LANDSCAPE

FDP REQUIREMENT = 750 SF
PROVIDED = 2,341 SF

GEFC PLAN LEVEL REQUIRED

SLOPES < 5%
AREA OF DISTURBANCE > 1,000 SF
(APPROX. 25,681 SF)

STORMWATER MANAGEMENT

SEE SHEET C2.6 STORMWATER PLAN

PARKING AND LOADING:

FDP REQUIREMENT = 22-33 SPACES REQUIRED
PROVIDED = 25 SPACES (BASEMENT)
8 SPACES (STREET)

CONSTRUCTION MANAGEMENT PLAN:

CONSTRUCTION MANAGEMENT PLAN SUBMITTED SEPARATELY.

DEMOLITION NOTES

SEE C1.1 - EXISTING CONDITIONS AND DEMOLITION PLAN

DESIGN NOTES

GREASE INTERCEPTOR SIZING NOTES:

PER WYDEQ CH. 25, PG 25-16:

WASTE INTERCEPTOR RETENTION STORAGE
PER PEAK HOUR X FLOW RATE X TIME X FACTOR = SIZE (GAL.)

NO. OF SEATS = 88 SEATS
NO. OF MEALS PER PEAK HOUR = 117 MEALS PER PEAK HOUR
WASTE FLOW RATE = 6 GALLONS PER MEAL PER DAY
RETENTION TIME = 2.5 HOURS
STORAGE FACTOR = 2

117 X 6 X 2.5 X 2 = 3,511 GALLONS OF LIQUID CAPACITY

STORMWATER DETENTION BASIN PUMP NOTES:

- THE STORMWATER PUMP WILL BE SIZED BASED ON THE FOLLOWING CONDITIONS OF SERVICE:

	STATIC HEAD	DYNAMIC HEAD	TOTAL HEAD	FLOW RATE
STORMWATER PUMP	18 FT	2 FT	20 FT	116 GPM
- GOULDS WS10B (1 HP SEWAGE PUMP) OR APPROVED EQUAL.
- CONTRACTOR SHALL PROVIDE SUBMITTAL OF STORMWATER PUMP FOR APPROVAL BY DESIGN ENGINEER.
- INCLUDE DUPLEX CONTROL PANEL (NEMA 4X CONTROL PANEL ENCLOSURE W/ HIGH WATER ALARM AND HORN, LEAD-LAG CONTROLS, CIRCUIT BREAKERS, HAND-OFF-AUTO SWITCH, RUN LIGHT, UL LISTED, PAD LOCKABLE ENCLOSURE) OR APPROVED EQUALS. THESE SYSTEMS CAN BE INTEGRATED INTO THE BUILDING CONTROL SYSTEM BY OTHERS, BUT MANUAL OPERATION AND OVERRIDE MUST REMAIN.
- THE ALARM PANEL MUST BE LOCATED IN A CONSPICUOUS LOCATION - EASILY VISIBLE AND WITHIN AUDIBLE RANGE DURING NORMAL BUILDING USE - TO PROVIDE THE INTENDED BENEFIT. IT SHOULD ALSO BE CONNECTED TO THE BUILDING ALARM OR MONITORING SYSTEM IF ONE EXISTS. THE DETAILS OF THESE CONNECTIONS ARE NOT EXPLICITLY SPECIFIED IN THIS SET OF PLANS, AND SHOULD BE PROVIDED BY OTHERS AS APPROPRIATE.

CONSTRUCTION NOTES

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

WY DEQ AND IPC SPECIFICATIONS:

UNLESS SPECIFIED OTHERWISE ON THIS DRAWING, ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (WYDEQ) WATER QUALITY RULES AND REGULATIONS AND THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE.

WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS:

ALL CONSTRUCTION SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATION (WPWSS; INCLUDED BY REFERENCE) UNLESS OTHERWISE SPECIFIED.

- ALL MATERIAL SHALL BE INSTALLED ACCORDING TO MANUFACTURER GUIDELINES AND RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
- MAINTAIN CONSISTENT PIPE GRADE TO DESIGNATED HIGH AND LOW POINTS.
- SITE IMPROVEMENTS SHALL BE INSTALLED PROMPTLY IN ORDER TO REDUCE THE POTENTIAL FOR DUST EMISSIONS.
- THE AREA DISTURBED BY CLEARING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL BE KEPT TO A MINIMUM AT ALL TIMES, ALLOWING IMPROVEMENTS TO BE IMPLEMENTED IN SECTIONS AND USING DITCH BLOCKS AS NECESSARY.
- SOIL-DISTURBING ACTIVITIES WILL BE AVOIDED DURING PERIODS OF HEAVY RAIN OR WET SOILS.
- ALL CONSTRUCTION MATERIALS WILL BE REMOVED FROM SITE AS SOON AS POSSIBLE AND NO LATER THAN 30 DAYS AFTER COMPLETION OF CONSTRUCTION.
- WY BMPs WILL BE FOLLOWED FOR ANY HYDRAULIC OR OIL LEAK IN ACCORDANCE WITH DEQ PROVISIONS.
- STATE LICENSED FUEL HANDLER COMPANIES WILL BE REQUIRED FOR THE ON-SITE FUELING NEEDS.
- CONCRETE WASH DISCHARGE SHALL BE CONTAINED AND PREVENTED FROM ENTERING STORMWATER OR PUBLIC WATER WAYS.
- COORDINATES ARE USED TO CALCULATE BEARINGS, DISTANCES, AND ANGULAR MEASUREMENTS SHOWN HEREON. SURVEY ACCURACY IS NOT REFLECTED BY SAID COORDINATES AND DERIVED DATA.
- ALL PUBLIC TRAVEL WAYS SHALL BE KEPT CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS.
- EXISTING UTILITY INFRASTRUCTURE TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS. ADJUST UTILITY INFRASTRUCTURE TO MATCH FINAL GRADE.

INSPECTIONS AND TESTING:

TOWN OF JACKSON GRADING AND EROSION CONTROL PERMITS REQUIRE THE DESIGN ENGINEER TO CERTIFY CONSTRUCTION PRIOR TO A FINAL INSPECTION BY THE TOWN OF JACKSON ENGINEERING DEPARTMENT.

- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DESIGN ENGINEER FOR INSPECTIONS.
- FAILURE TO CALL FOR INSPECTIONS COULD RESULT IN A CERTIFICATION OF NON-COMPLIANCE BY THE DESIGN ENGINEER
- INSPECTIONS ARE REQUIRED BY THE DESIGN ENGINEER AT THE FOLLOWING PROGRESS MILESTONES:**
 - DURING INSTALLATION OF WATER, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE WITH PUBLIC CONNECTIONS, INCLUDING BUT NOT LIMITED TO:**
 - STORMWATER MANHOLES AND CATCH BASINS**
 - STORMWATER TREATMENT AND STORAGE SYSTEM, PUMPS, AND CONTROLS**
 - SEWER SERVICE AND MANHOLE**
 - DOMESTIC AND FIRE WATER SERVICES**
 - WATER AND SEWER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH TOWN OF JACKSON PUBLIC WORKS STANDARDS.
 - SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REVIEW REPORT BY WOMACK & ASSOCIATES (JUNE 2008).
 - CONTACT THE TOJ PUBLIC WORKS DEPARTMENT PRIOR TO COMPLETING ANY WORK INVOLVING WATER, SANITARY SEWER, OR STORM SEWER INFRASTRUCTURE.

GRADING AND EROSION CONTROL NOTES

PLAN LEVEL

DEVELOPMENT SCHEDULE:

- LAND DISTURBING ACTIVITIES WILL BEGIN SPRING 2020 AND BE COMPLETED FALL 2022, PENDING PERMIT APPROVAL.
- LANDSCAPING WILL OCCUR AS SOON AS CONDITIONS ALLOW PER THE NOTES BELOW.

PROPOSED GRADING PLAN:

- GRADE ALL AREAS AS SHOWN ON THE PLANS WHILE PROVIDING FOR SMOOTH TRANSITIONS TO EXISTING GRADE.
- MATERIAL SPOILS WILL BE STOCKPILED ONSITE AS LONG AS THE SPACE REMAINS AVAILABLE. MATERIAL WILL THEN BE STOCKPILED OFFSITE ACCORDING TO THE CONSTRUCTION MANAGEMENT PLANS.
- TOPSOIL WILL BE STRIPPED FROM AREAS TO BE DISTURBED BY EXCAVATION, FILLING, OR COMPACTION BY EQUIPMENT.
- STOCKPILE TOPSOIL OFFSITE, PREVENT MIXING WITH SUBSOIL OR OTHER MATERIALS, AND PROTECT FROM EROSION.

INVASIVE SPECIES MANAGEMENT:

30 DAYS PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES THE CONTRACTOR SHALL CONTACT TETON COUNTY WEED AND PEST TO INVENTORY EXISTING WEEDS DEVELOP AN INVASIVE SPECIES MANAGEMENT PLAN. CONTRACTOR WILL ALSO COMPLY WITH THE FOLLOWING NOTES:

- ALL CONSTRUCTION EQUIPMENT WILL BE CLEANED PRIOR TO ENTERING THE SITE.
- SOIL STOCKPILES WILL BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
- DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT WILL BE MINIMIZED.
- ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE WILL BE KEPT ON ACTIVE MANAGEMENT USING THE METHODS LISTED IN THE INVASIVE SPECIES MANAGEMENT PLAN. THIS AREA WILL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

REVEGETATION DETAILS:

- SEE LANDSCAPE PLANS FOR REVEGETATION NOTES AND DETAILS

EROSION CONTROL PLAN:

- EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY BY THE GENERAL CONTRACTOR/CONSTRUCTION SITE MANAGER AND REPAIRED AS REQUIRED.
- THE GENERAL CONTRACTOR/CONSTRUCTION SITE MANAGER SHALL COMPLY WITH WYDEQ WYPDES SMALL CONSTRUCTION GENERAL PERMITS AND LARGE CONSTRUCTION GENERAL PERMITS FOR SITES LESS THAN 5 ACRES AND LARGER THAN 5 ACRES, RESPECTIVELY.
- SILT FENCES WILL BE INSTALLED ALONG THE TOE OF THE DOWN-SLOPE SIDE OF MATERIAL STOCKPILES AND CUT AND FILL SLOPES, AND WHERE INDICATED ON PLANS.
- THE SILT FENCES WILL REMAIN IN PLACE UNTIL THE STOCKPILED MATERIAL IS REMOVED, AND ELSEWHERE UNTIL AREAS ARE REVEGETATED.
- STRAW WATTLES SHALL BE INSTALLED WHERE NECESSARY TO PREVENT EROSION, PER DETAILS, AND AS INDICATED ON PLANS.
- STORMWATER INFRASTRUCTURE SHALL BE PROTECTED FROM SEDIMENT WITH STRAW WATTLES, SEDIMENT FILTER SOCKS, OR OTHER PRE-APPROVED METHODS. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB INLET GRATES, GUTTERS, CATCH BASIN INLETS, ETC.

GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

SECOND WORT ADDITION, JACKSON WY, 83001

NOTES

C0.1

DATE	DRAWING SET TITLE
10/30/2020	CONST. DOC (REV. 6)
11/23/2020	CONST. DOC (REV. 7)
05/05/2021	CONST. DOC (REV. 8)
08/27/2021	CONST. DOC (REV. 9)
DRAWN BY: JG & PE	
CHECKED BY: VR	
JOB #: 17429	

CONSULTANTS

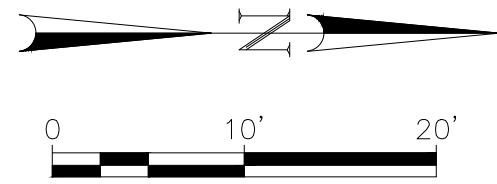


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307.739.2999



ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

LAST SAVED: 12/30/2020 4:40 PM BY: JACOB RYOT BY: VINCE ROUX
F:\2017\17429_Maryland_Lots-11-12\CD\17429_CIVIL-DEM\CD\17429_BASE-CIVIL.dwg



DEMOLITION NOTES:

1. TRENCHING WORK SHALL COMPLY WITH OSHA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR TRENCH SAFETY.
2. DEMOLITION SHALL OCCUR AS PERMITS ALLOW.
3. PRELIMINARY DEMOLITION WORK WITHIN THE PROPERTY BOUNDARY PER DEMOLITION PERMIT.
4. REMAINING WORK BEYOND PROPERTY BOUNDARIES PER PUBLIC RIGHT OF WAY PERMIT

POWER SERVICE NOTES:

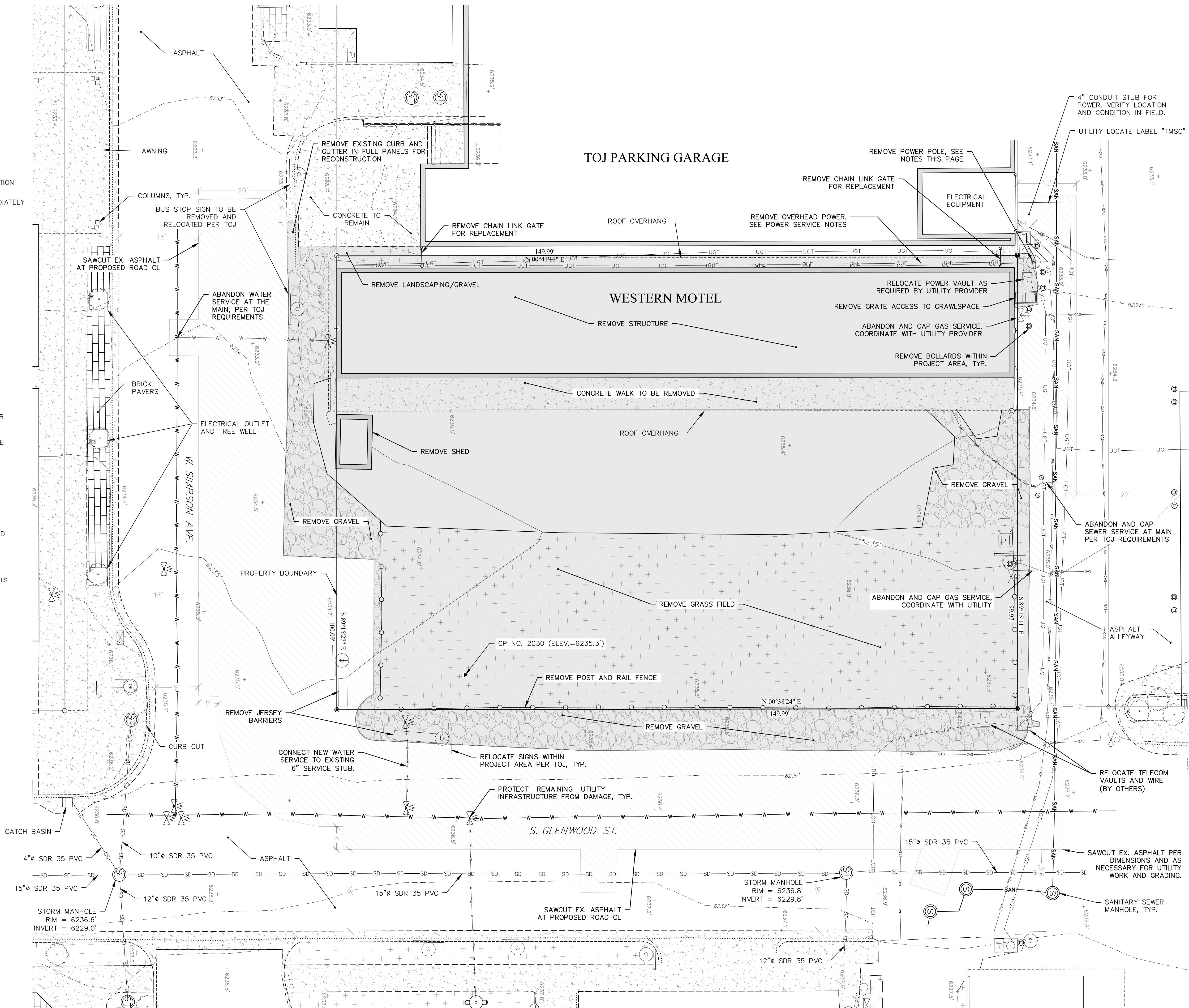
1. PRESERVE TRANSFORMER ON POLE THROUGH CONSTRUCTION UNTIL NEW 3 ϕ TRANSFORMER IS BUILT AND INSTALLED.
2. ABANDON POLE AND EXISTING TRANSFORMER AND IMMEDIATELY SWITCH NEW 3 ϕ TRANSFORMER WHEN APPROPRIATE.

LEGEND

(E)-EXISTING (P)-PROPOSED

	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(E) STRUCTURE
	(E) EDGE OF ASPHALT
	(E) EDGE OF CONCRETE
	(E) TOP BACK OF CURB
	(E) CURB FLOWLINE
	(E) WATER MAIN
	(E) WATER SERVICE
	(E) SEWER MAIN
	(E) SEWER SERVICE
	(E) UNDERGROUND POWER
	(E) UNDERGROUND GAS
	(E) UNDERGROUND PHONE
	(E) STORMWATER MAIN
	(E) FENCE
	PROPERTY BOUNDARY
	COMPLETE DEMOLITION
	SAWCUT, DEMOLITION, AND REPAIR/REPLACEMENT

- INDICATES AN ALUMINUM CAP INSCRIBED "PLS 8469" FOUND THIS SURVEY
- INDICATES A 3 INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 2612" FOUND THIS SURVEY
- ⊕ INDICATES A 3/8 INCH DIAMETER REBAR FOUND THIS SURVEY
- ⊗ INDICATES A BRASS CAP INSCRIBED "RLS 164" FOUND THIS SURVEY
- ◇ INDICATES A "T"-STAKE FOUND THIS SURVEY
- ✕ INDICATES A NAIL AND SURVEY WASHER FOUND THIS SURVEY
- ✦ INDICATES A NAIL FOUND THIS SURVEY
- INDICATES A 3/4 INCH DIAMETER REBAR FOUND THIS SURVEY
- ⊗ CALCULATED POINT (NOTHING FOUND OR SET THIS SURVEY)
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ LIGHT POST
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ WATER SPIGOT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ TELECOMMUNICATIONS PEDESTAL
- ⊕ BOLLARD
- ⊕ ELECTRICAL BOX
- ⊕ ELECTRICAL BOX (FLUSH WITH GROUND)
- ⊕ TELEPHONE PEDESTAL
- ⊕ SEWER CLEANOUT
- ⊕ METAL GRATE
- ⊕ TREE



DATE	DRAWING SET TITLE
10/30/2020	CONST. DOC (REV. 6)
11/23/2020	CONST. DOC (REV. 7)
05/05/2021	CONST. DOC (REV. 8)
08/27/2021	CONST. DOC (REV. 9)
DRAWN BY: JG & PE	
CHECKED BY: VR	
JOB #: 17429	

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LANDSCAPE ARCHITECTURE, GIS
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GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

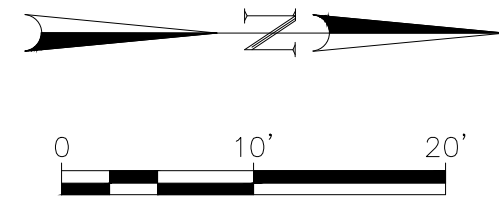
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

SECOND WORT ADDITION, JACKSON WY, 83001

EXISTING CONDITIONS
AND DEMOLITION
PLAN

C1.1

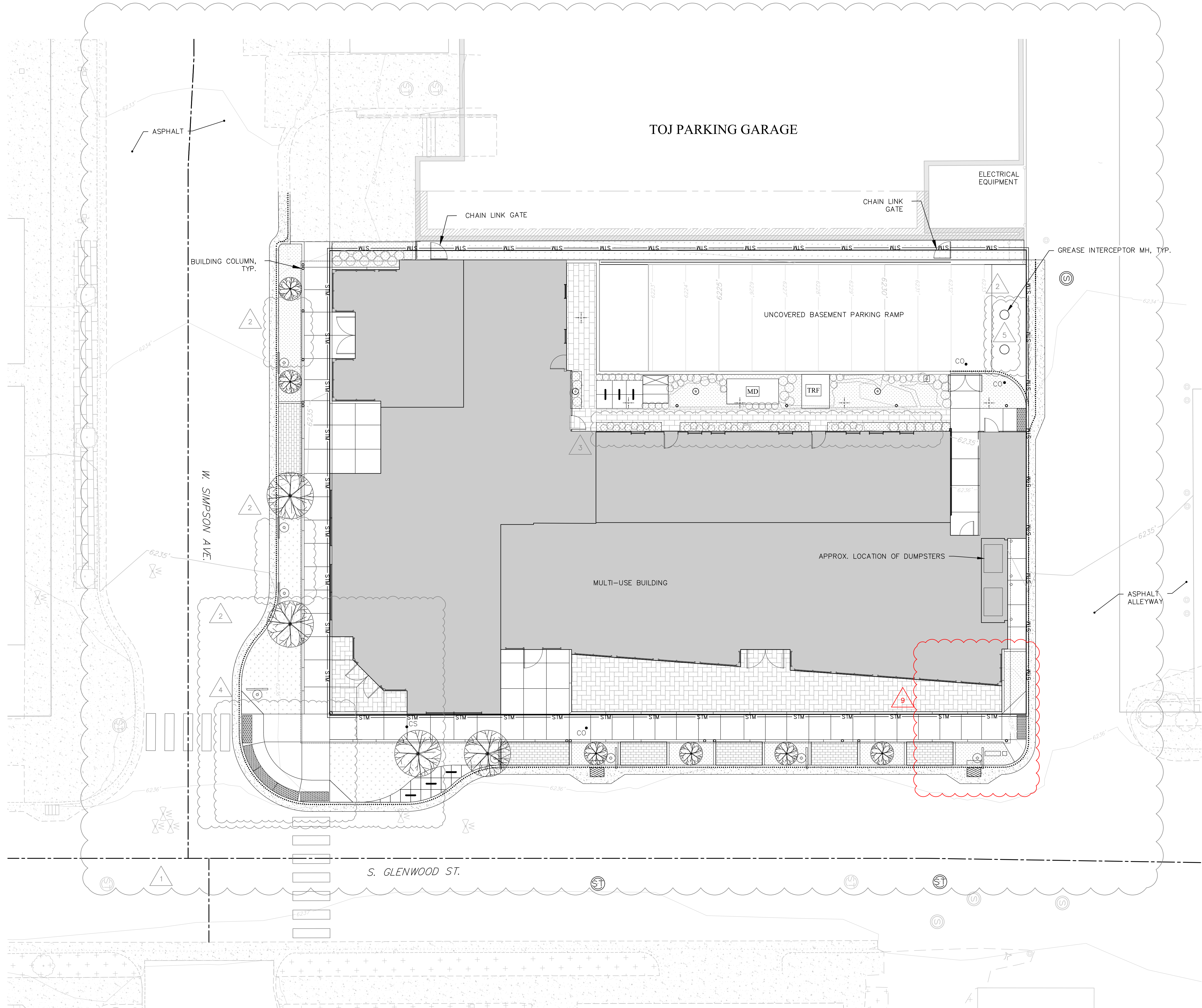
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LEGEND

(E) - EXISTING (P) - PROPOSED

- | | |
|--|----------------------|
| | (P) MAJOR CONTOUR |
| | (P) MINOR CONTOUR |
| | PROPERTY BOUNDARY |
| | (E) STRUCTURE |
| | (P) EDGE OF ASPHALT |
| | (E) EDGE OF CONCRETE |
| | (P) EDGE OF CONCRETE |
| | (P) TOP BACK OF CURB |
| | (E) CURB FLOW LINE |
| | (P) CURB FLOW LINE |
| | (E) CENTERLINE |
| | (P) CENTERLINE |
| | (P) BRICK PAVERS |
| | (E) BRICK PAVERS |
| | (P) LANDSCAPING |
| | (E) LANDSCAPING |
| | (E) CONCRETE |
| | (E) STORM MANHOLE |
| | (P) STORM MANHOLE |
| | (P) CURB STOP |
| | (P) CLEANOUT |



GLENWOOD & SIMPSON MIXED USE BUILDINGS

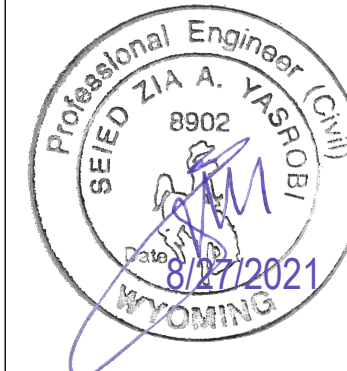
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175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

SECOND WORT ADDITION, JACKSON WY, 83001

FINISHED
CONDITIONS

C1.2



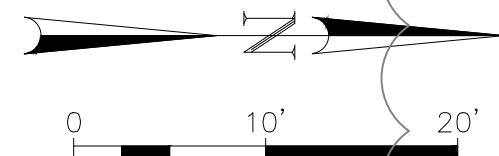
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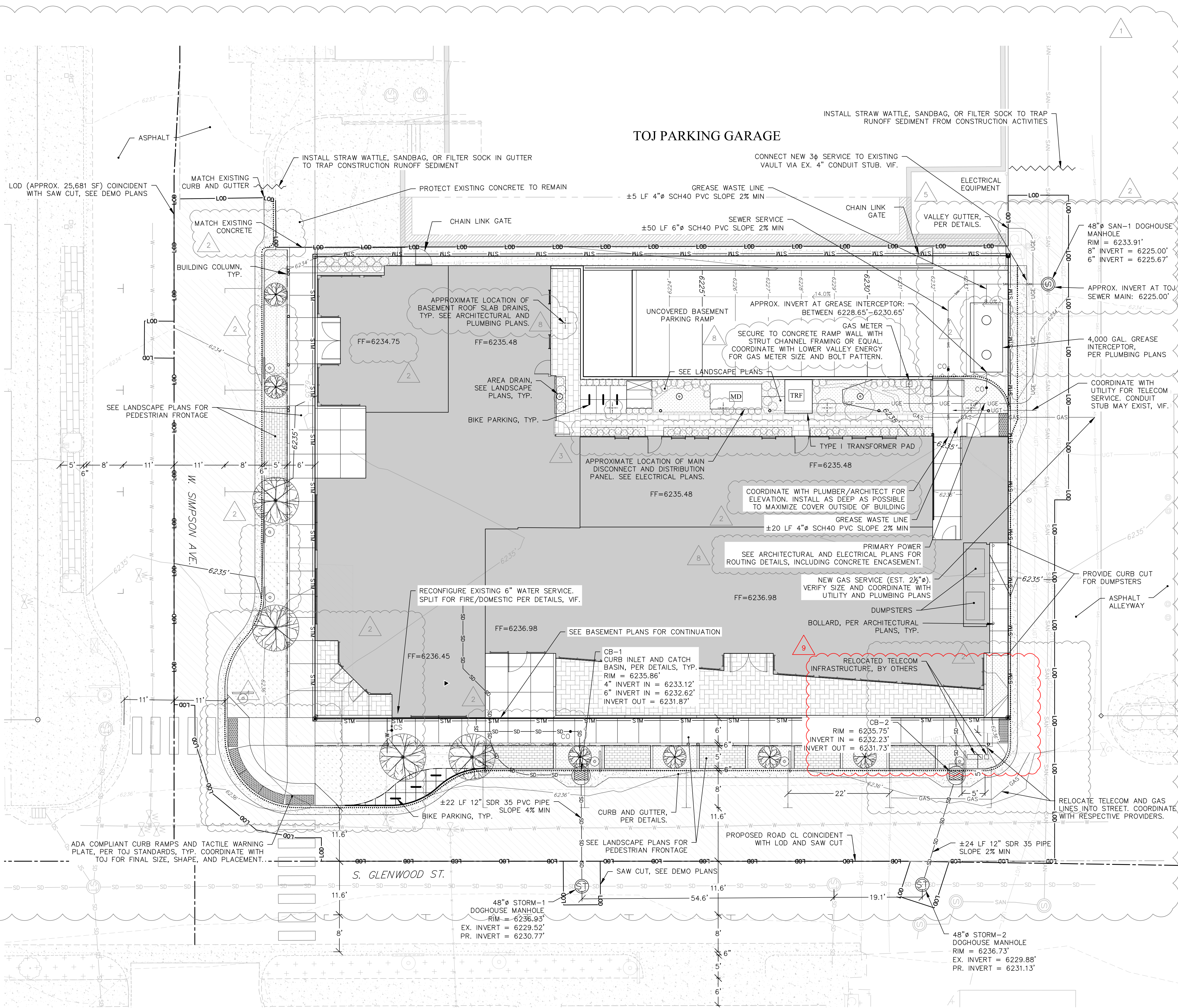
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LEGEND

(E) - EXISTING (P) - PROPOSED

- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (P) MAJOR CONTOUR
- (P) MINOR CONTOUR
- (E) STRUCTURE
- PROPERTY BOUNDARY
- (P) EDGE OF ASPHALT
- (E) EDGE OF CONCRETE
- (P) EDGE OF CONCRETE
- (P) TOP BACK OF CURB
- (E) CURB FLOW LINE
- (P) CURB FLOW LINE
- (P) GUTTER
- (E) WATER MAIN
- (E) WATER SERVICE
- (P) WATER SERVICE
- (E) SEWER MAIN
- (E) SEWER SERVICE
- (P) SEWER SERVICE
- (P) BURIED GAS
- (P) BURIED TELECOM
- (P) BURIED POWER
- (P) MAIN DISCONNECT
- (P) 3Ø TRANSFORMER
- (P) SPOT ELEVATIONS
- (P) SLOPE DIRECTION
- AVERAGE SLOPE BETWEEN POINTS
- (P) LIMITS OF DISTURBANCE
- (E) CENTERLINE
- (P) CENTERLINE
- (P) BRICK PAVERS
- (E) BRICK PAVERS
- (P) LANDSCAPING
- (E) LANDSCAPING
- (E) CONCRETE
- (P) CONCRETE



GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

SECOND WORT ADDITION, JACKSON WY, 83001

SITE PLAN

C2.1

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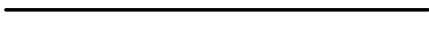
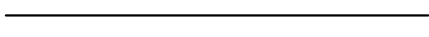

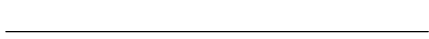







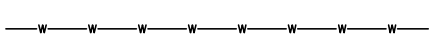





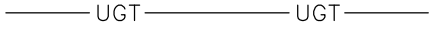
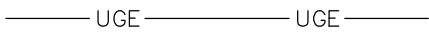
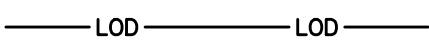





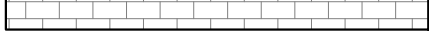
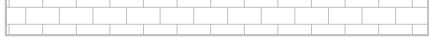


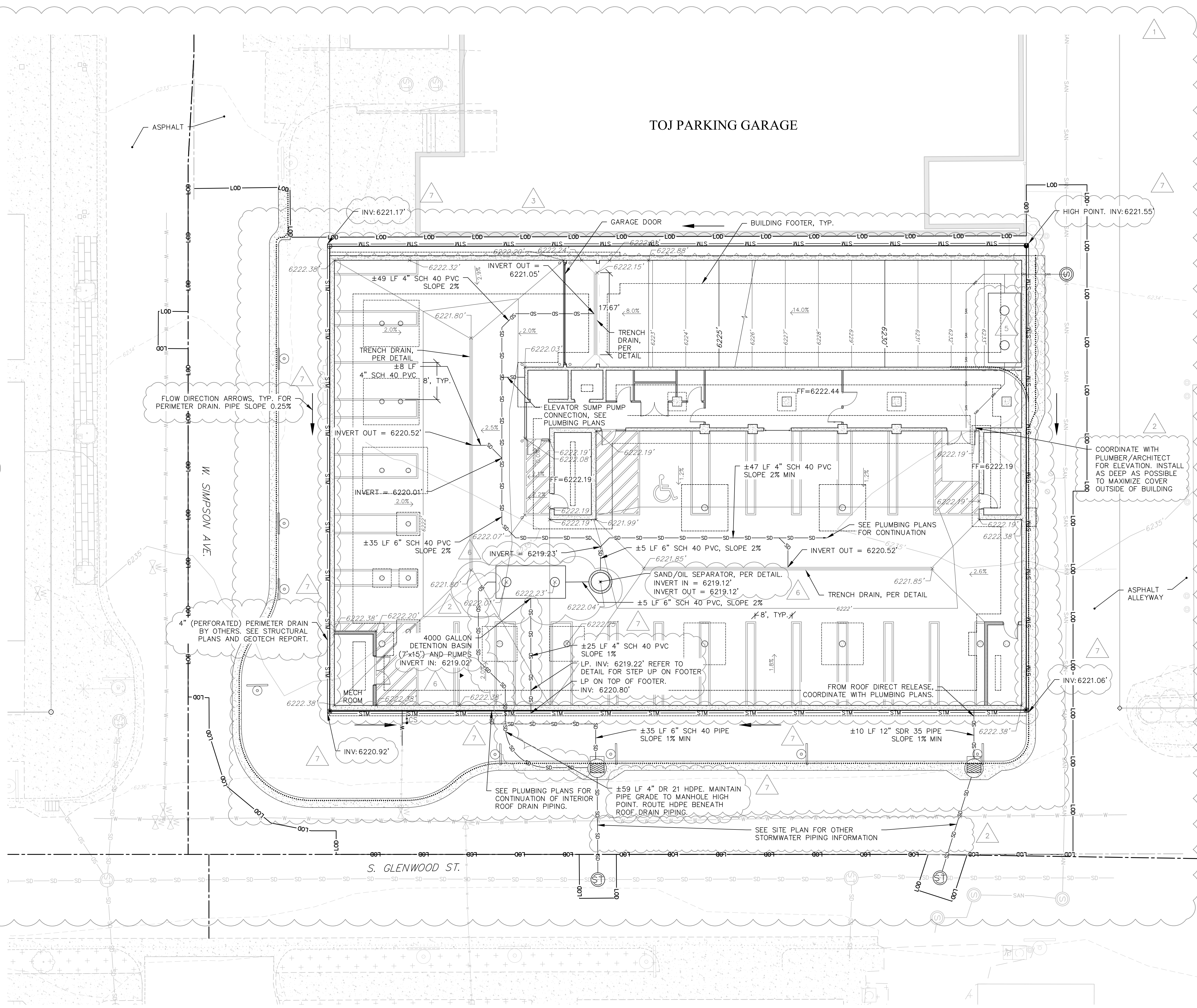
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NOTES:
USE WYE FITTINGS FOR STORMWATER PIPE CONNECTIONS,
AND LIMIT ALL ELBOWS TO 45° BENDS.

LEGEND

(E) - EXISTING (P) - PROPOSED

	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	(E) STRUCTURE
	PROPERTY BOUNDARY
	(P) EDGE OF ASPHALT
	(E) EDGE OF CONCRETE
	(P) EDGE OF CONCRETE
	(P) TOP BACK OF CURB
	(E) CURB FLOW LINE
	(P) CURB FLOW LINE
	(P) GUTTER
	(E) WATER MAIN
	(E) WATER SERVICE
	(P) WATER SERVICE
	(E) SEWER MAIN
	(E) SEWER SERVICE
	(P) SEWER SERVICE
	(P) BURIED GAS
	(P) BURIED TELECOM
	(P) BURIED POWER
	(P) LIMITS OF DISTURBANCE
	(E) CENTERLINE
	(P) CENTERLINE
	(P) SLOPE DIRECTION
	(P) SPOT ELEVATIONS
	(P) BRICK PAVERS
	(E) BRICK PAVERS
	(P) LANDSCAPING
	(E) LANDSCAPING
	(E) CONCRETE
	(P) CONCRETE



GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

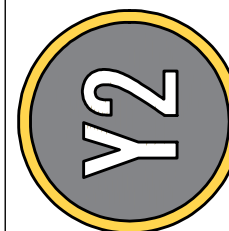
SECOND WORT ADDITION, JACKSON WY, 83001

BASEMENT PLAN

C2.2

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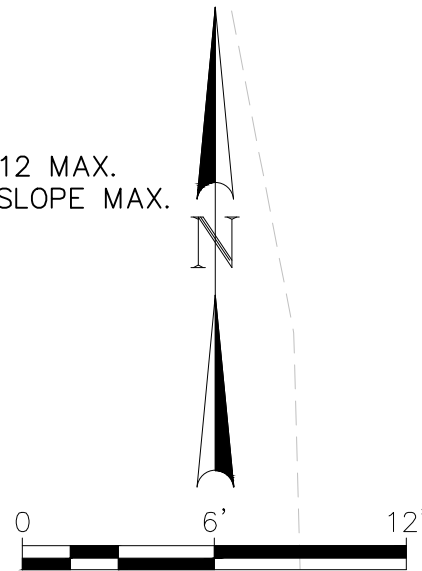
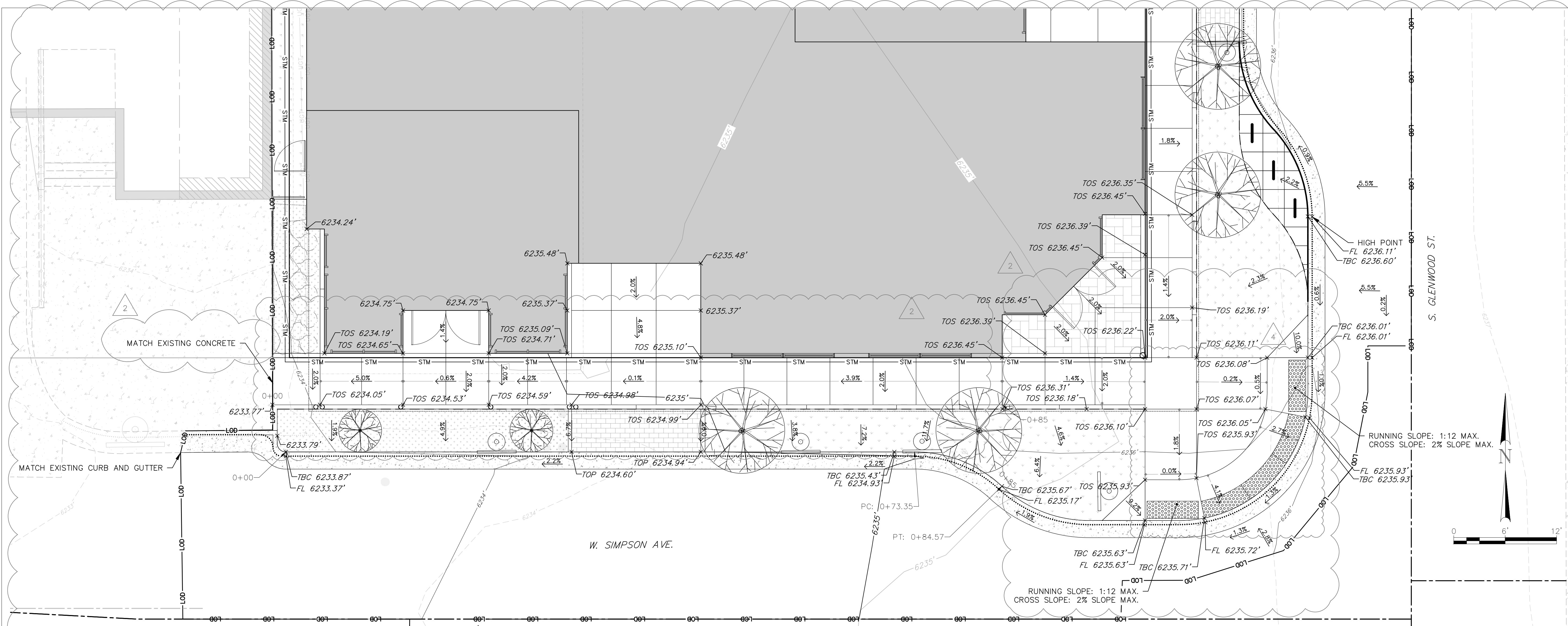


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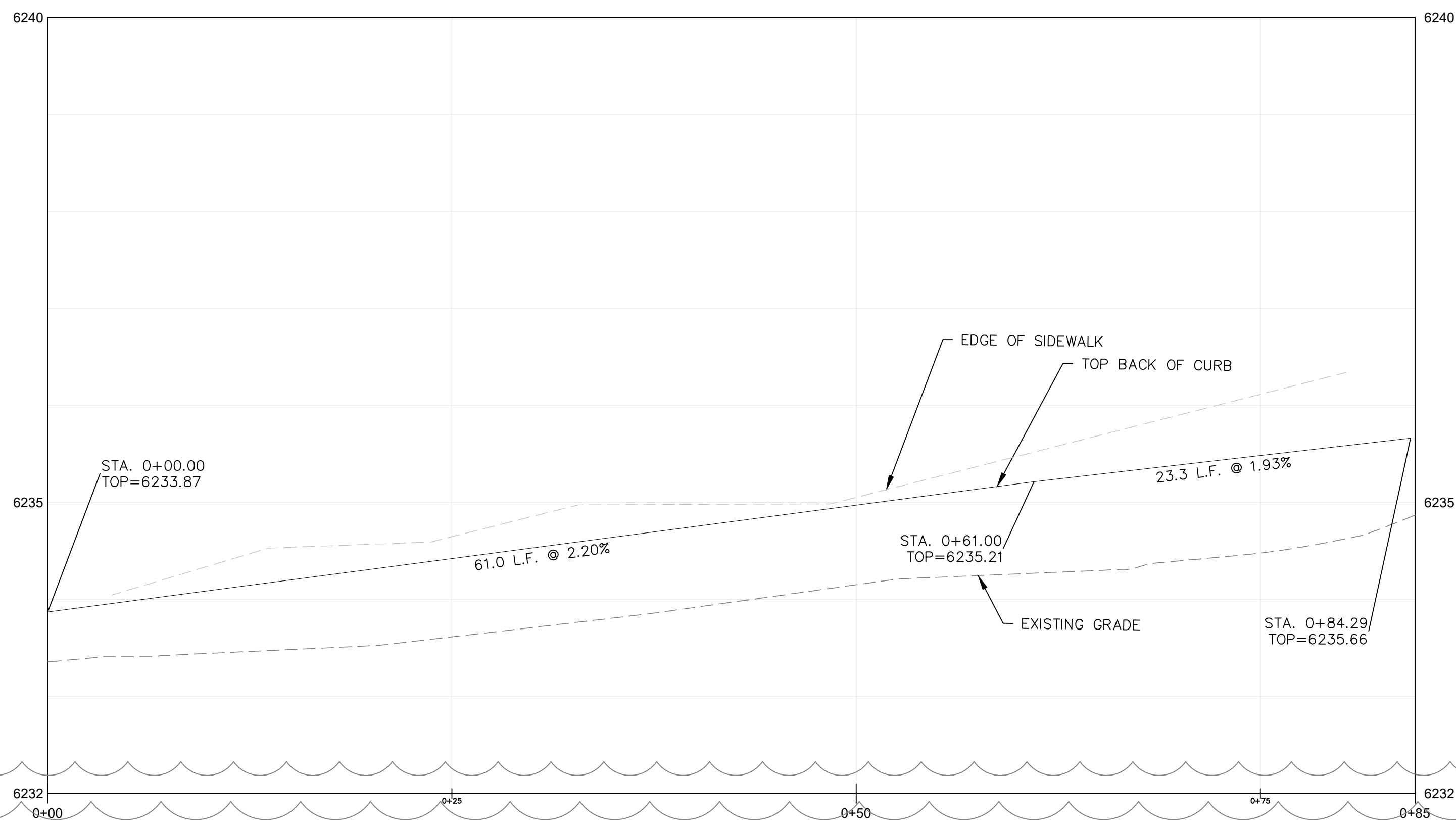
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TBC-SIMPSON PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 6' VERT. 1" = 1'
START STA: 0+00.00, END STA: 0+84.57



LEGEND

(E) - EXISTING (P) - PROPOSED

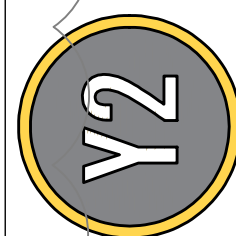
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- (E) MINOR CONTOUR
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- (P) MINOR CONTOUR
- (E) STRUCTURE
- PROPERTY BOUNDARY
- (P) EDGE OF ASPHALT
- (E) EDGE OF CONCRETE
- (P) EDGE OF CONCRETE
- (P) TOP BACK OF CURB
- (E) CURB FLOW LINE
- (P) CURB FLOW LINE
- LIMITS OF DISTURBANCE
- (E) SEWER MAIN
- (E) SEWER SERVICE
- (P) SEWER SERVICE
- (P) BRICK PAVERS
- (E) BRICK PAVERS
- (P) LANDSCAPING
- (E) LANDSCAPING
- (E) CONCRETE
- (P) CONCRETE
- SLOPE DIRECTION
- AVERAGE SLOPE BETWEEN POINTS

SPOT ELEVATION LABELS

- TBC 95.0' - TOP BACK OF CURB
- TOP 95.0' - TOP OF PAVERS
- TOS 95.0' - TOP OF SLAB
- FL 95.0' - FLOWLINE

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GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

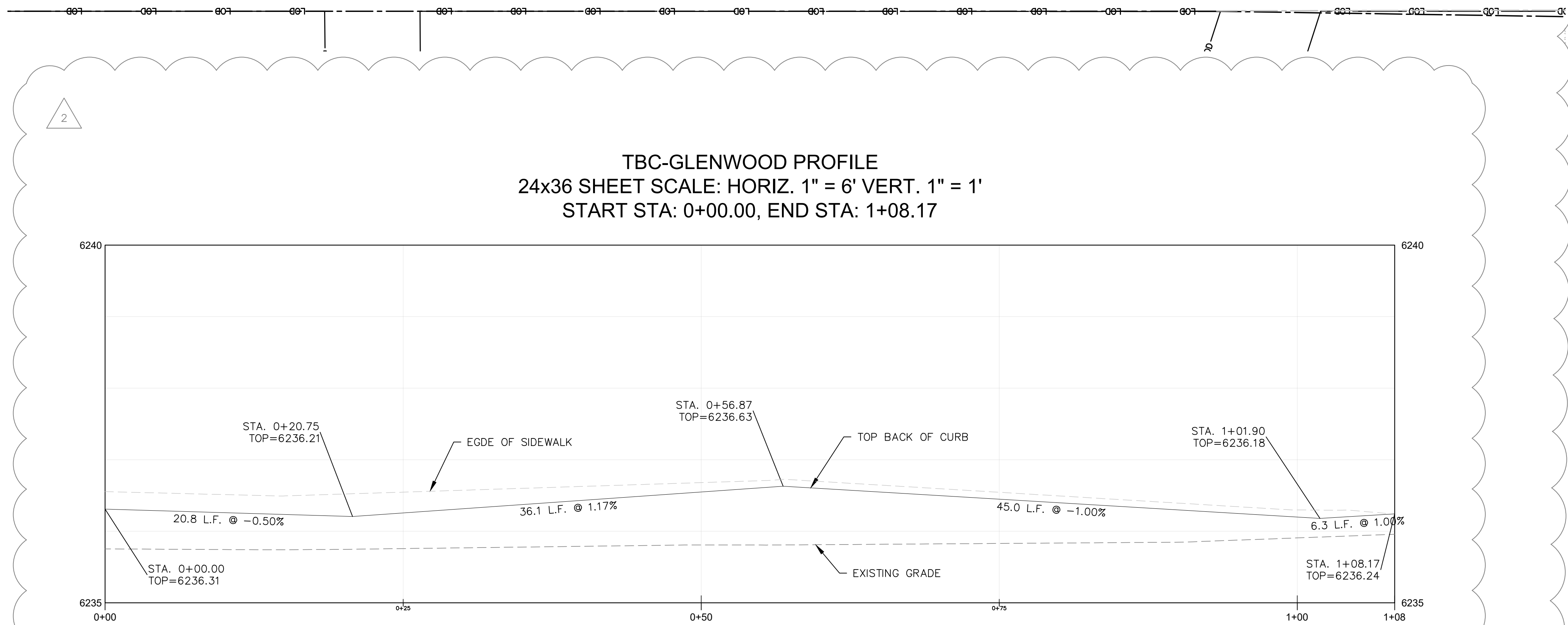
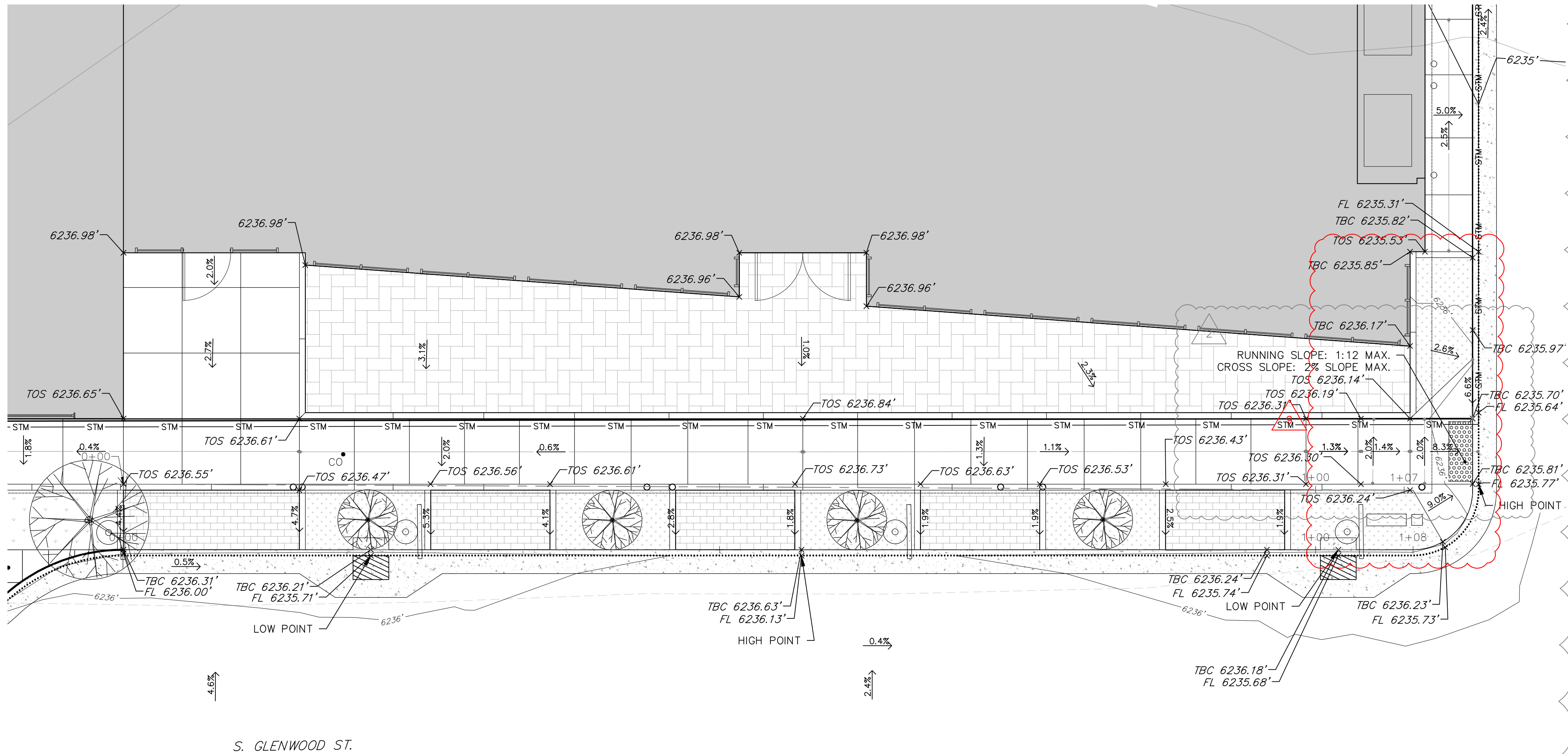
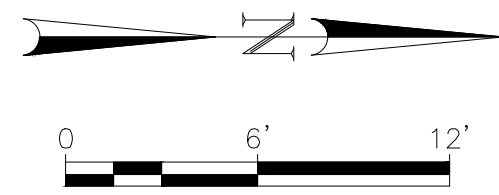
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SECOND WORT ADDITION, JACKSON WY, 83001

GRADING PLAN
SIMPSON

C2.3

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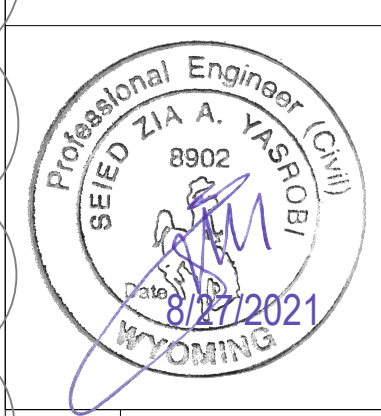
LEGEND	
(E) - EXISTING	(P) - PROPOSED
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	(E) STRUCTURE
	PROPERTY BOUNDARY
	(P) EDGE OF ASPHALT
	(E) EDGE OF CONCRETE
	(P) EDGE OF CONCRETE
	(P) TOP BACK OF CURB
	(E) CURB FLOW LINE
	(P) CURB FLOW LINE
	LIMITS OF DISTURBANCE
	(E) SEWER MAIN
	(E) SEWER SERVICE
	(P) SEWER SERVICE
	(P) BRICK PAVERS
	(E) BRICK PAVERS
	(P) LANDSCAPING
	(E) LANDSCAPING
	(E) CONCRETE
	(P) CONCRETE
	SLOPE DIRECTION
	AVERAGE SLOPE BETWEEN POINTS
SPOT ELEVATION LABELS	
	TOP BACK OF CURB
	TOP OF PAVERS
	TOP OF SLAB
	FLOWLINE



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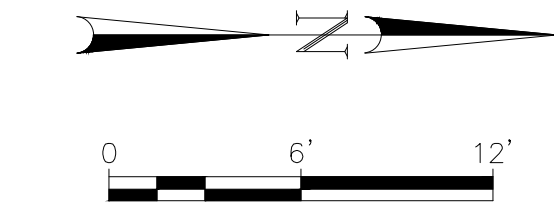
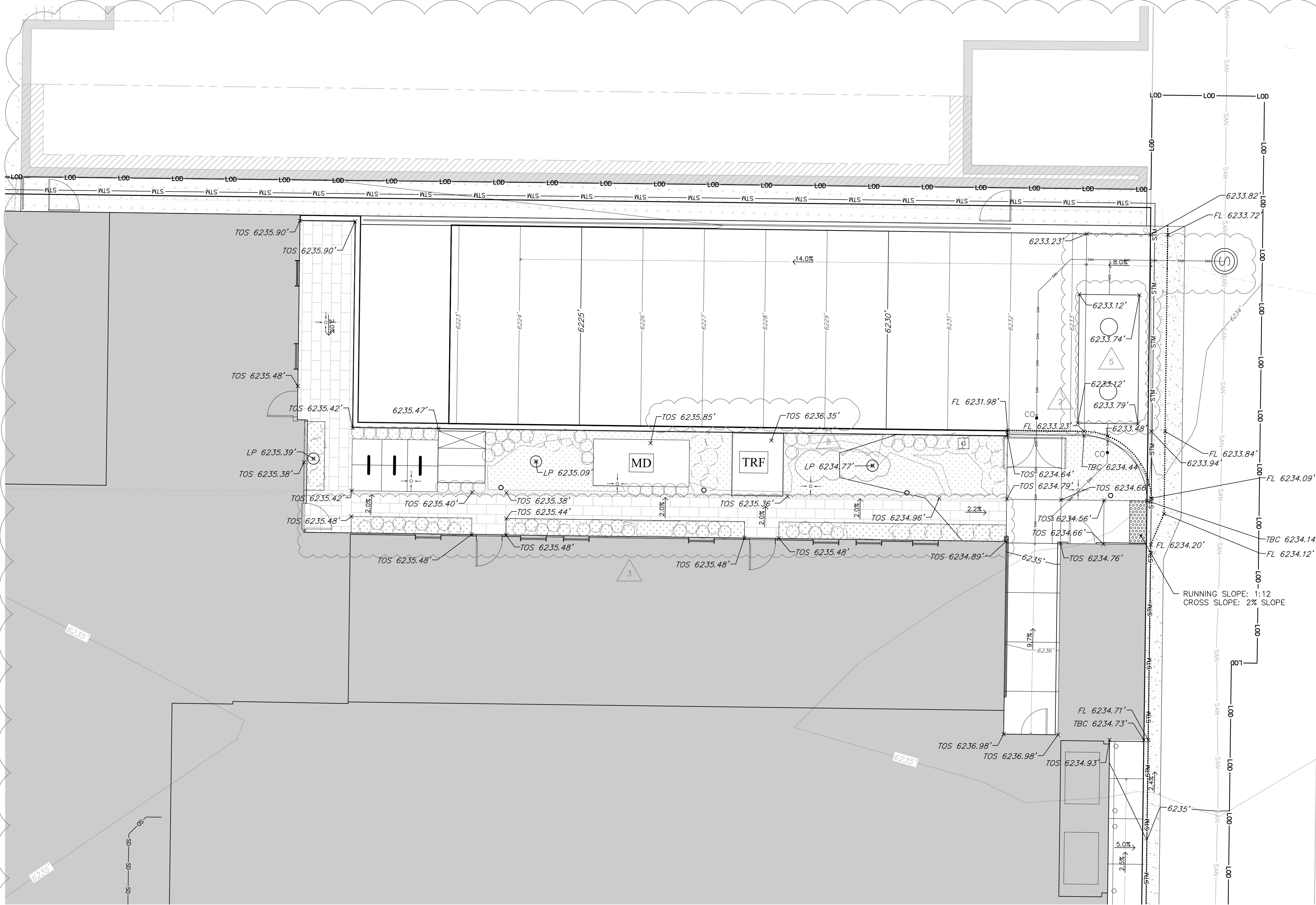


GLENWOOD & SIMPSON MIXED USE BUILDINGS
ARTS DISTRICT DEVELOPMENT, LLC
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2
SECOND WORT ADDITION, JACKSON WY, 83001

GRADING PLAN
GLENWOOD

C2.4

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LEGEND
(E) - EXISTING (P) - PROPOSED

	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	(E) STRUCTURE
	PROPERTY BOUNDARY
	(P) EDGE OF ASPHALT
	(E) EDGE OF CONCRETE
	(P) EDGE OF CONCRETE
	(P) TOP BACK OF CURB
	(E) CURB FLOW LINE
	(P) CURB FLOW LINE
	LIMITS OF DISTURBANCE
	(E) SEWER MAIN
	(E) SEWER SERVICE
	(P) SEWER SERVICE
	(P) BRICK PAVERS
	(E) BRICK PAVERS
	(P) LANDSCAPING
	(E) LANDSCAPING
	(E) CONCRETE
	(P) CONCRETE
	SLOPE DIRECTION
	AVERAGE SLOPE BETWEEN POINTS
SPOT ELEVATION LABELS	
	TOP BACK OF CURB
	TOP OF PAVERS
	TOP OF SLAB
	FLOWLINE

GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2
SECOND WORT ADDITION, JACKSON WY, 83001

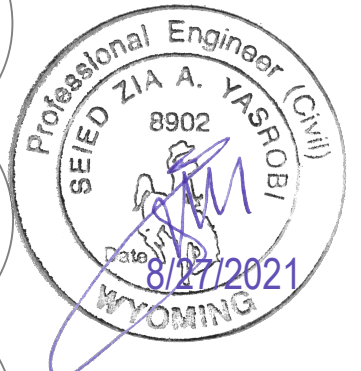
GRADING PLAN RAMP

C2.5

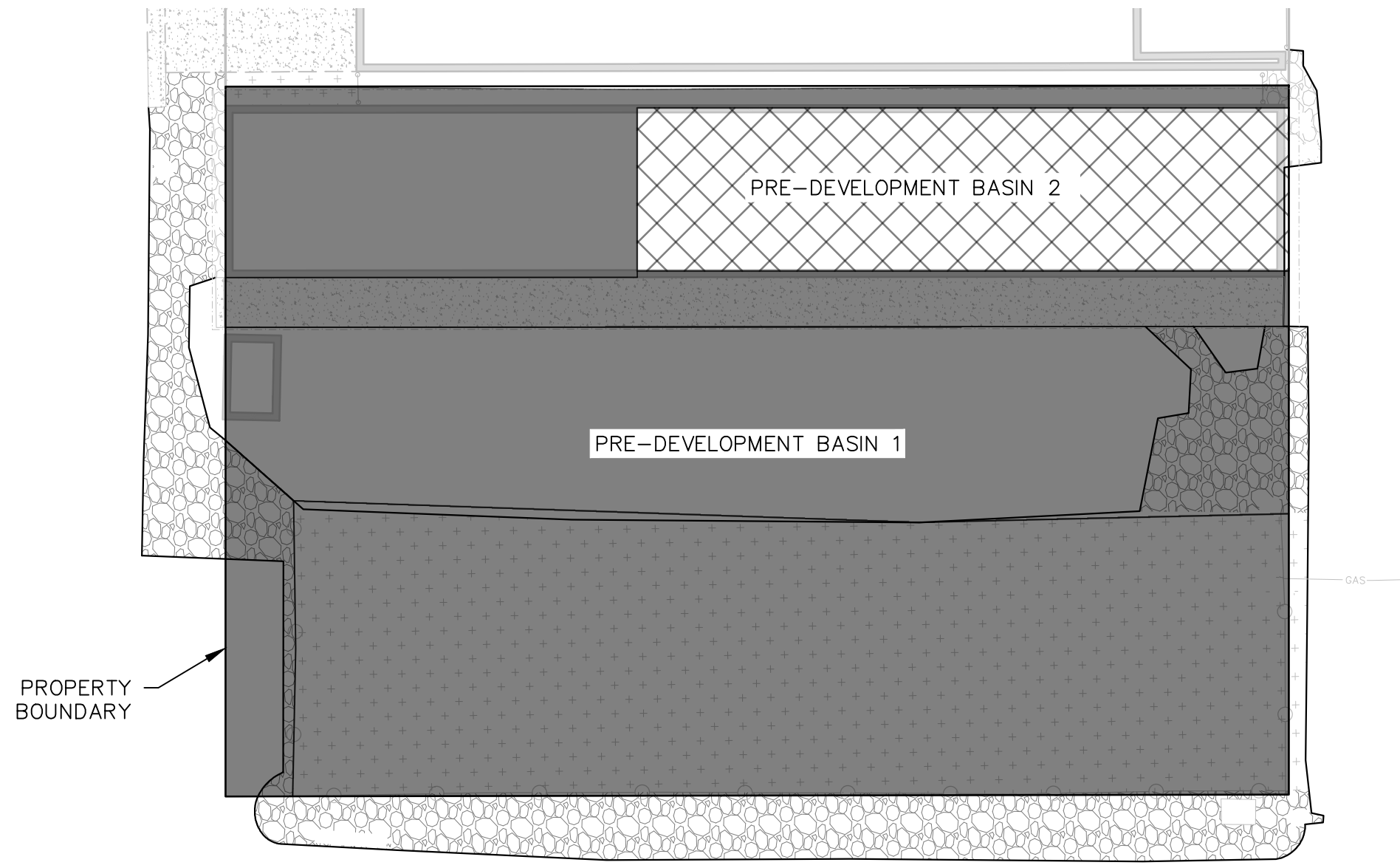
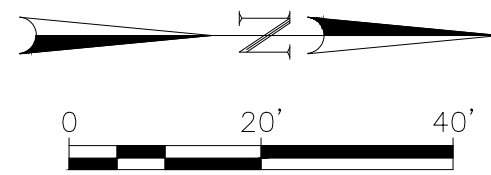
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PRE-DEVELOPMENT DRAINAGE AREAS

STORMWATER CALCULATIONS

STORMWATER DEFINITIONS, ASSUMPTIONS, AND COEFFICIENTS

STORMWATER FLOWS CALCULATED USING RATIONAL METHOD
STORMWATER STORAGE VOLUMES CALCULATED USING MODIFIED RATIONAL METHOD

C_f = RUNOFF COEFFICIENT ADJUSTMENT FACTOR = 1.25
COMPOSITE C = COMPOSITE RUNOFF COEFFICIENT
 T_c = TIME OF CONCENTRATION (MIN)
 T_d = DURATION (MIN)
A = AREA OF LOT (ACRES)
 Q_{100} = FLOW RATE OF THE 100 YEAR STORM FOR TETON COUNTY
Q = FLOW RATE OF POST-DEVELOPMENT SITE CONDITIONS FOR 100 YEAR STORM
 Q_{PRE} = FLOW RATE OF PRE-DEVELOPMENT SITE CONDITIONS FOR 100 YEAR STORM
I = INTENSITY (INCHES/HOUR)
V = VOLUME (CUBIC FEET)

Q_{100} (CUBIC FEET/SECOND) = $C_f \times CIA$

WHERE $T_d < T_c$, $Q_{100} = Q \times (T_d/T_c)$

WHERE $T_d > T_c$, $Q_{100} = Q$

Q_{PRE} (CUBIC FEET/SECOND)

WHERE $Q_{100} < Q_{PRE}$, $V = 0$
WHERE $Q_{100} > Q_{PRE}$, $V = (Q_{100} - Q_{PRE}) \times (T_d - (Q_{PRE}/Q) \times T_c) \times 60(\text{SEC}/\text{MIN})$

PRE-DEVELOPMENT: BASIN 1
BASIN SIZE: 0.295 ACRES
LENGTH OF TRAVEL: 140 LF
SLOPE: 1%

HARDSCAPE AREA: 0.167 ACRES C = 0.9
LANDSCAPE AREA: 0.128 ACRES C = 0.17
COMPOSITE C: 0.584

T_c = 34.91 MINUTES - USE 40 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 40 MINUTE DURATION = 1.08 INCH/HOUR

DRAINAGE BASIN 1:

AREA = 0.295 ACRES
 Q_r = CIA = 0.233 CFS

PRE-DEVELOPMENT: BASIN 2
BASIN SIZE: 0.049 ACRES
LENGTH OF TRAVEL: 25 LF
SLOPE: 1%

HARDSCAPE AREA: 0.049 ACRES C = 0.9
COMPOSITE C: 0.9

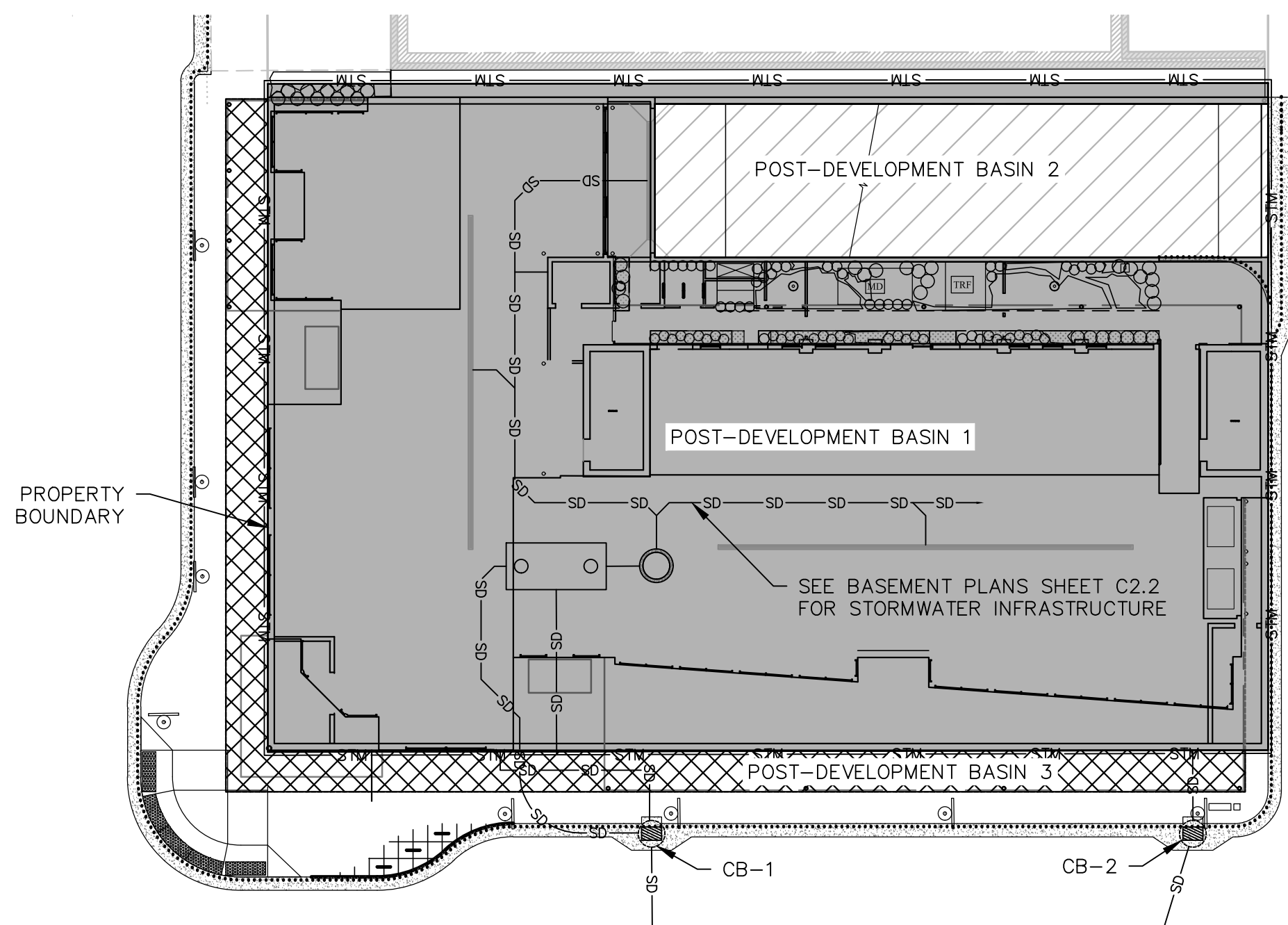
T_{OSF} = 1.91 MINUTES - USE 5 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 5 MINUTE DURATION = 3.0 INCH/HOUR

DRAINAGE BASIN 2:

AREA = 0.049 ACRES
 Q_r = CIA = 0.164 CFS

CUMULATIVE $Q_r = 0.233 + 0.164 = 0.397$ CFS



POST-DEVELOPMENT DRAINAGE AREAS

POST-DEVELOPMENT - BASIN 1: (ROOF AREA)

BASIN SIZE: 0.295 ACRES
LENGTH OF TRAVEL: 50 LF
SLOPE: 5%

AREA TYPES: AREA (ACRES) C VALUE
PAVEMENT & ROOFS 0.295 0.9

C_f = 1.25
COMPOSITE C = 0.9
 T_c = 1.64
 T_d = 5.00

PER TOJ LDRs 100 YEAR STORM INTENSITY FOR 5 MINUTE STORM
I = INTENSITY (INCHES/HOUR) = 3.0

Q_{100} (CUBIC FEET/SECOND) = $C_f \times CIA = 0.999$ CFS

POST-DEVELOPMENT - *BASIN 3: (ADDITIONAL ROOF AREA OUTSIDE OF PROPERTY BOUNDARY TO BE DIRECTLY RELEASED)

BASIN SIZE: 0.032 ACRES
LENGTH OF TRAVEL: 50 LF
SLOPE: 5%

AREA TYPES: AREA (ACRES) C VALUE
PAVEMENT & ROOFS 0.032 0.9

C_f = 1.25
COMPOSITE C = 0.9
 T_c = 1.19
 T_d = 5.00

PER TOJ LDRs 100 YEAR STORM INTENSITY FOR 5 MINUTE STORM
I = INTENSITY (INCHES/HOUR) = 3.0

Q_{100} (CUBIC FEET/SECOND) = $C_f \times CIA = 0.120$ CFS

*BASIN 3 AREA LOCATED OUTSIDE OF PROPERTY BOUNDARY. BASIN 3 IS SPLIT
INTO DIRECT AND CONTROLLED RELEASE AREAS, AS INDICATED IN FIGURE.
CONTROLLED RELEASE FLOWS ORIGINATING FROM BASIN 3 ARE ADDITIONAL TO Q_R .

POST-DEVELOPMENT - BASIN 2: (BASEMENT PARKING RAMP)

BASIN SIZE: 0.049 ACRES
LENGTH OF TRAVEL: 95 LF
SLOPE: 12%

AREA TYPES: AREA (ACRES) C VALUE
PAVEMENT & ROOFS 0.049 0.9

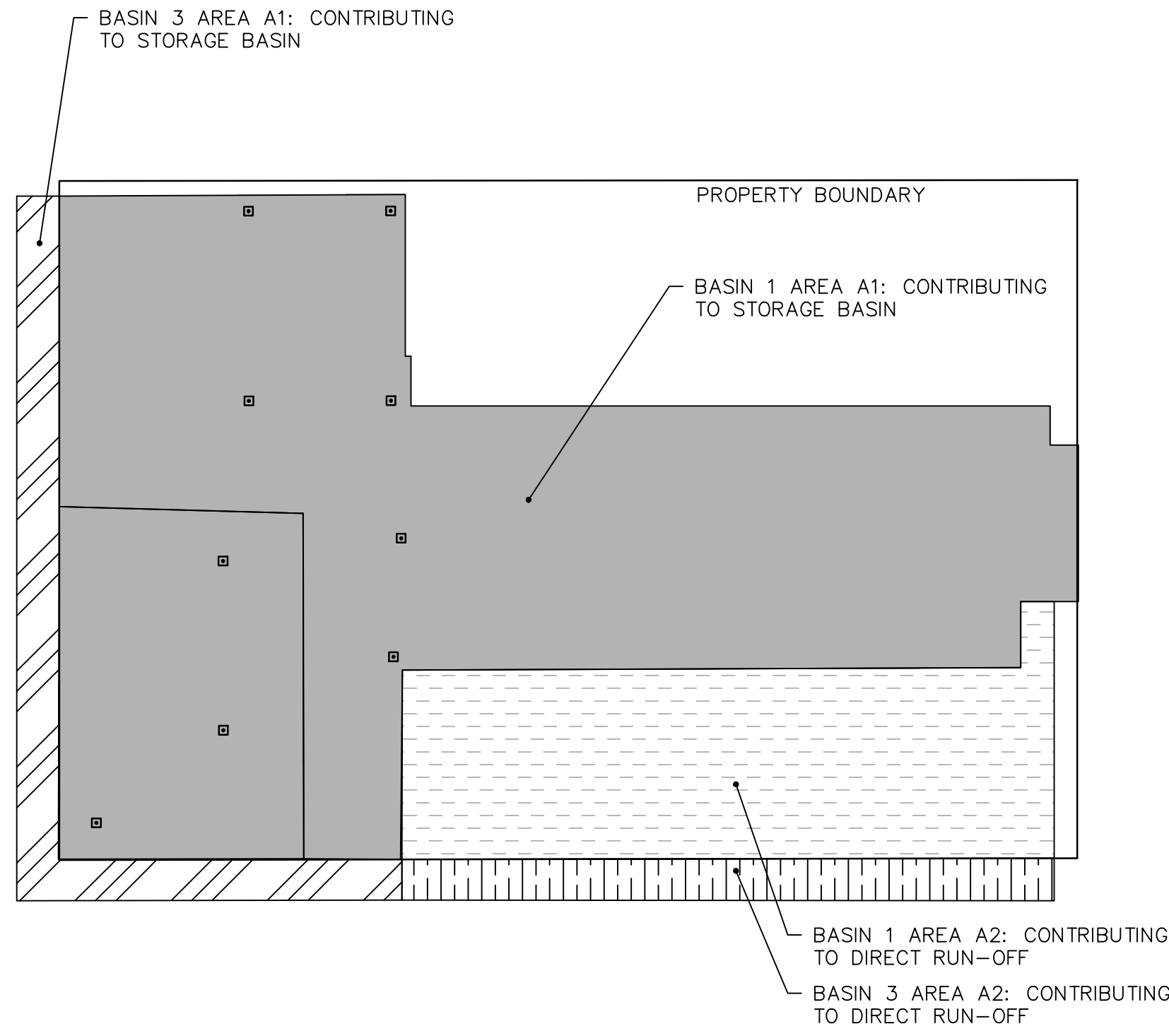
C_f = 1.25
COMPOSITE C = 0.9
 T_c = 1.34
 T_d = 5.00

PER TOJ LDRs 100 YEAR STORM INTENSITY FOR 5 MINUTE STORM
I = INTENSITY (INCHES/HOUR) = 3.0

Q_{100} (CUBIC FEET/SECOND) = $C_f \times CIA = 0.164$ CFS

NOTES:

- ROOF DRAINS WITHIN AREA A2 SHALL BE COLLECTED AND PIPED DIRECTLY TO CB2.
- ALL REMAINING ROOF DRAINS (AREA A1) SHALL BE PIPED TO THE BASEMENT STORMWATER COLLECTION BASIN FOR CONTROLLED RELEASE TO CB1 AND THE TOJ STORMWATER COLLECTION SYSTEM.
- SEE BASEMENT PLANS SHEET C2.2 FOR ADDITIONAL DETAILS.



ROOF DRAINAGE AREAS

DRAINAGE ANALYSIS

BASIN 1 (ROOF AREA) STORMWATER RUNOFF SHALL BE SPLIT INTO TWO DRAINAGE AREAS AS SHOWN ABOVE. THESE AREAS WILL DIVERT RUNOFF FLOW AS DETAILED BELOW:

AREA 1 FLOW TO BE INTERNALLY PIPED TO CONTROLLED RELEASE STORAGE BASIN IN BASEMENT

AREA 2 FLOW TO BE INTERNALLY PIPED AND DIRECTLY RELEASE TO TOJ STORM SEWER

AREAS CONTRIBUTING TO CONTROLLED RELEASE STORAGE BASIN	AREA (AC)	Q_{100}
BASIN 1 AREA 1 (ROOF DRAINS)	0.233	0.786 CFS
BASIN 2 (PARKING RAMP)	0.049	0.164 CFS
BASIN 3 AREA 1 (ROOF DRAINS)	0.022	0.083 CFS
TOTAL		1.033 CFS

AREAS CONTRIBUTING TO DIRECT RELEASE	AREA (AC)	Q_{100}
BASIN 1 AREA 2 (ROOF DRAINS)	0.077	0.212
BASIN 3 AREA 2 (ROOF DRAINS)	0.013	0.037
TOTAL		0.249 CFS

Q_r TOT = Q_r + BASIN 3 Q = 0.397 + 0.120 = 0.517 CFS
 Q_r TOT - DIRECT RELEASE = CONTROLLED RELEASE FLOW RATE (Q_{CR}) = 0.260 CFS MAX

Q_{100} TOT > Q_{CR} , $V = (Q_{100} \text{ TOT} - Q_{CR}) \times (T_d - (Q_{CR}/Q) \times T_c) \times 60(\text{SEC}/\text{MIN})$

VOLUME DATA PER THE CALCULATIONS FOUND IN TABLE BELOW:

T_d (DURATION, MINS)	I (INTENSITY, INCHES/HOUR)	Q (FLOW RATE POST DEV., CFS)	MAX Q (CFS)	V (VOLUME, CF)
5.00	3.00	1.03	1.03	210.70
10.00	2.33	0.80	0.80	305.00
15.00	1.90	0.65	0.65	335.70
20.00	1.65	0.56	0.56	351.80
25.00	1.30	0.44	0.44	322.40
30.00	1.08	0.37	0.37	256.00

MAX STORAGE VOLUME = 351.80 CF = 2,632.46 GAL

PROPOSED 4,000 GAL. STORAGE TANK WITH 2,827 GAL ACTIVE VOLUME

GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2
SECOND WORT ADDITION, JACKSON WY, 83001

STORMWATER PLAN

C2.6

DATE	DRAWING SET TITLE
10/30/2020	CONST. DOC (REV. 6)
11/23/2020	CONST. DOC (REV. 7)
05/05/2021	CONST. DOC (REV. 8)
08/27/2021	CONST. DOC (REV. 9)

DRAWN BY: JG & PE
CHECKED BY: VR
JOB #: 17429

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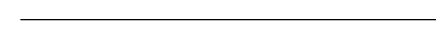





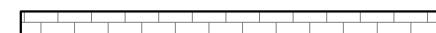
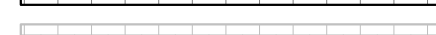
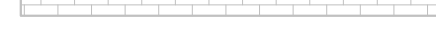


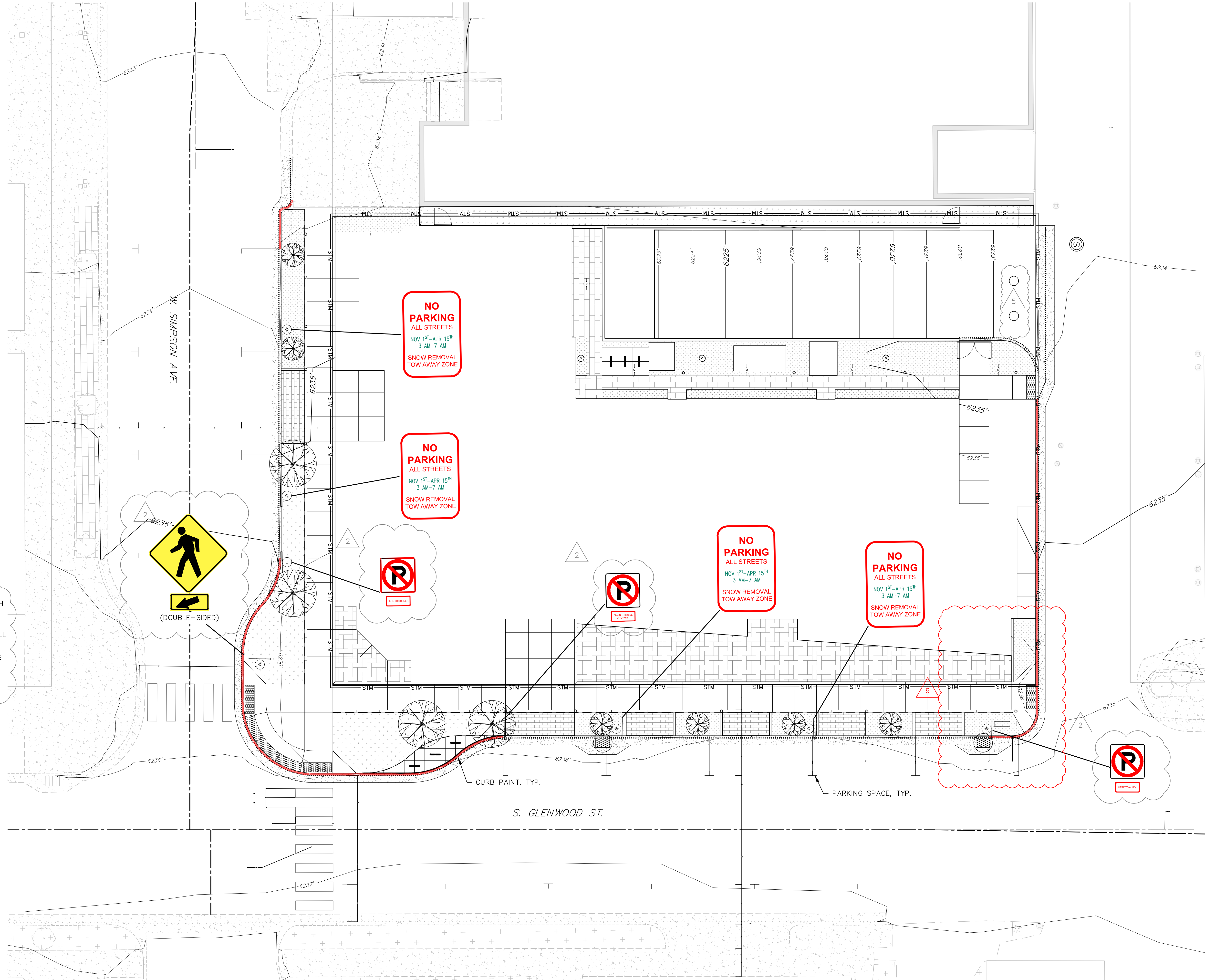
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- SIGNAGE NOTES:**
1. ALL SIGNS SHALL BE PURCHASED FROM THE TOJ OR THROUGH THEIR SUPPLIER WITH APPROVED SUBMITTAL.
 2. ALL SIGNAGE WORDING AND CONTENT SHALL BE COORDINATED WITH TOJ PUBLIC WORKS.
 3. FINAL LOCATION FOR ALL SIGNAGE AND CURB MARKINGS SHALL BE COORDINATED WITH TOJ PUBLIC WORKS PRIOR TO INSTALLATION.
 4. FINAL SIGN LOCATION SHALL NOT BE OBSCURED BY TREES OR OTHER LANDSCAPING.
 5. PARKING SPACE STRIPING ON STREETS ARE SHOWN FOR REFERENCE, THESE SPACES SHALL NOT BE STRIPED.

LEGEND

(E) - EXISTING (P) - PROPOSED

- | | |
|-------------------------------------------------------------------------------------|----------------------|
|  | (E) MAJOR CONTOUR |
|  | (E) MINOR CONTOUR |
|  | (E) STRUCTURE |
|  | PROPERTY BOUNDARY |
|  | (P) EDGE OF ASPHALT |
|  | (E) EDGE OF CONCRETE |
|  | (P) EDGE OF CONCRETE |
|  | (P) TOP BACK OF CURB |
|  | (E) CURB FLOW LINE |
|  | (P) CURB FLOW LINE |
|  | (E) CENTERLINE |
|  | (P) STRIPING |
|  | (P) BRICK PAVERS |
|  | (E) BRICK PAVERS |
|  | (P) LANDSCAPING |
|  | (E) LANDSCAPING |
|  | (E) CONCRETE |
|  | (P) CONCRETE |



GLENWOOD & SIMPSON MIXED USE BUILDINGS

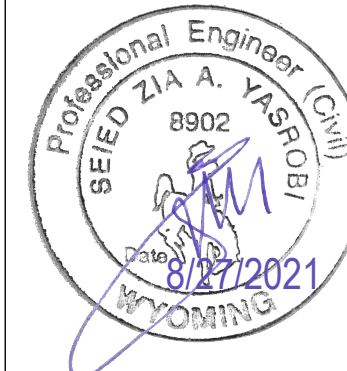
ARTS DISTRICT DEVELOPMENT, LLC

175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

SECOND WORT ADDITION, JACKSON WY, 83001

STRIPING AND
SIGNAGE PLAN

C2.7



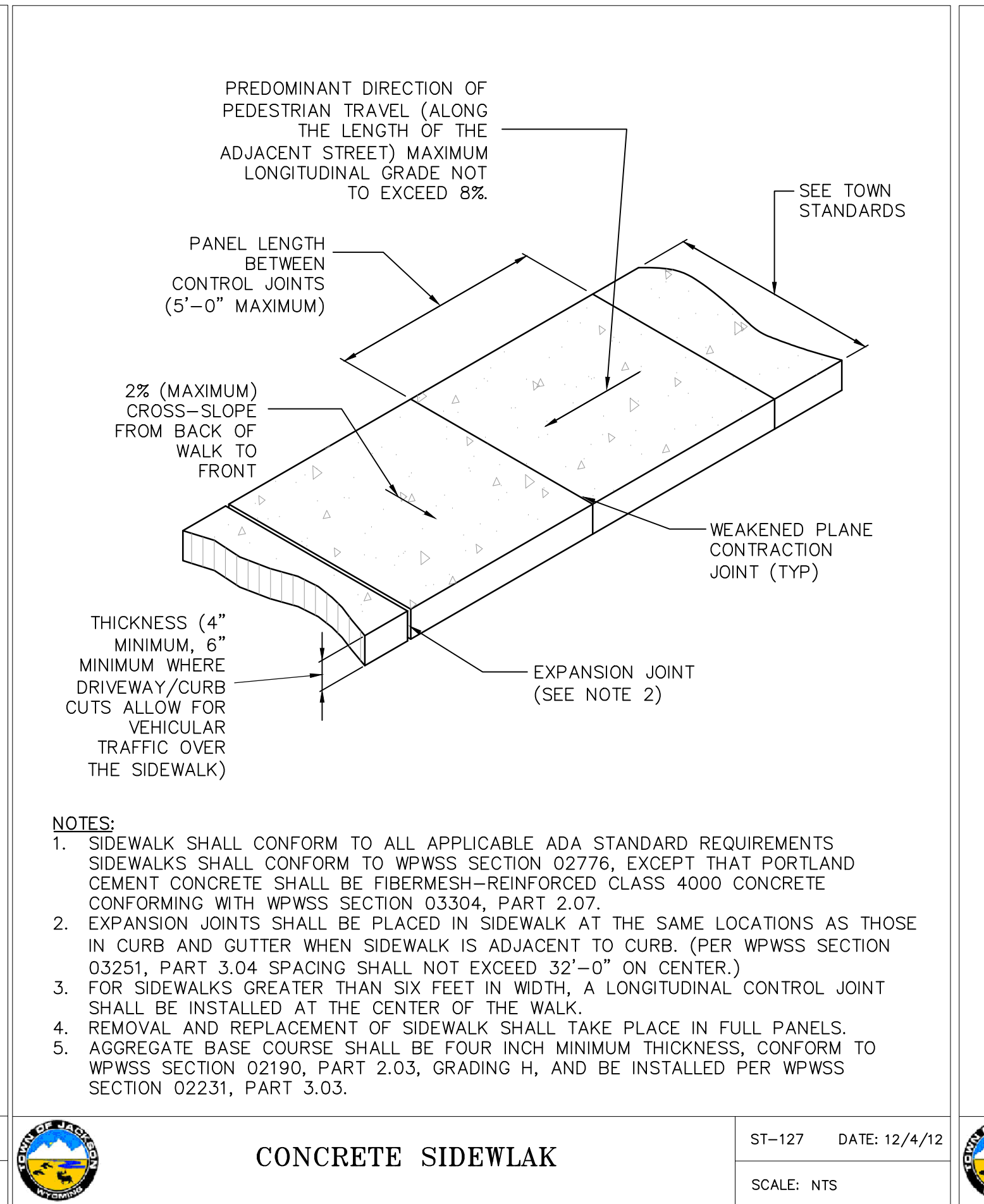
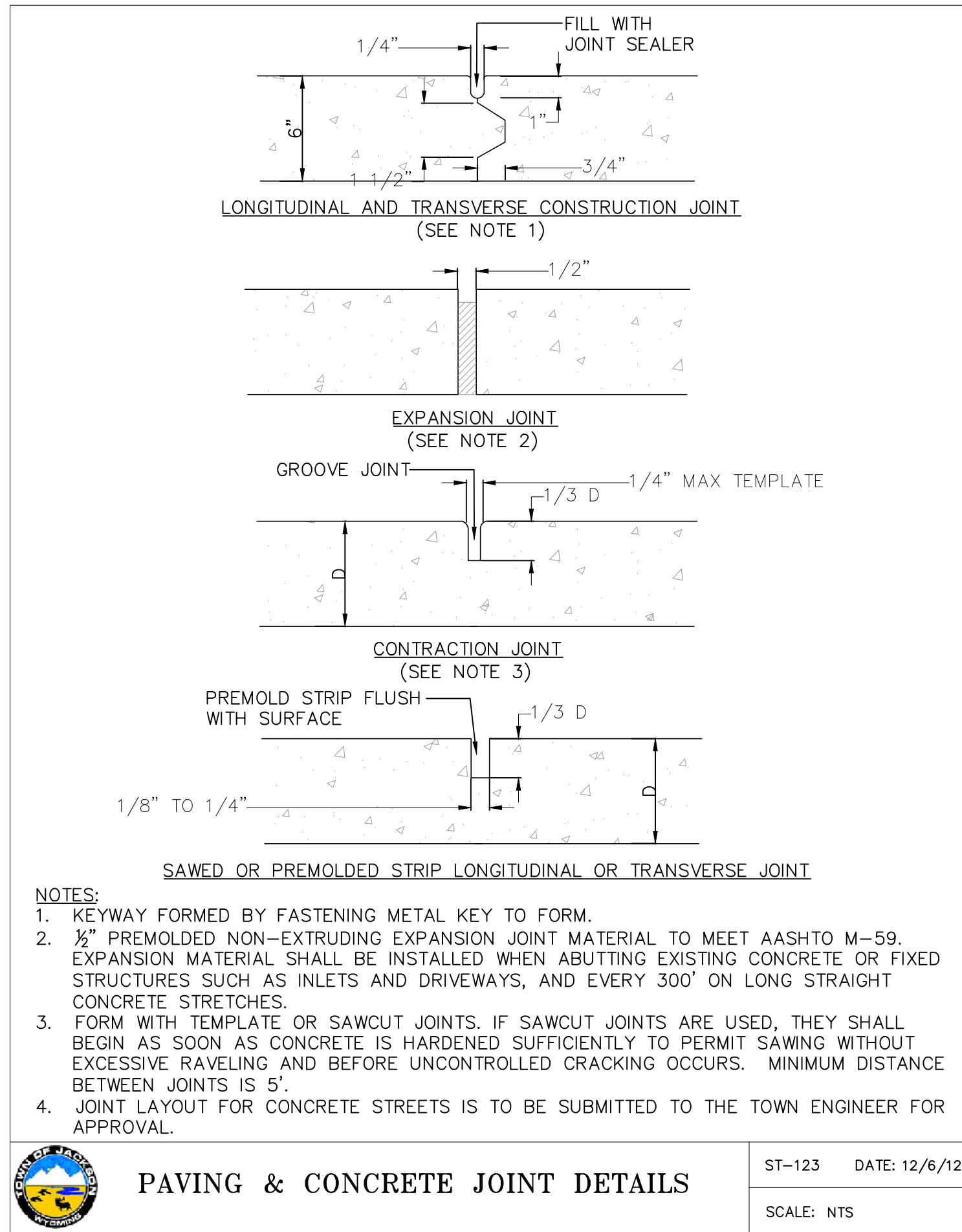
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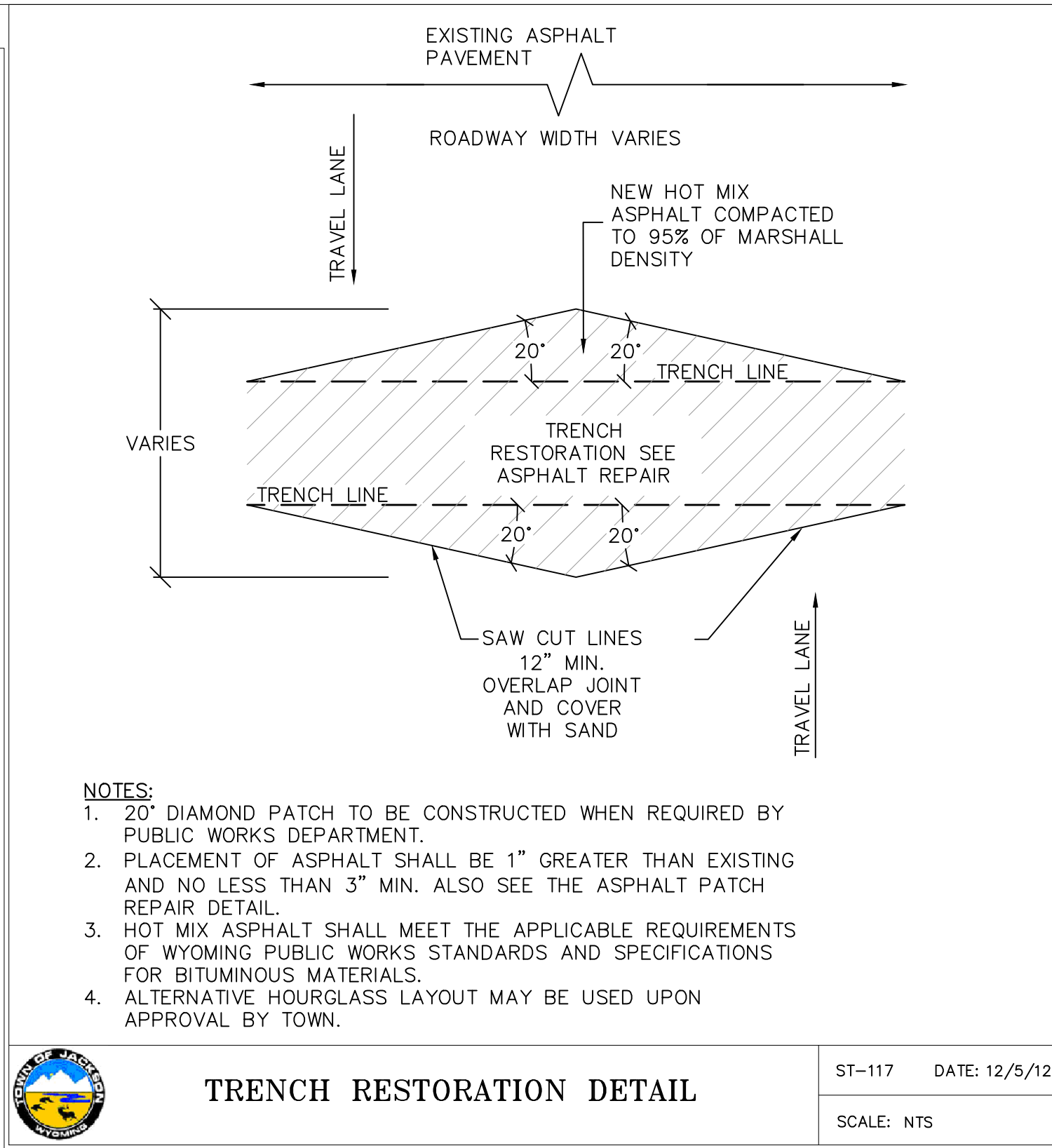
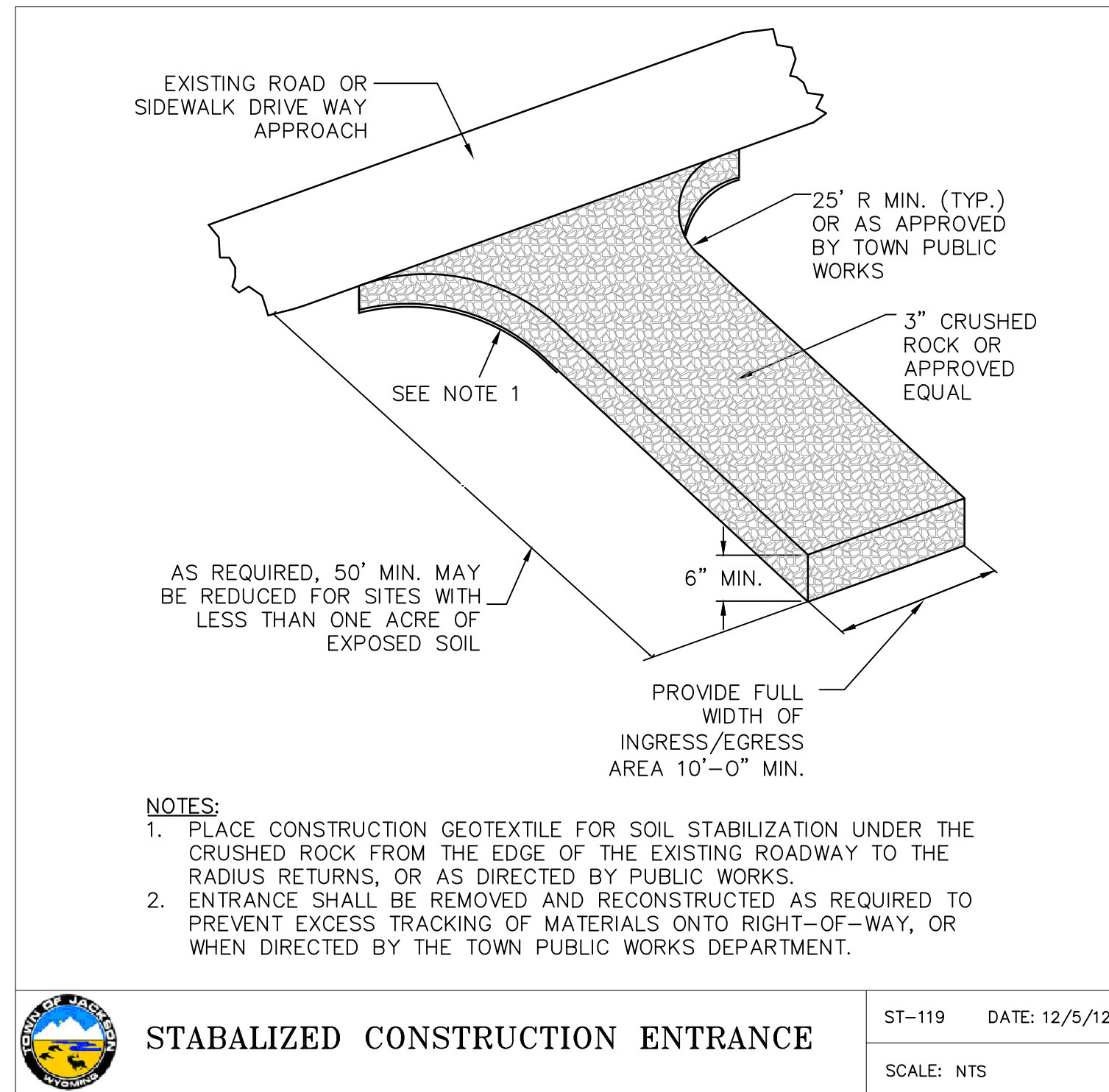
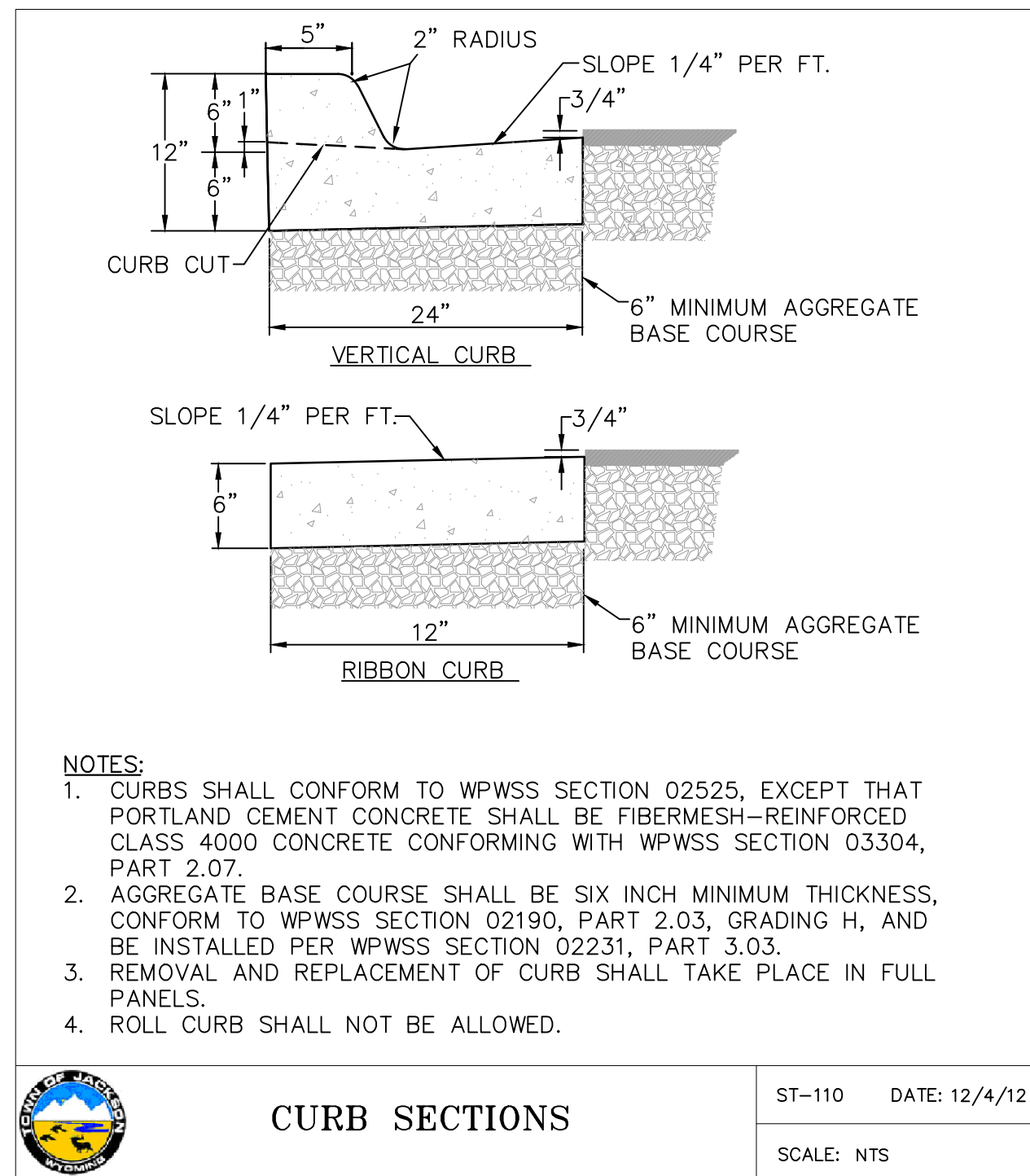
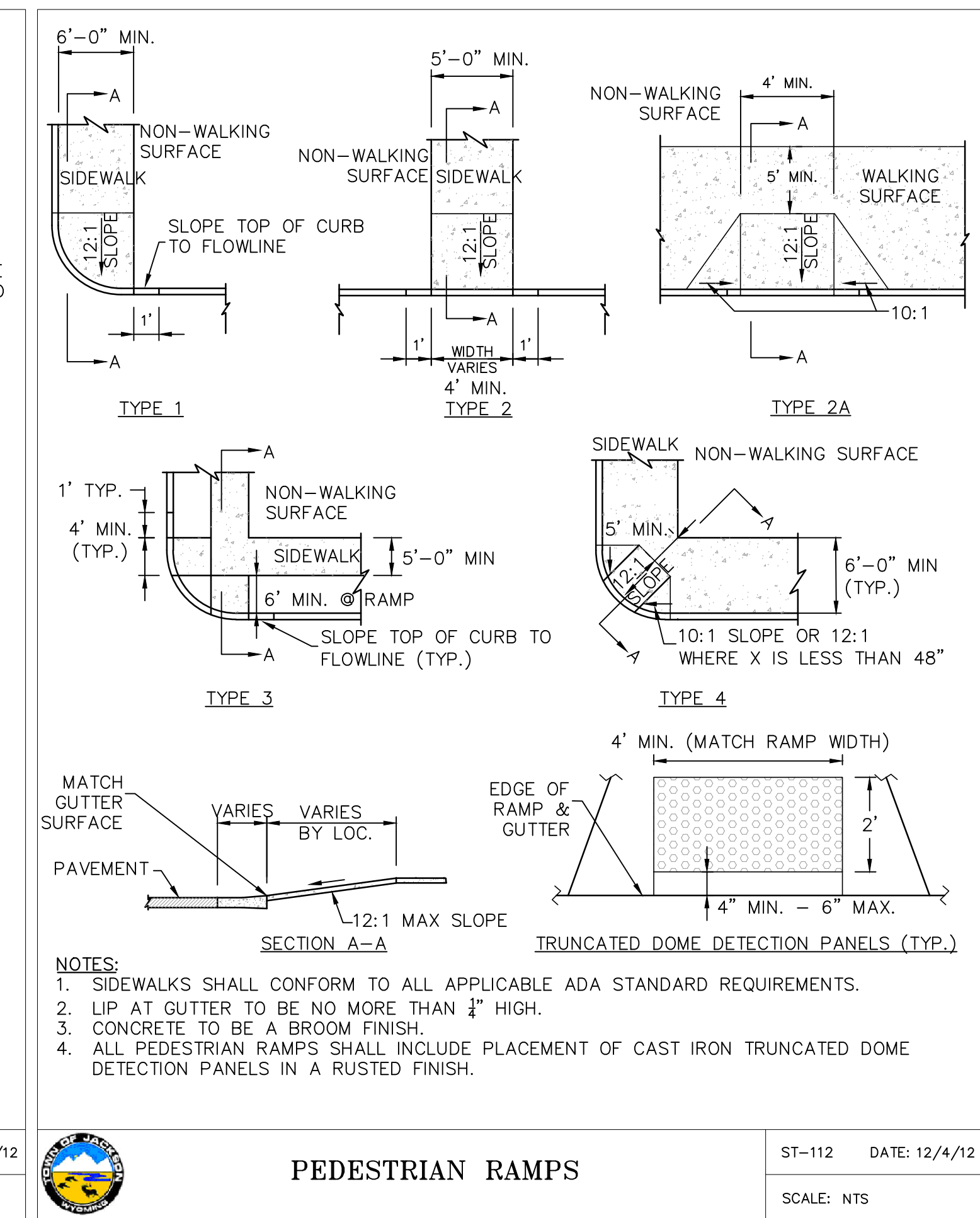
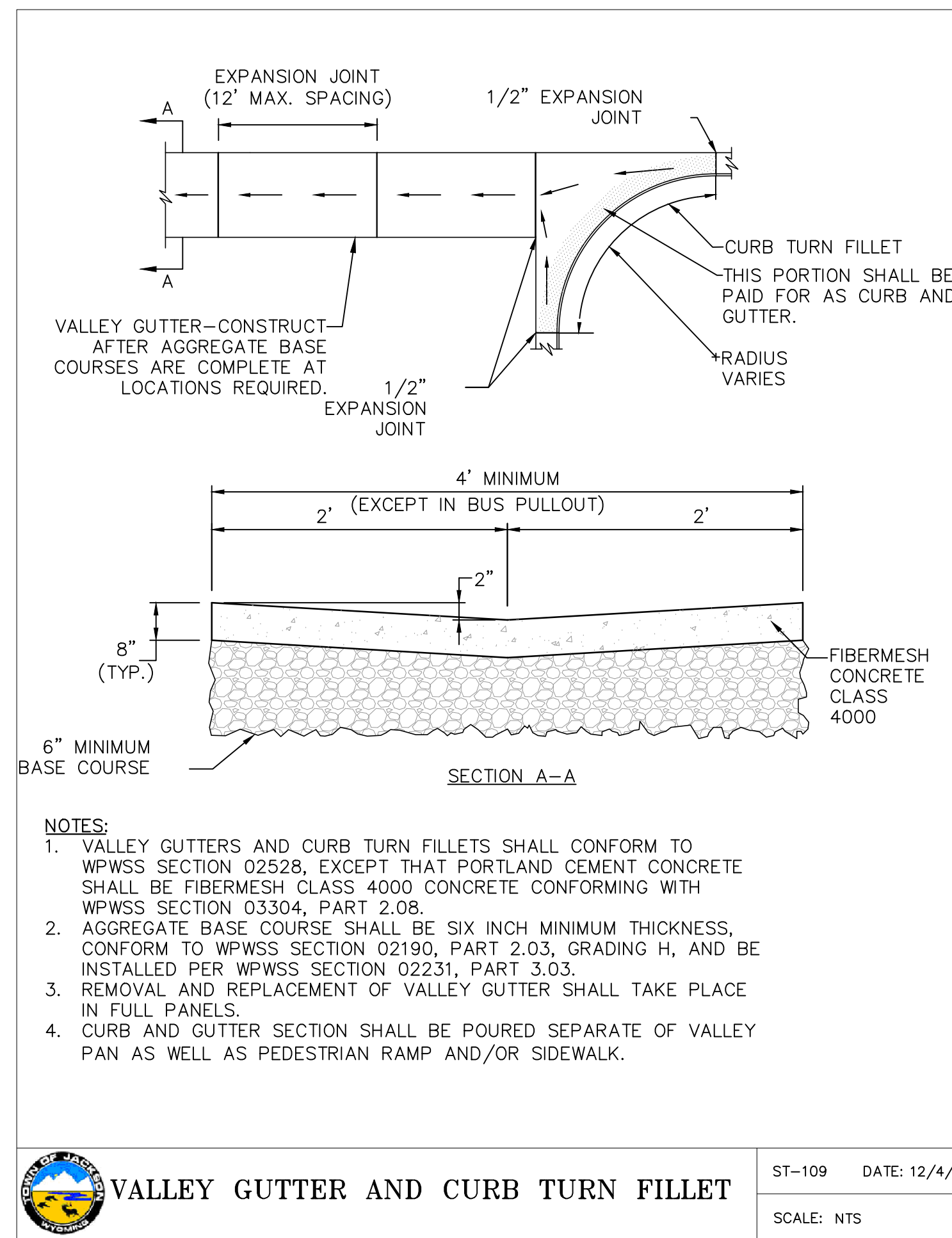
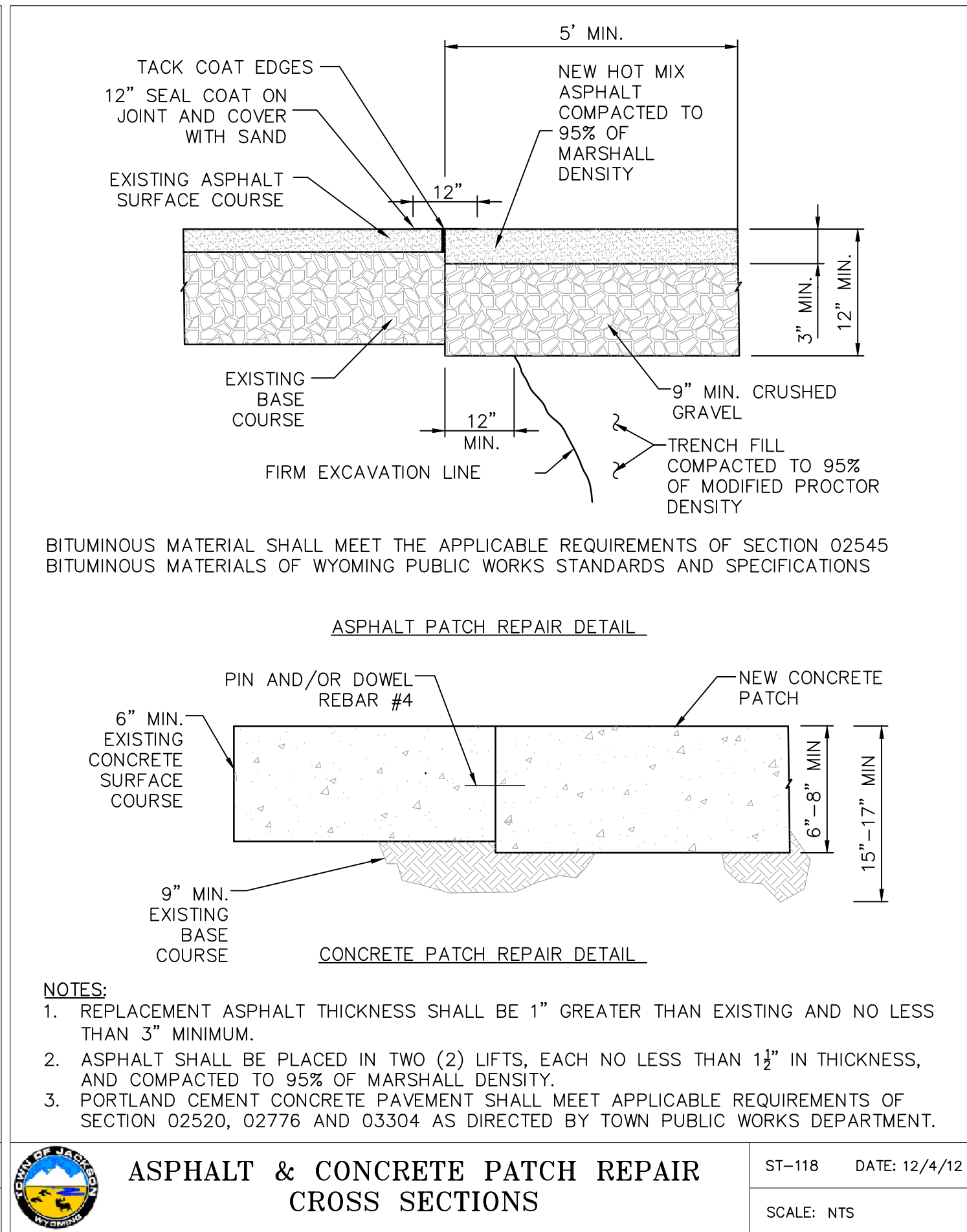
ENGINEERING, SURVEYING & PLANNING
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NATURAL RESOURCE SERVICES

DATE	DRAWING SET TITLE
10/30/2020	CONST. DOC (REV. 6)
11/23/2020	CONST. DOC (REV. 7)
05/05/2021	CONST. DOC (REV. 8)
08/27/2021	CONST. DOC (REV. 9)
DRAWN BY: JG & PE	
CHECKED BY: VR	
JOB #: 17429	

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NOTE: SEE ADDITIONAL SIDEWALK DETAIL ILLUSTRATING CONCRETE EDGE STRIP.



DRAWING SET TITLE	DATE	CONST. DOC (REV. 6)	CONST. DOC (REV. 7)	CONST. DOC (REV. 8)	CONST. DOC (REV. 9)
	10/30/2020	11/23/2020	05/05/2021	08/27/2021	

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LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

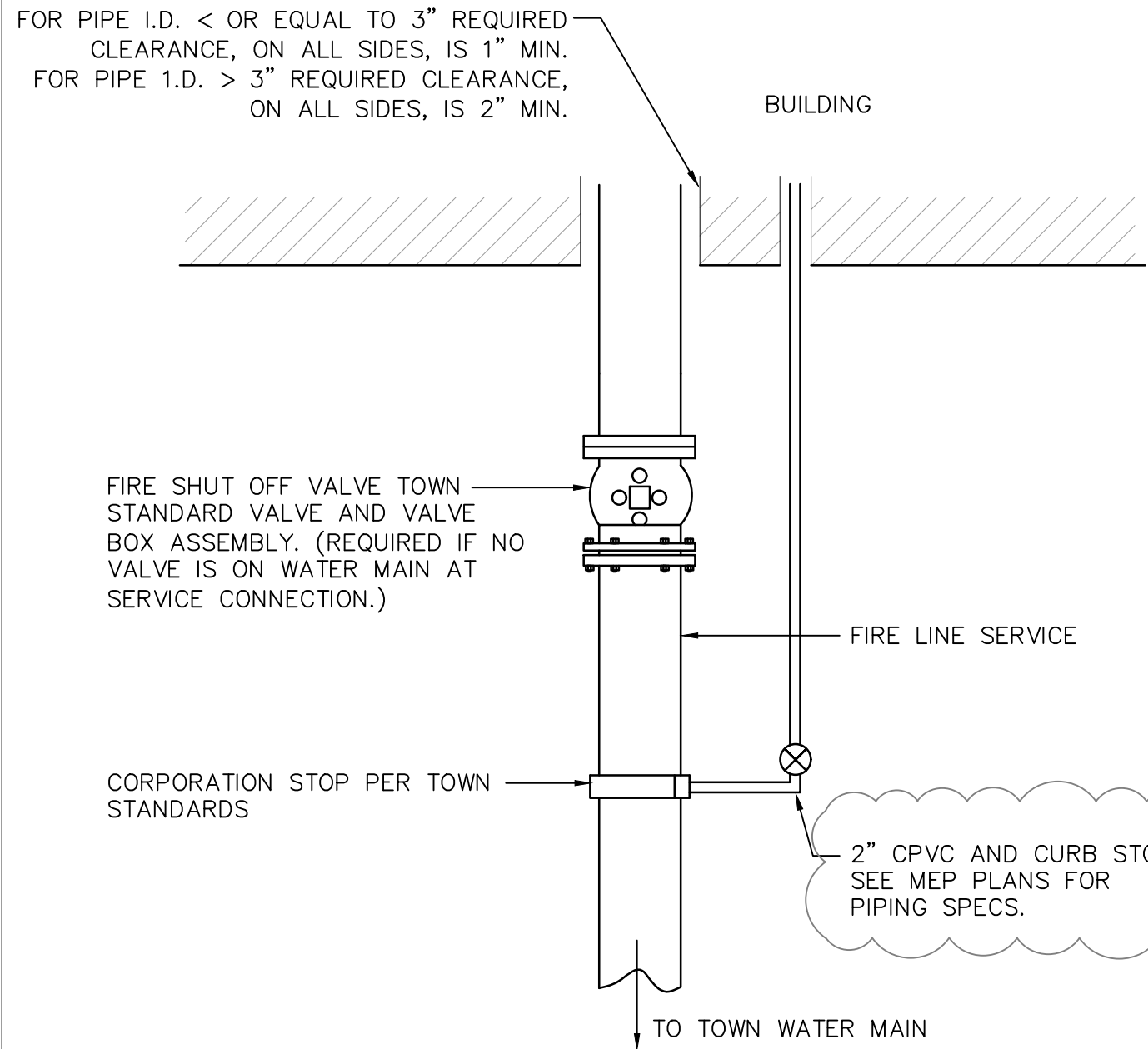


GLENWOOD & SIMPSON MIXED USE BUILDINGS
ARTS DISTRICT DEVELOPMENT, LLC
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2
SECOND WORT ADDITION, JACKSON WY, 83001

DETAILS 1

C3.1

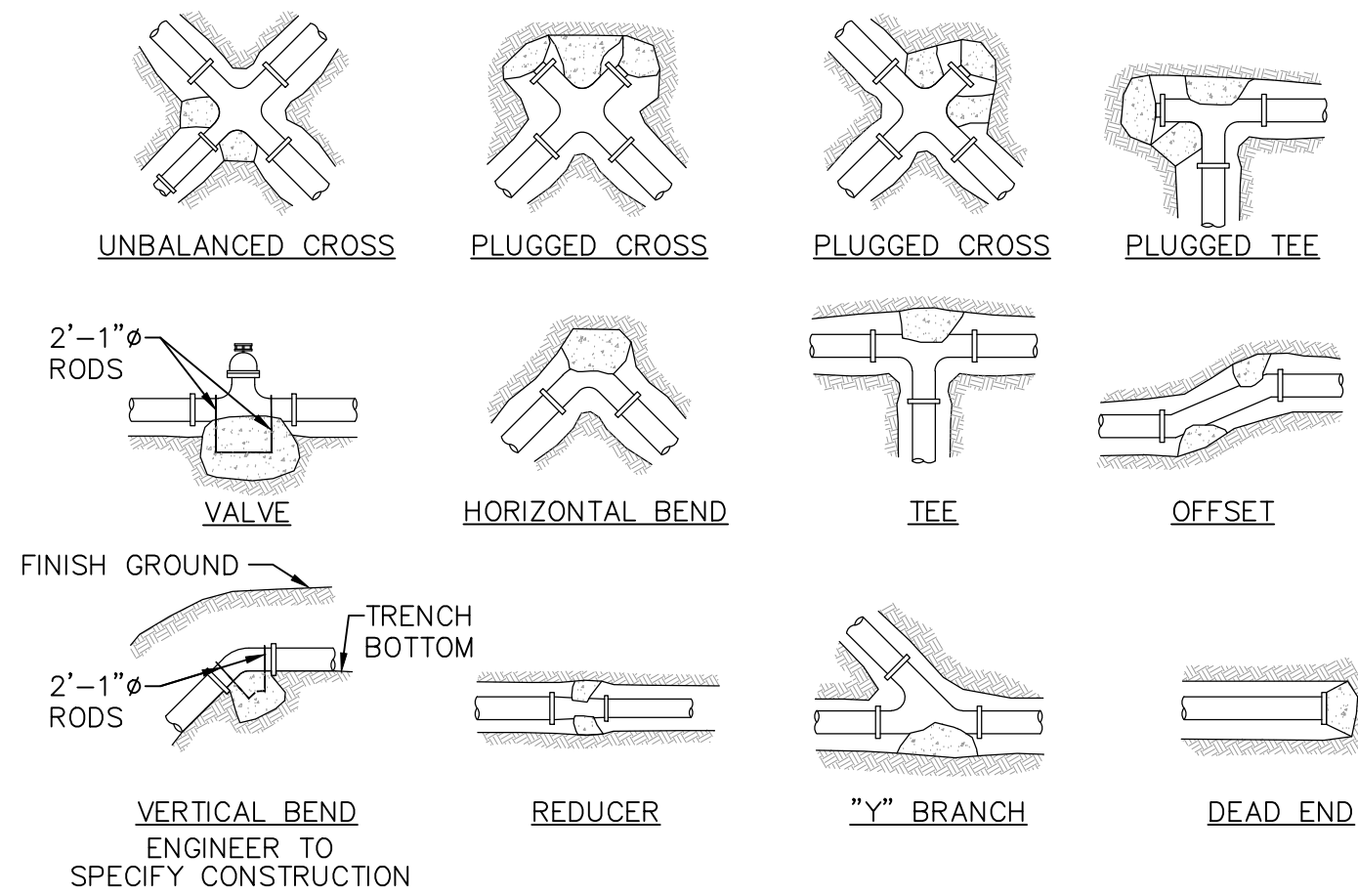
DRAWN BY: JG & PE
CHECKED BY: VR
JOB #: 17429



NOTES:
1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

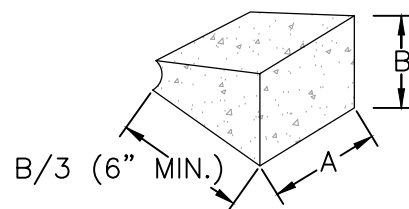
DETAIL MODIFIED FROM TOJ DETAIL W-110 1/16/13

FIRE LINE WITH WATER SERVICE



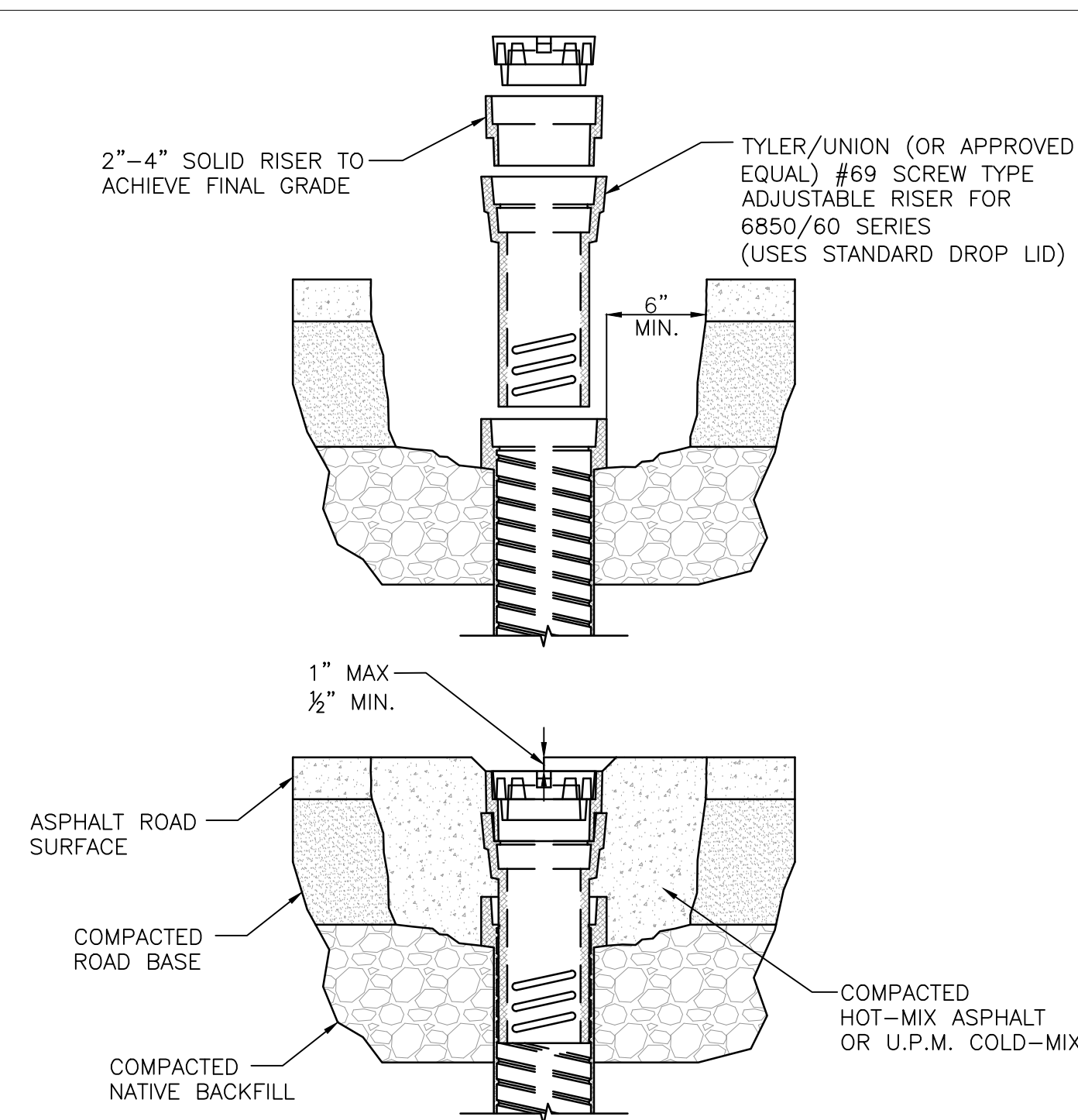
MINIMUM DIMENSIONS FOR THRUST BLOCKING										
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	3'-10"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	2'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	5'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"

NOTES:
1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK.
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTURBED MATERIAL.
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE.



THRUST BLOCK DETAILS

W-111 DATE: 1/16/13
SCALE: NTS

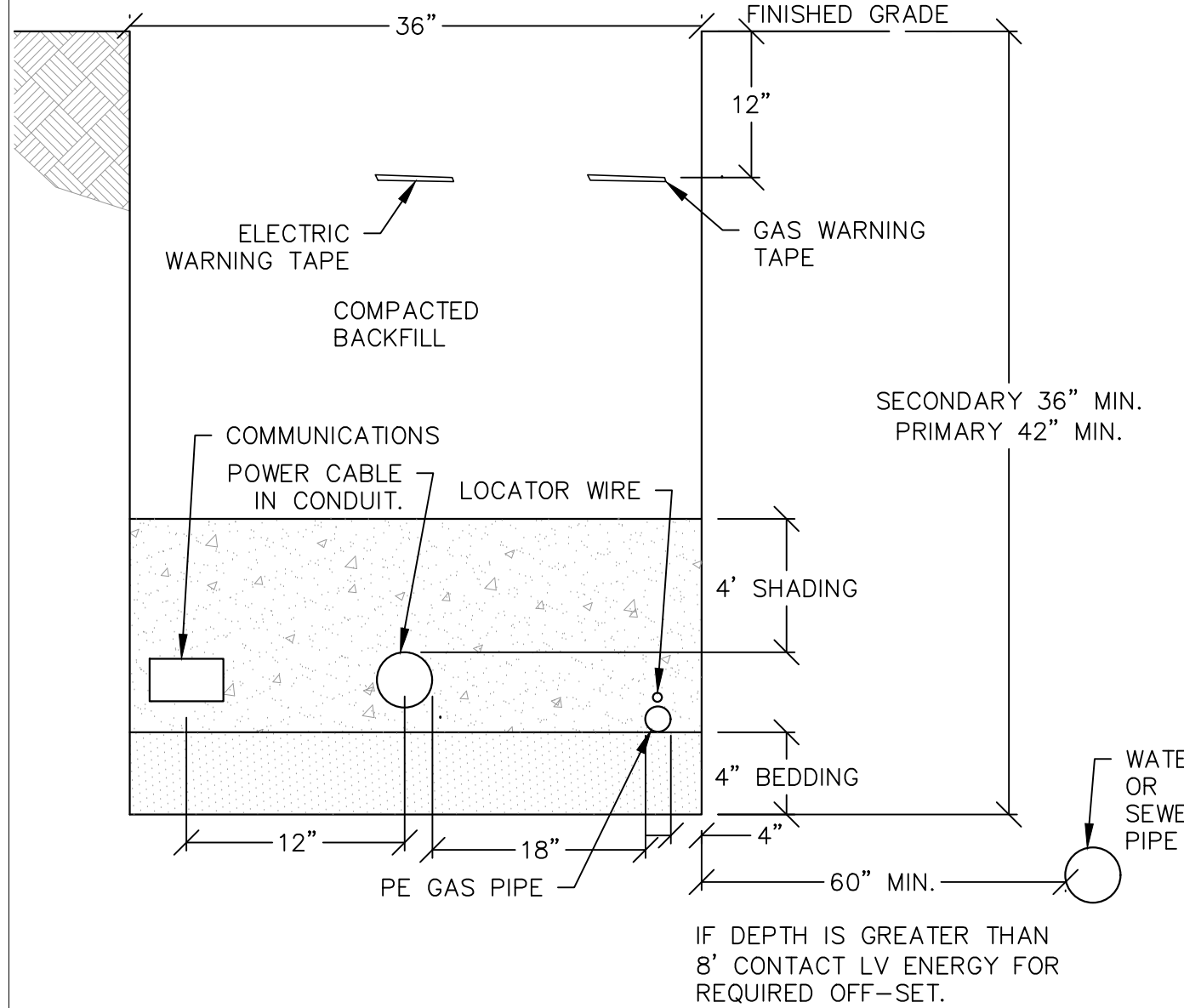


NOTES:
1. ADJUST WATER VALVES UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING.
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT PRIOR TO AND POST BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES.



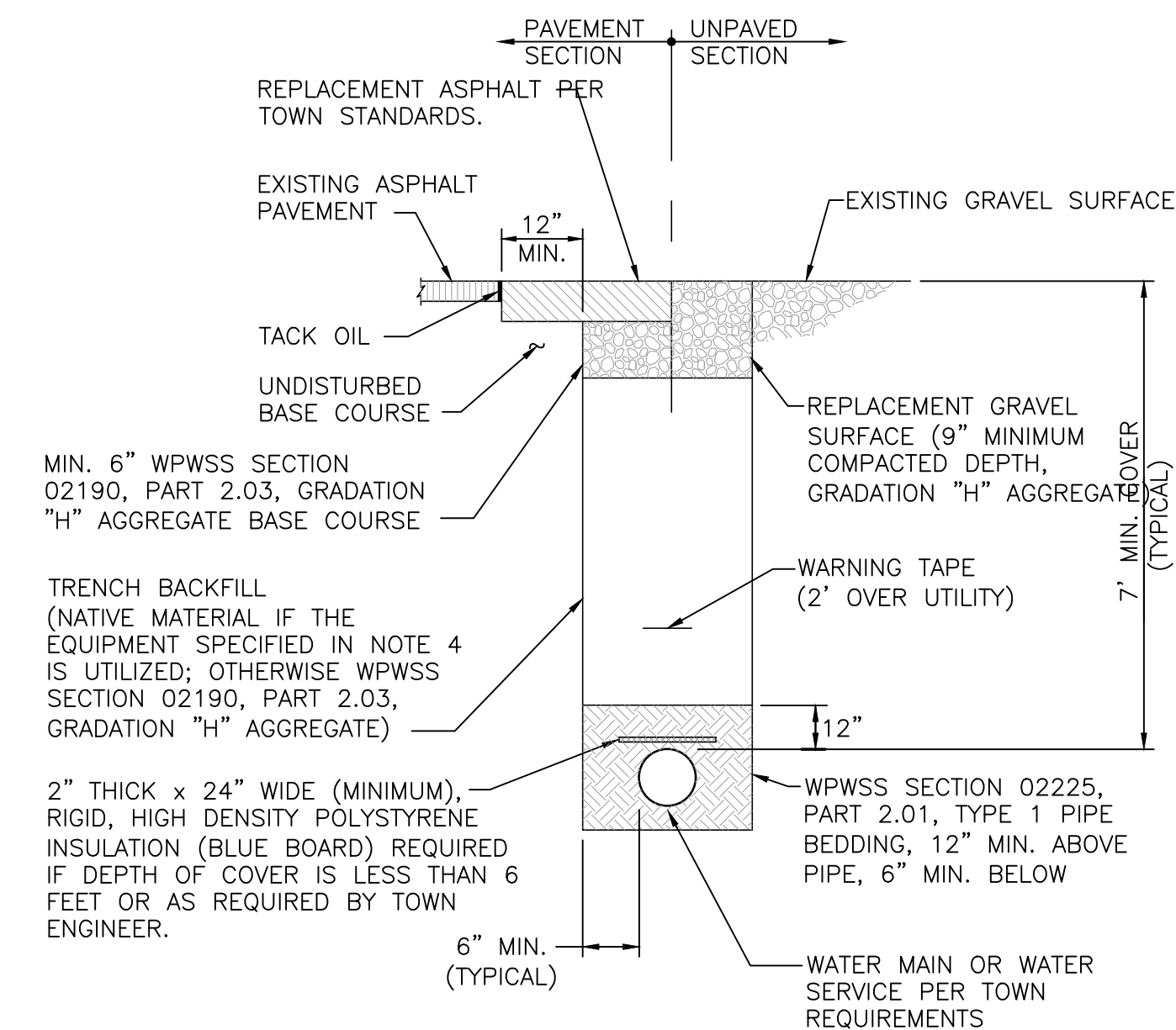
WATER VALVE COLLAR ASSEMBLY

W-106 DATE: 1/16/13
SCALE: NTS



NOTES:
1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN PE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

ELECTRIC TRENCH DETAIL WITH NATURAL GAS
(NOT TO SCALE)

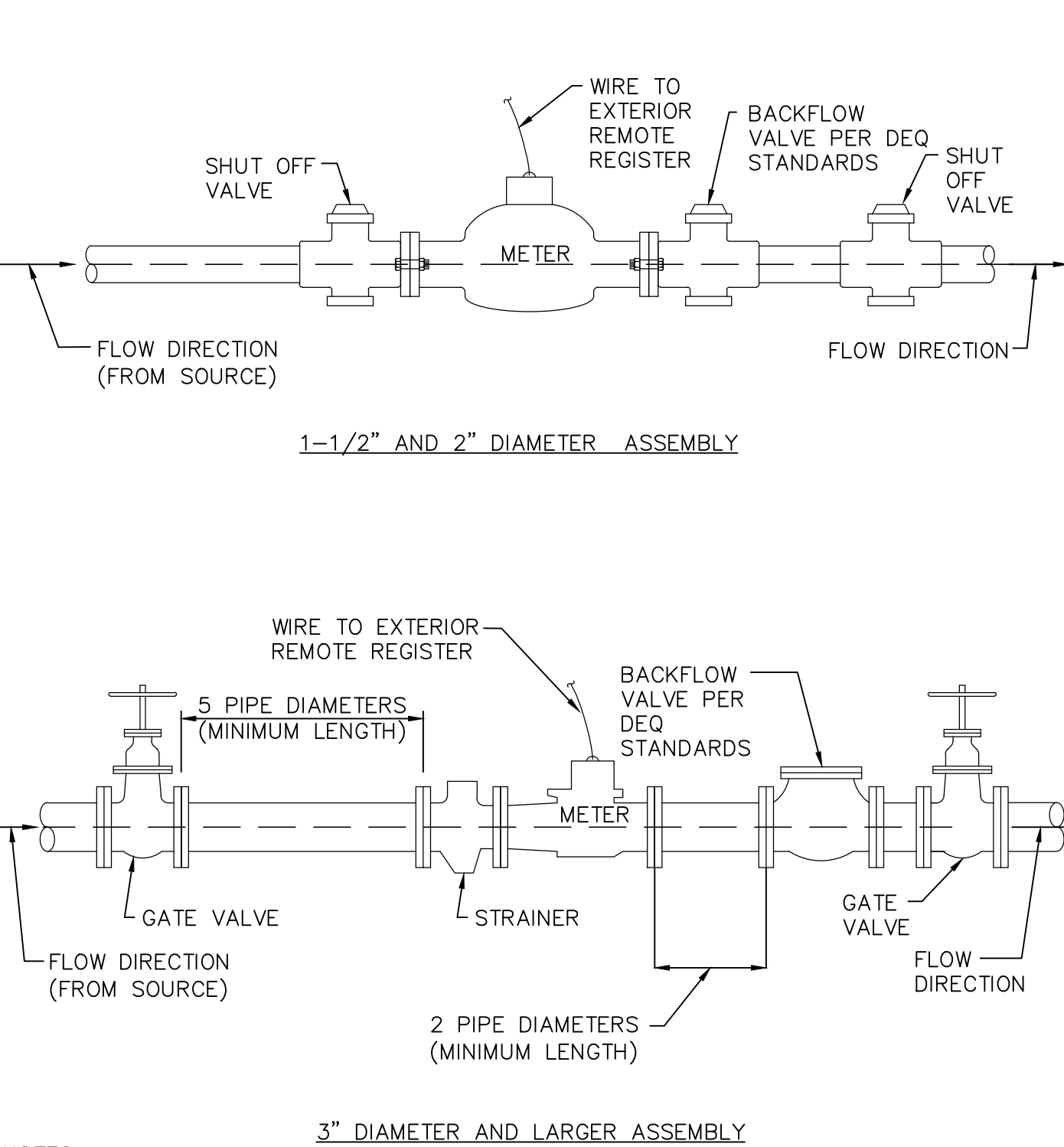


NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
- 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
- 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL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



WATER MAIN AND SERVICE LINE TRENCH

W-100 DATE: 12/17/12
SCALE: NTS

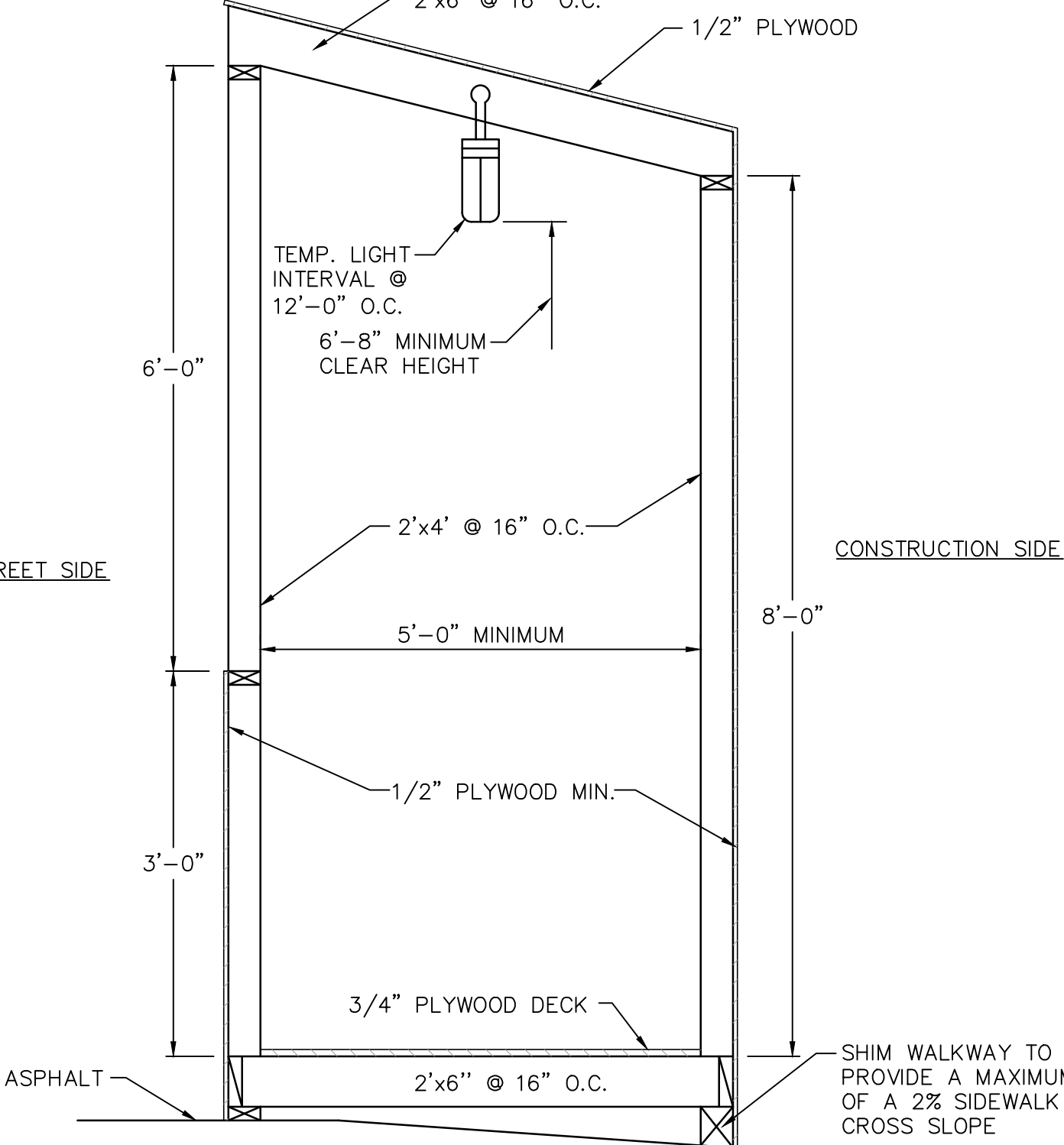


NOTES:
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
3. CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
4. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.



WATER METER INSTALLATION (1-1/2" & LARGER METERS, INTERIOR INSTALLATION)

W-113 DATE: 1/16/13
SCALE: NTS

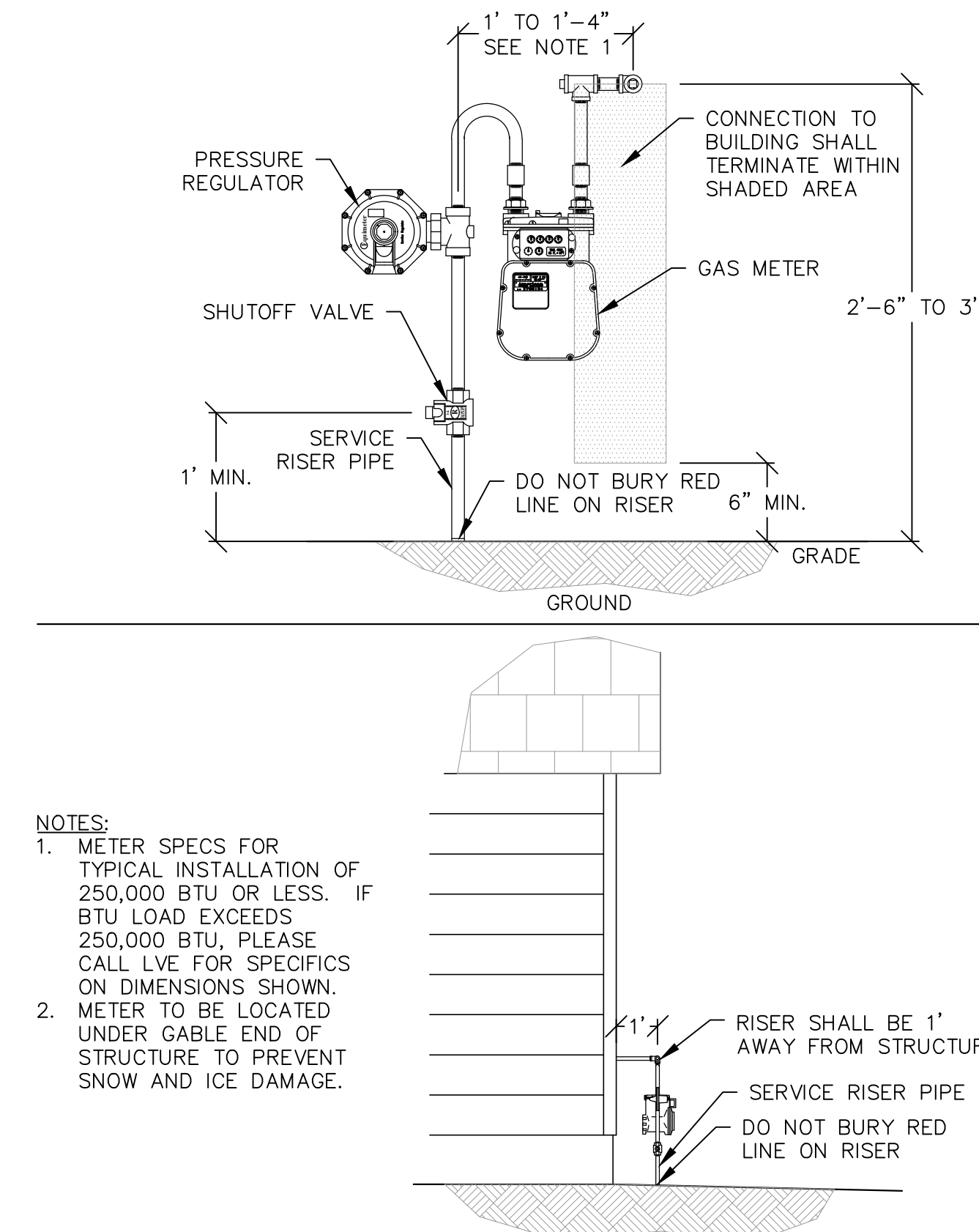


NOTES:
1. CONST. SIDEWALKS SHALL BE INSTALLED ONLY IN TOWN APPROVED LOCATIONS.
2. WALKWAY & RAMPED "END SECTION" SHALL MEET ADA STANDARDS.
3. ANCHORING SHALL BE PROVIDED TO PREVENT HOARDING FROM DISPLACEMENT DUE TO WIND.
4. HOARDING CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY T.O.J. BUILDING DEPT.



TEMPORARY CONSTRUCTION SIDEWALK

ST-129 DATE: 12/17/12
SCALE: NTS



NOTES:
1. METER SPECS FOR TYPICAL INSTALLATION OF 250,000 BTU OR LESS. IF BTU LOAD EXCEEDS 250,000 BTU, PLEASE CALL LVE FOR SPECIFICS ON DIMENSIONS SHOWN.
2. METER TO BE LOCATED UNDER GABLE END OF STRUCTURE TO PREVENT SNOW AND ICE DAMAGE.

GAS METER INSTALLATION
(NOT TO SCALE)

DRAWING SET TITLE
DATE
10/30/2020
11/23/2020
05/05/2021
08/27/2021
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CONST. DOC (REV. 8)
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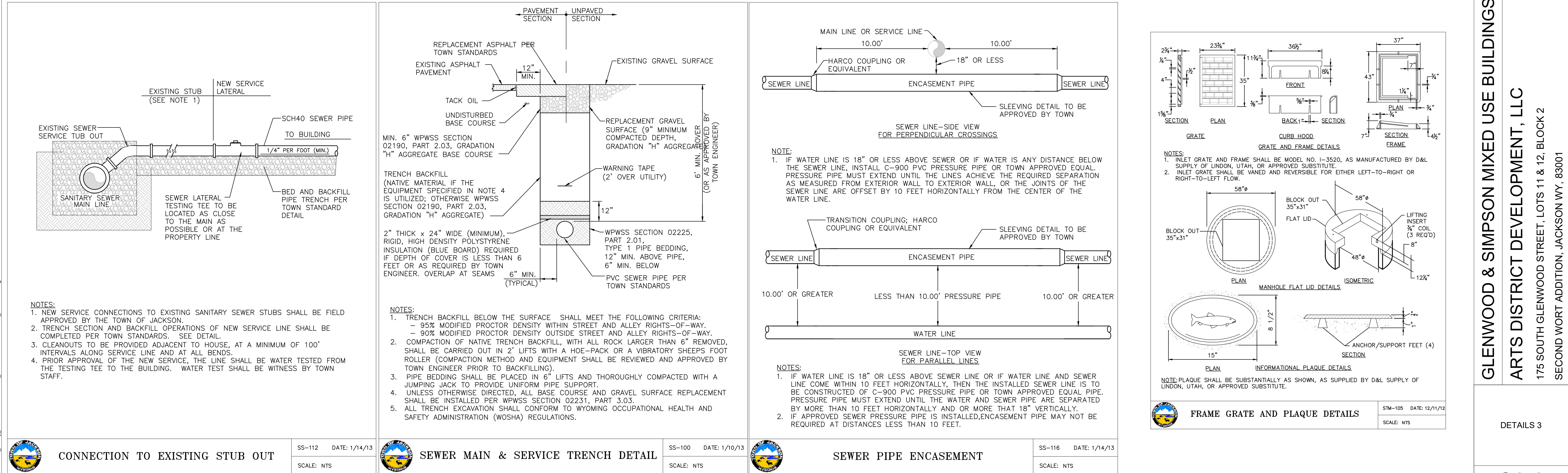
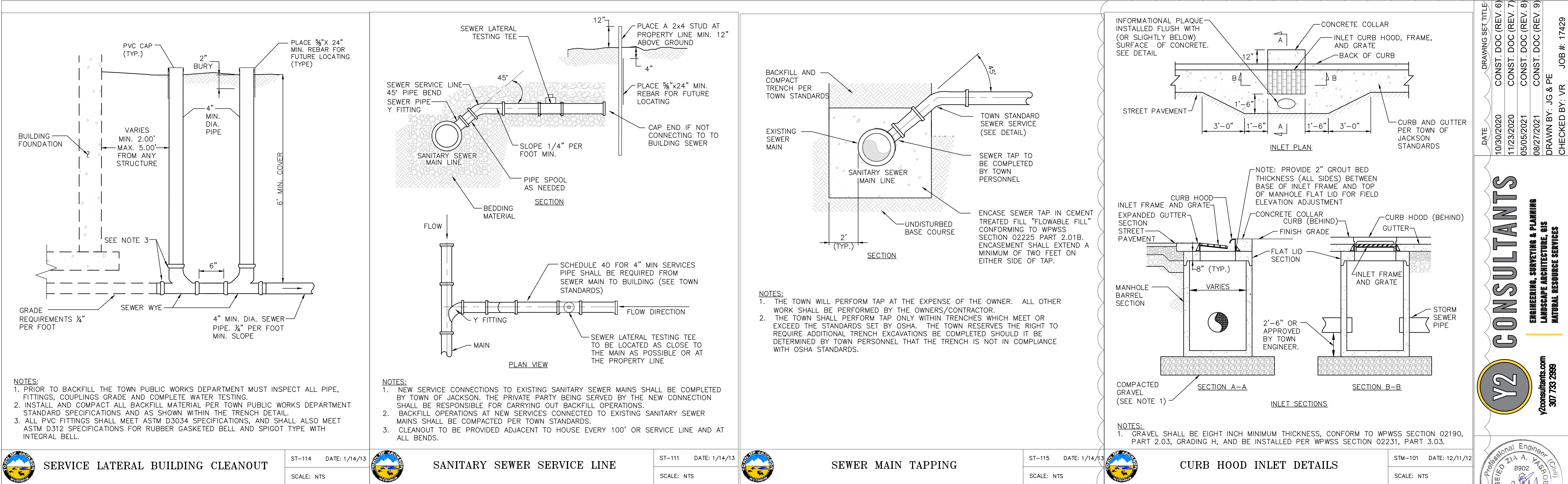


GLENWOOD & SIMPSON MIXED USE BUILDINGS
ARTS DISTRICT DEVELOPMENT, LLC
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2
SECOND WORT ADDITION, JACKSON WY, 83001

DETAILS 2

C3.2

LAST SAVED: 8/27/2021 1:06 PM BY: JACOBIS PLOT BY VINCE ROUX
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DRAWING SET TITLE
DATE
10/30/2020
11/23/2020
05/05/2021
08/27/2021
DRAWN BY: JG & PE
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307.739.2999

Professional Engineer (Civil)
SE/ED ZIA A. YASOBI
8902
8/27/2021
WYOMING

GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

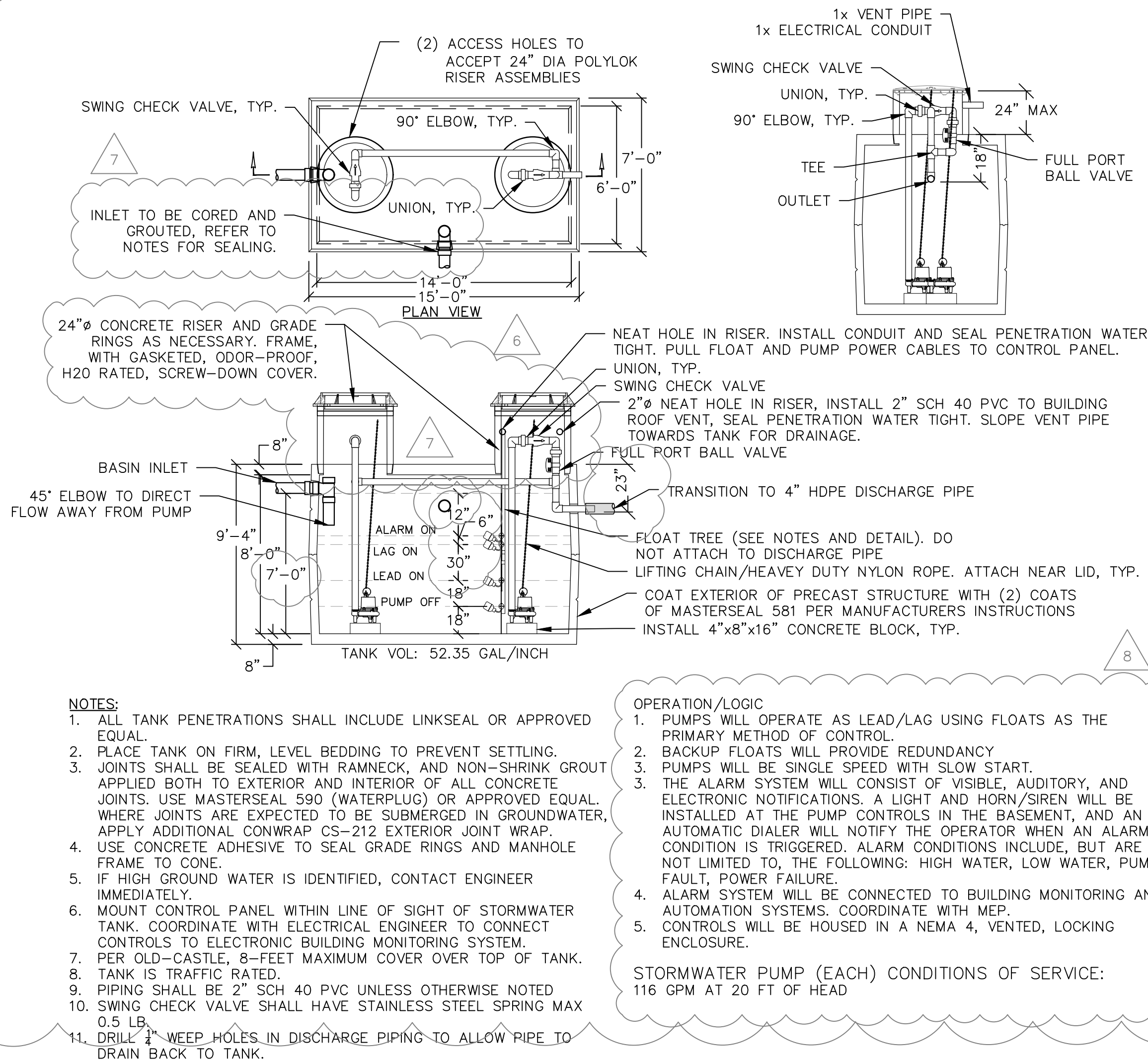
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

SECOND WORT ADDITION, JACKSON WY, 83001

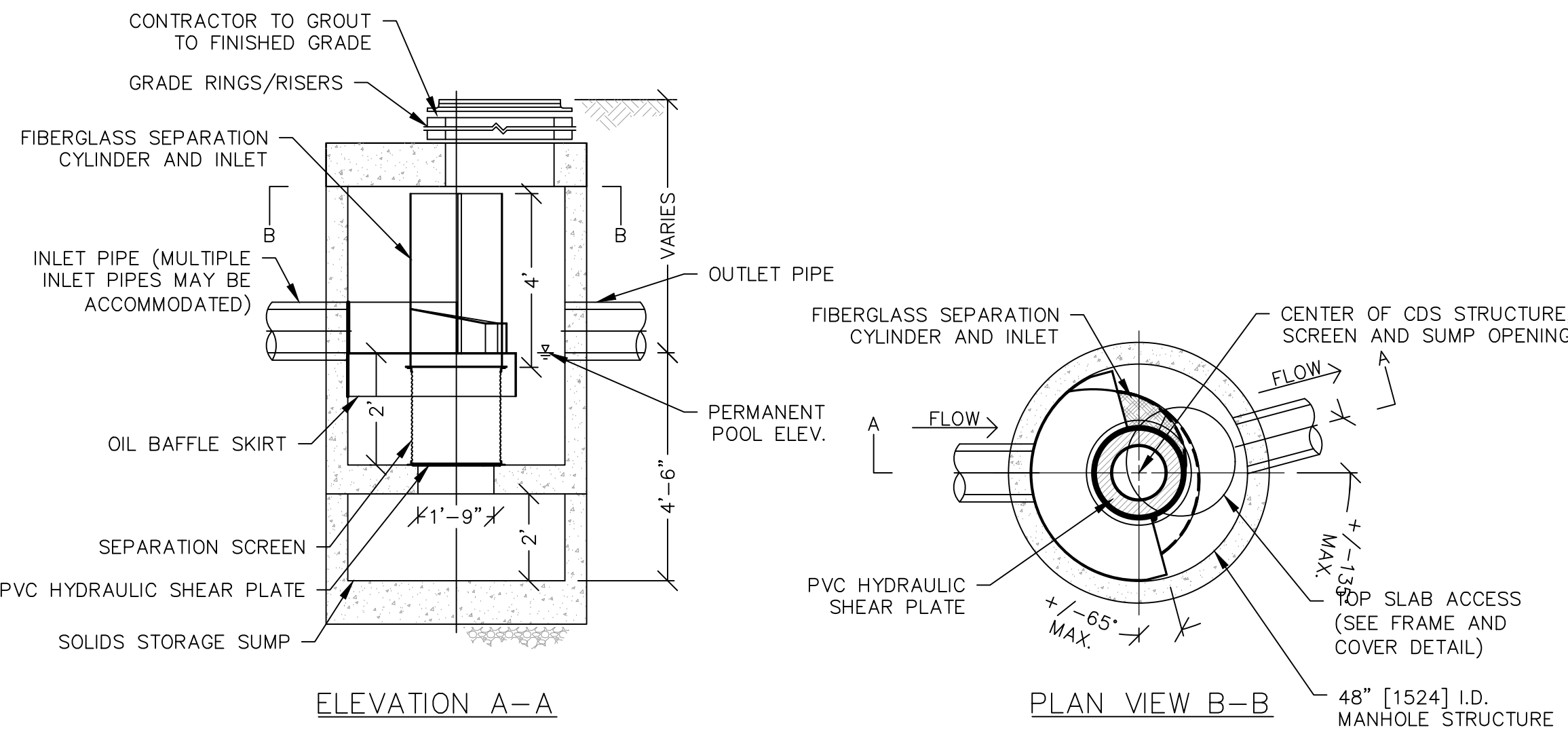
DETAILS 3

C3.3

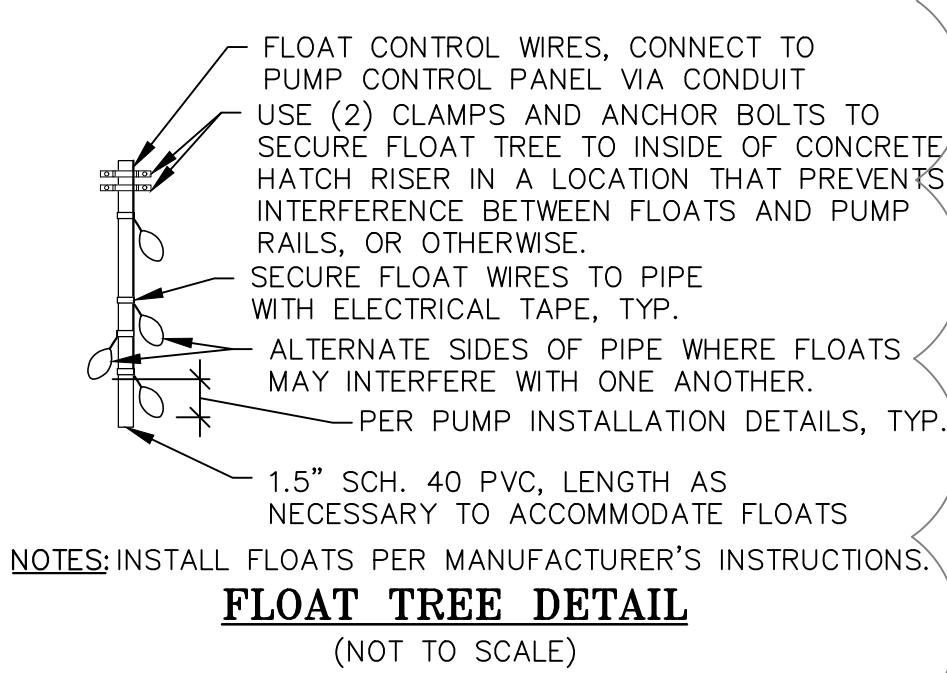
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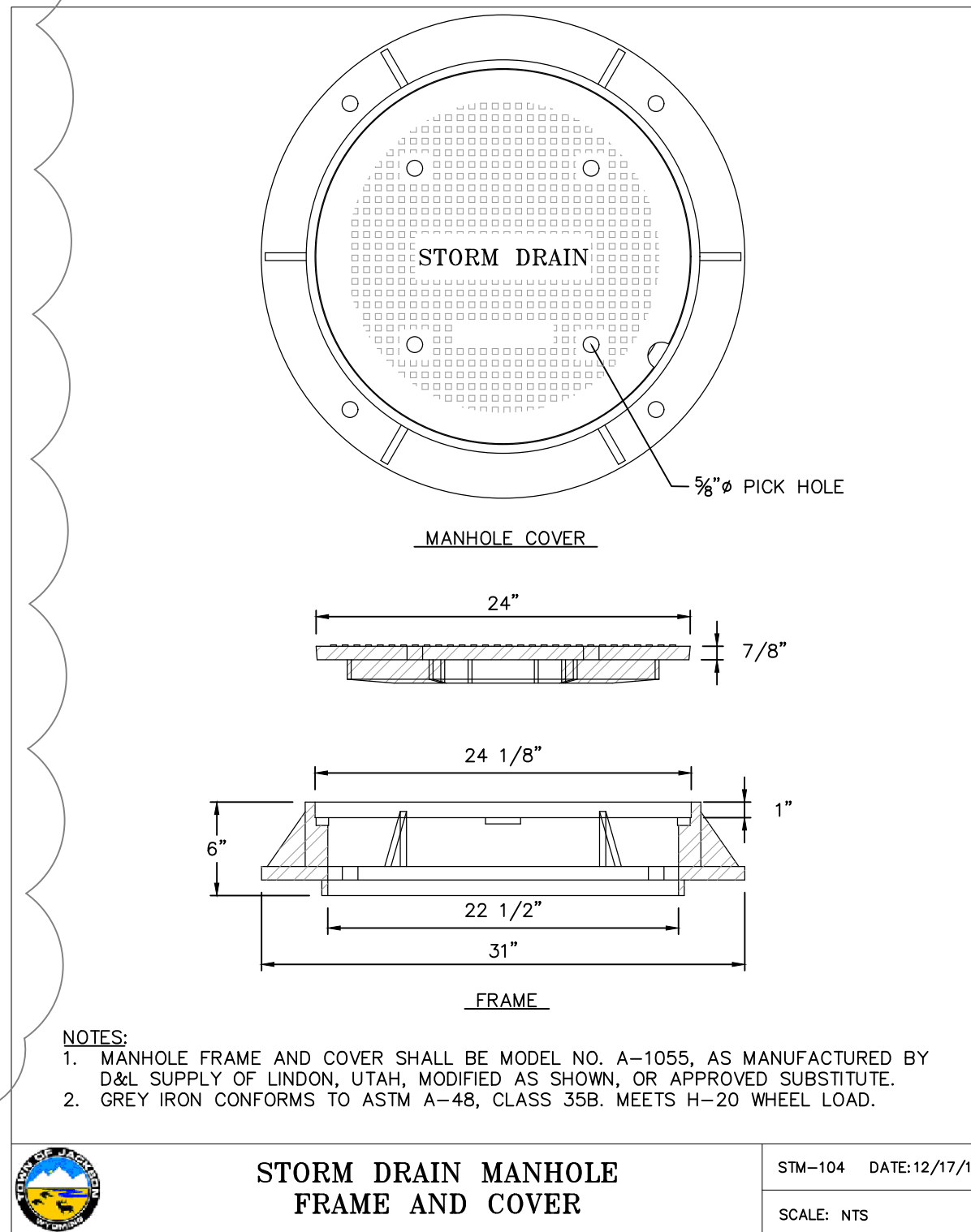
STORMWATER 4,000 GALLON DETENTION BASIN, PUMP, AND FLOAT DETAIL
(NOT TO SCALE)



CDS2015-4 SAND/OIL SEPARATOR
(NOT TO SCALE)

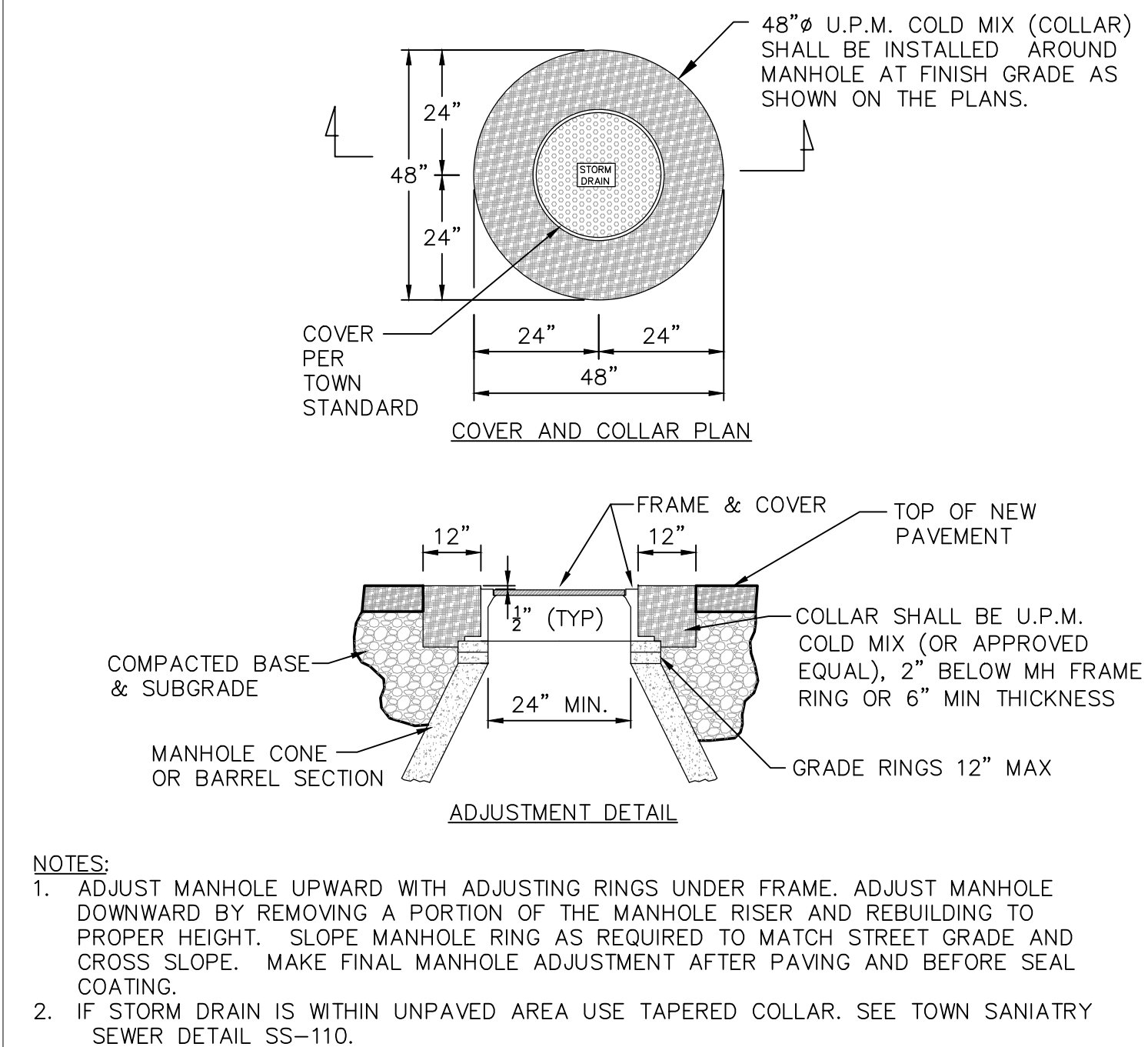


FLOAT TREE DETAIL
(NOT TO SCALE)



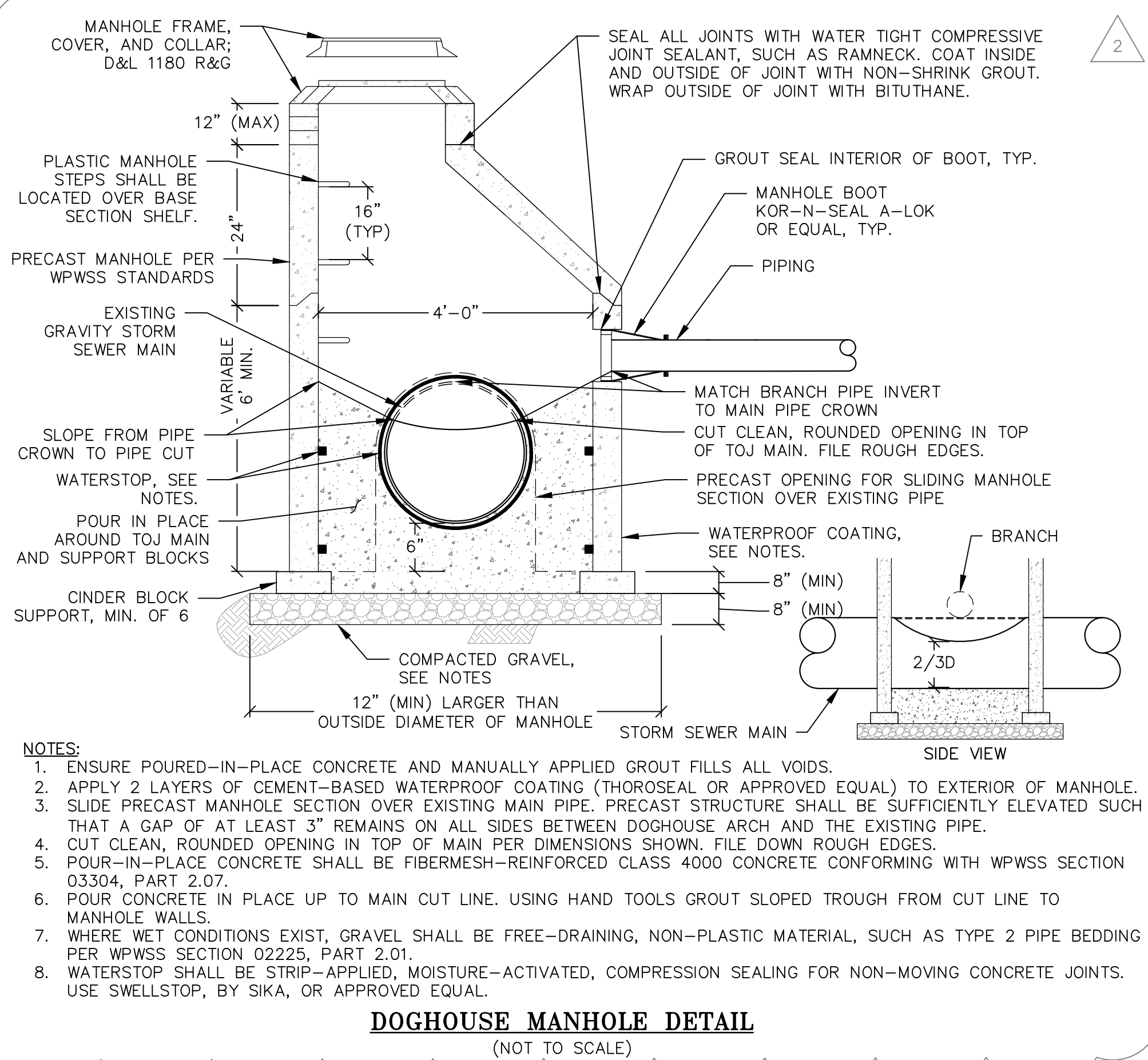
STORM DRAIN MANHOLE FRAME AND COVER

STM-104 DATE:12/17/12
SCALE: NTS

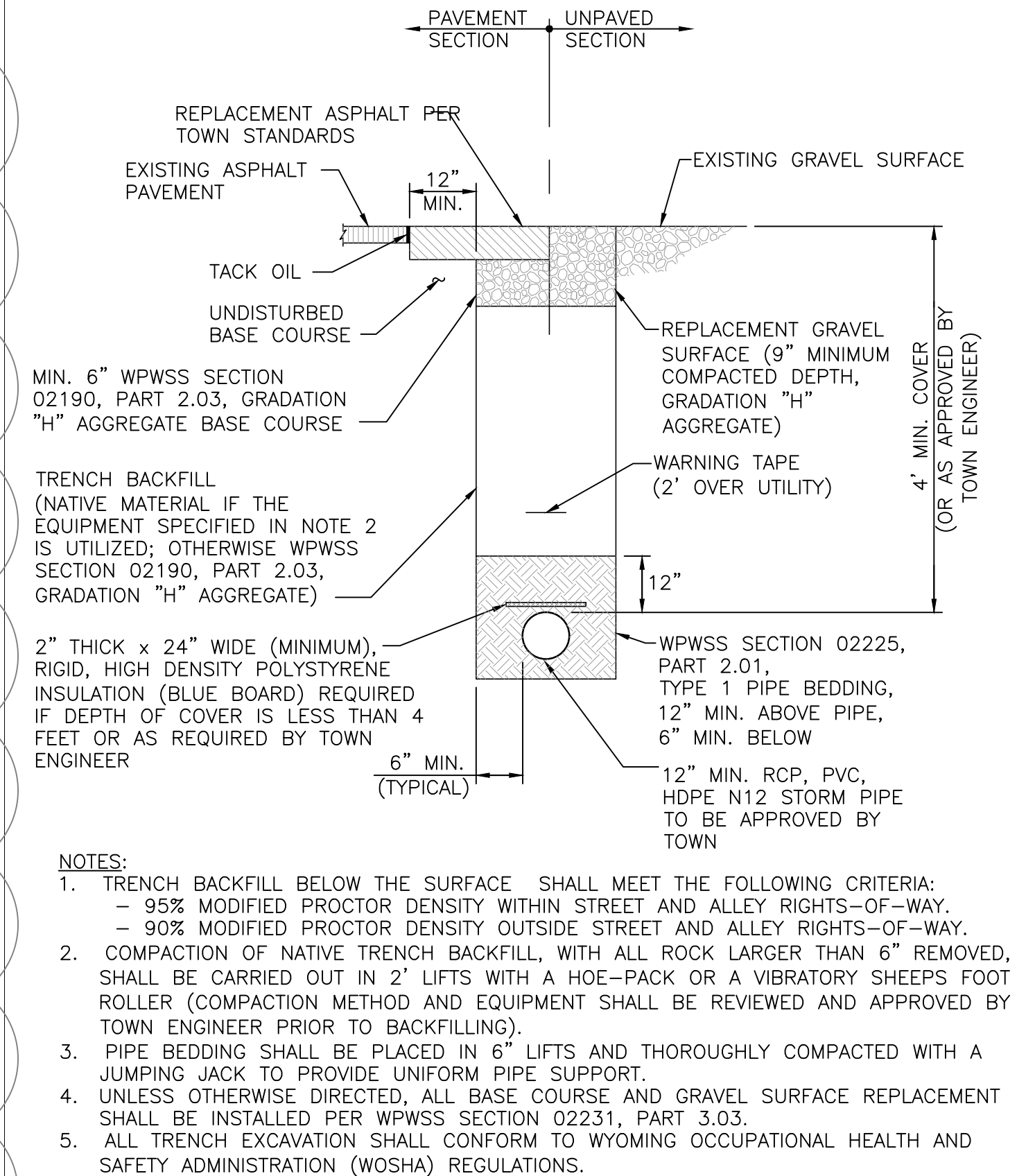


STORM DRAIN MANHOLE ADJUSTMENT AND COLLAR DETAIL

STM-103 DATE:12/12/12
SCALE: NTS



DOGHOUSE MANHOLE DETAIL
(NOT TO SCALE)



STORM SEWER PIPE TRENCH

STM-100 DATE: 12/11/12
SCALE: NTS

DATE	DRAWING SET TITLE
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11/23/2020	CONST. DOC (REV. 7)
05/05/2021	CONST. DOC (REV. 8)
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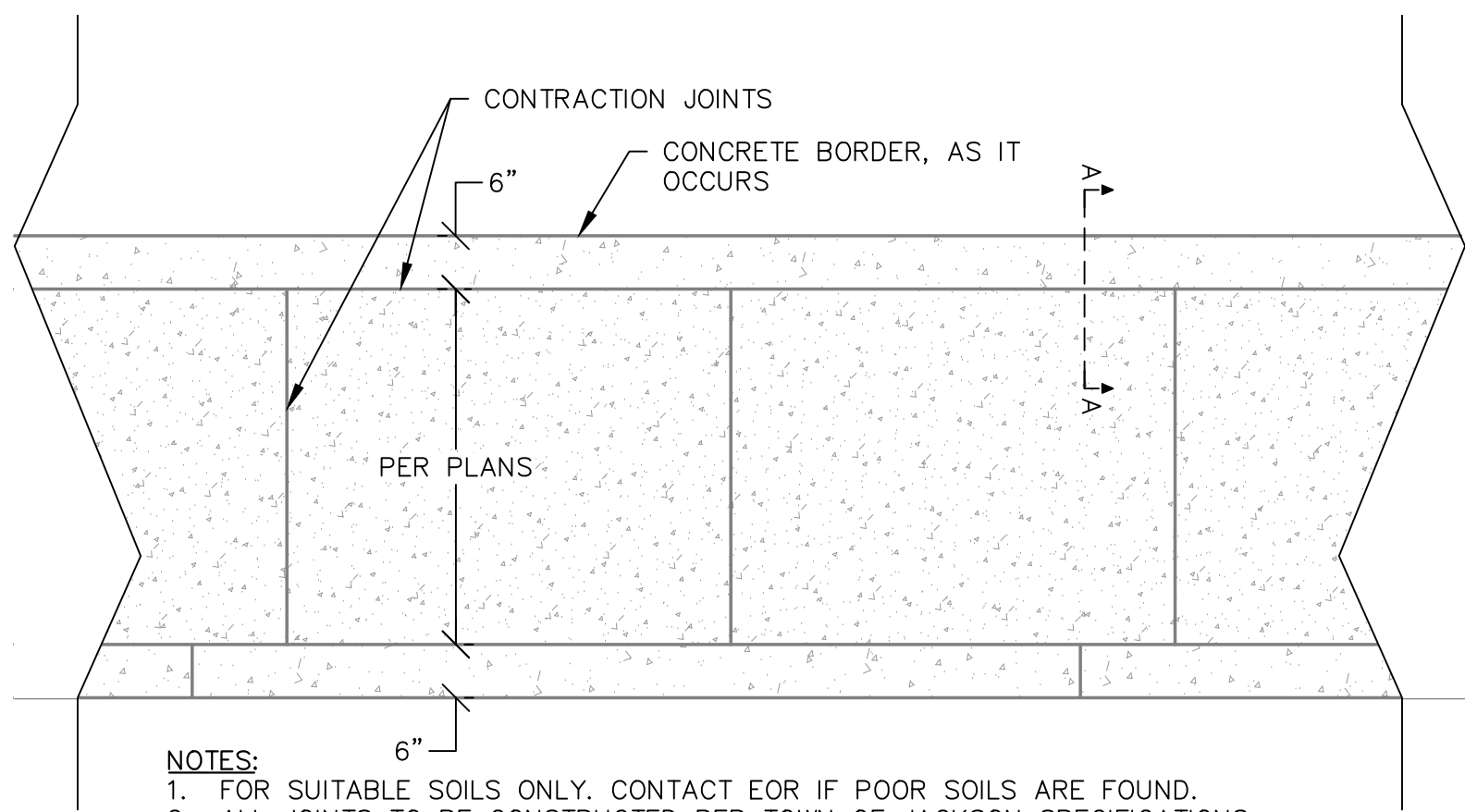
Professional Engineer (Civil)
SEED ZIA A. VASODI
8902
8/27/2021
WYOMING

GLENWOOD & SIMPSON MIXED USE BUILDINGS
ARTS DISTRICT DEVELOPMENT, LLC
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2
SECOND WORT ADDITION, JACKSON WY, 83001

DETAILS 4

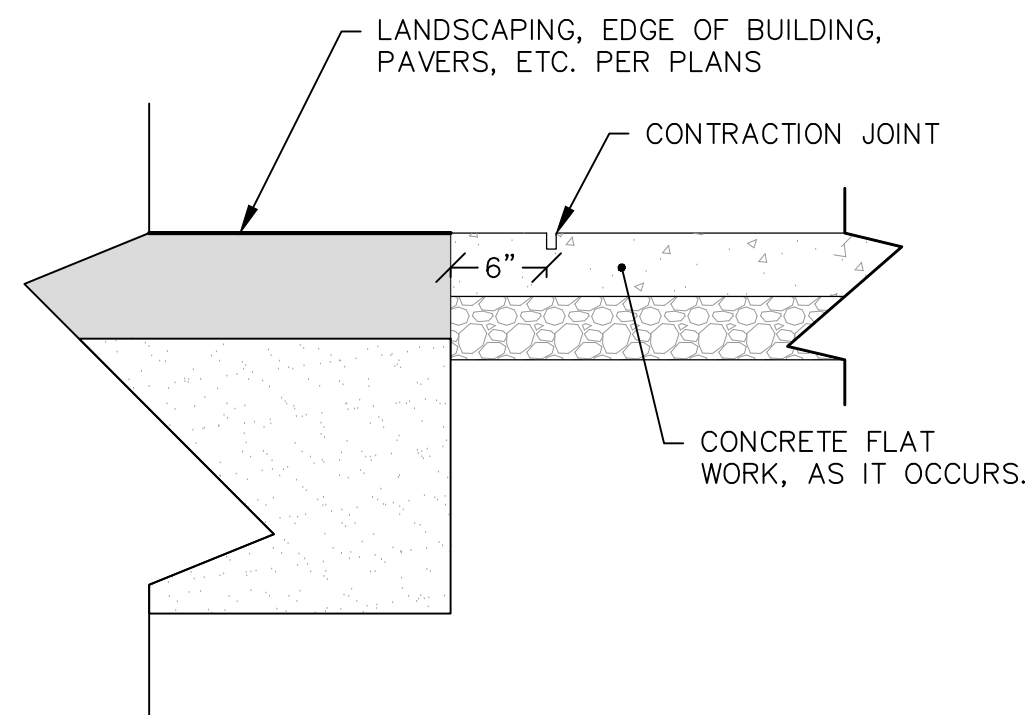
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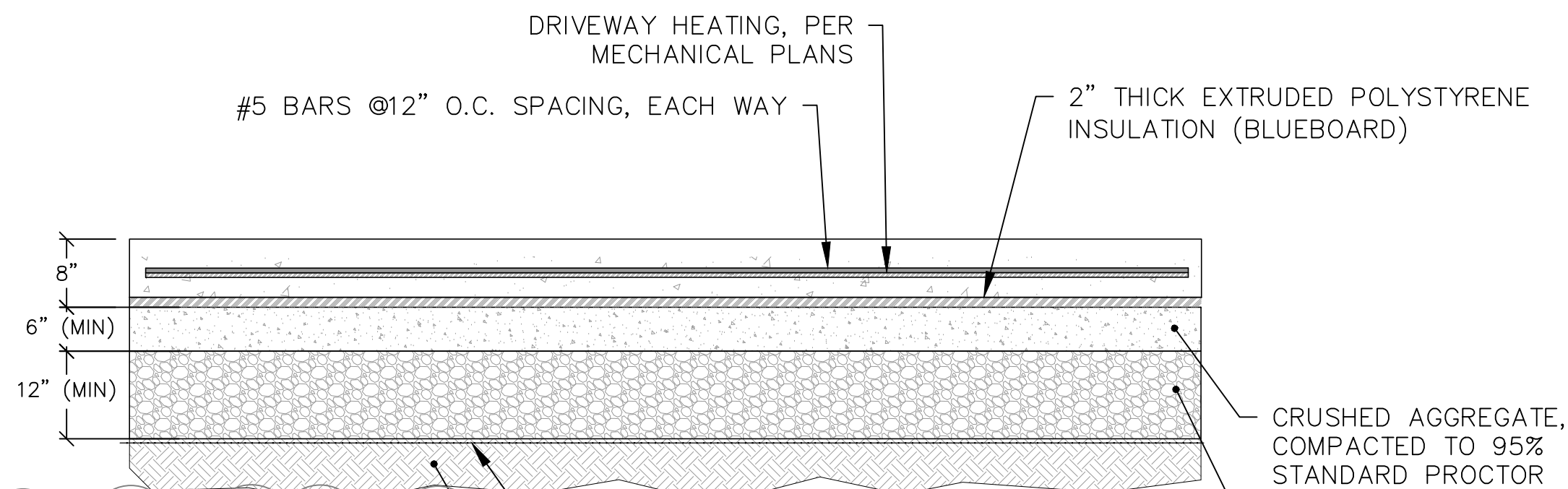
- NOTES:
1. FOR SUITABLE SOILS ONLY. CONTACT EOR IF POOR SOILS ARE FOUND.
 2. ALL JOINTS TO BE CONSTRUCTED PER TOWN OF JACKSON SPECIFICATIONS.
 3. CONTRACTION JOINT PATTERN PER CIVIL AND LANDSCAPE PLANS.
 4. DIMENSIONS OF CONCRETE FLAT WORK PER PLANS
 5. THIS DETAIL APPLIES UNLESS PLANS SPECIFY OTHERWISE (SEE PASS THROUGH PAVERS DETAILS).

PLAN VIEW



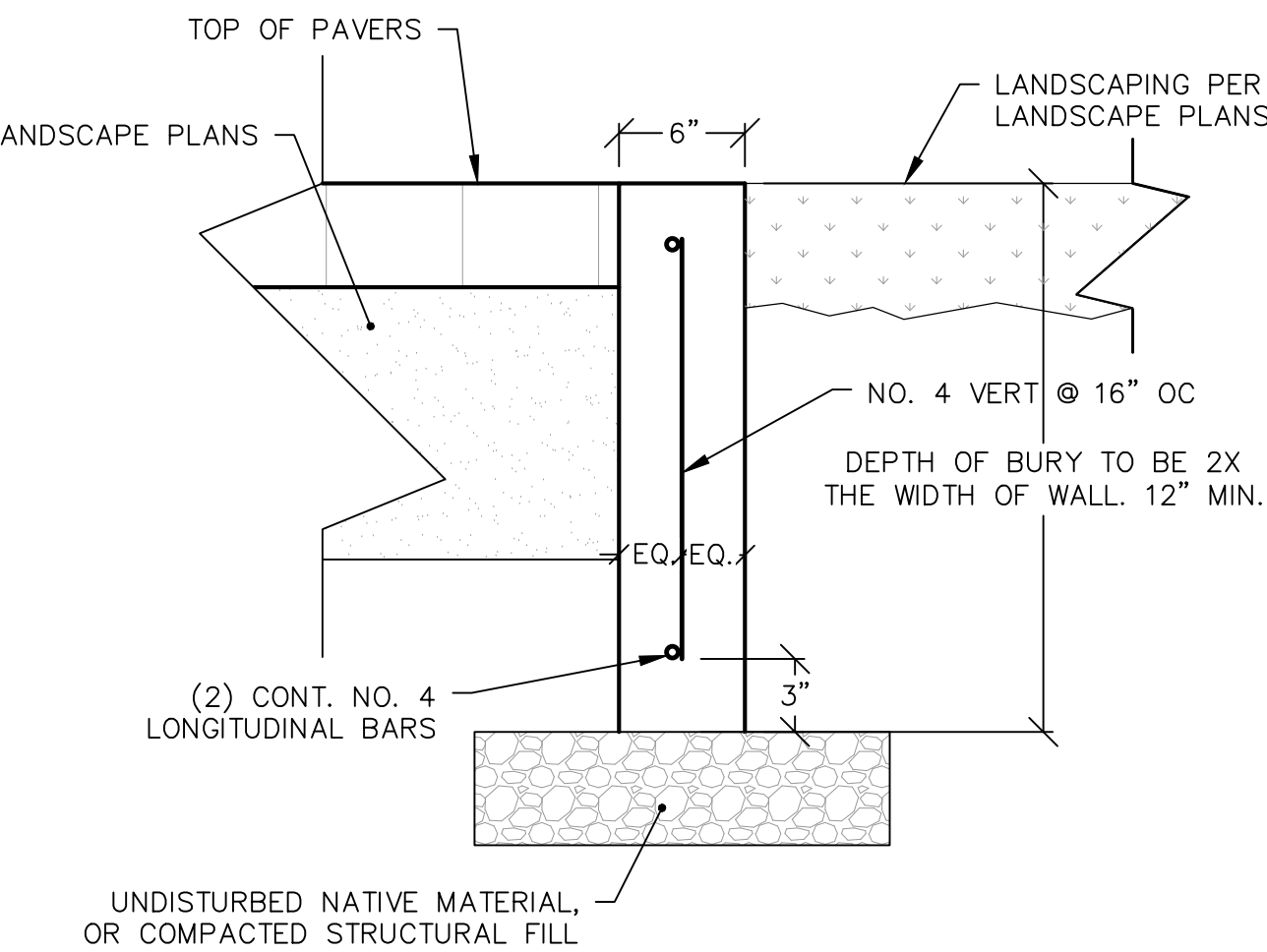
SECTION A-A

CONCRETE FLAT WORK EDGING DETAIL
(NOT TO SCALE)

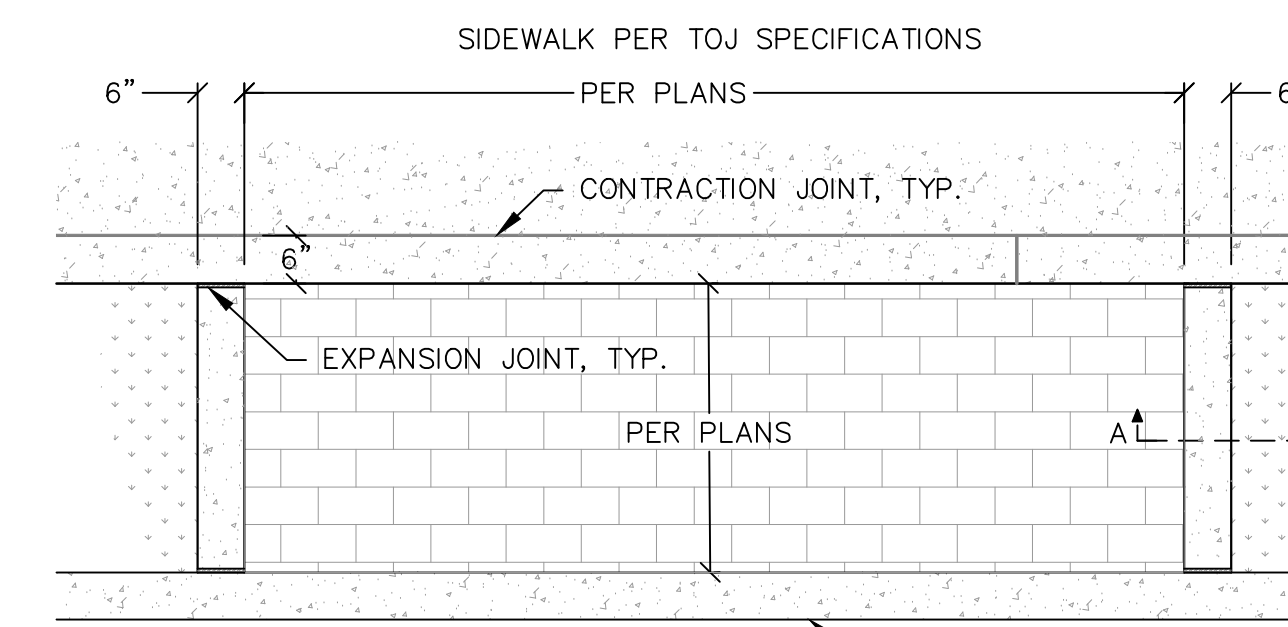


- NOTES:
1. THICKENED EDGE AND SLAB KEYS ARE REQUIRED. REFER TO THICKENED EDGE AND SLAB KEY DETAIL FOR REQUIREMENTS.

HEATED DRIVEWAY SLAB DETAIL
(NOT TO SCALE)



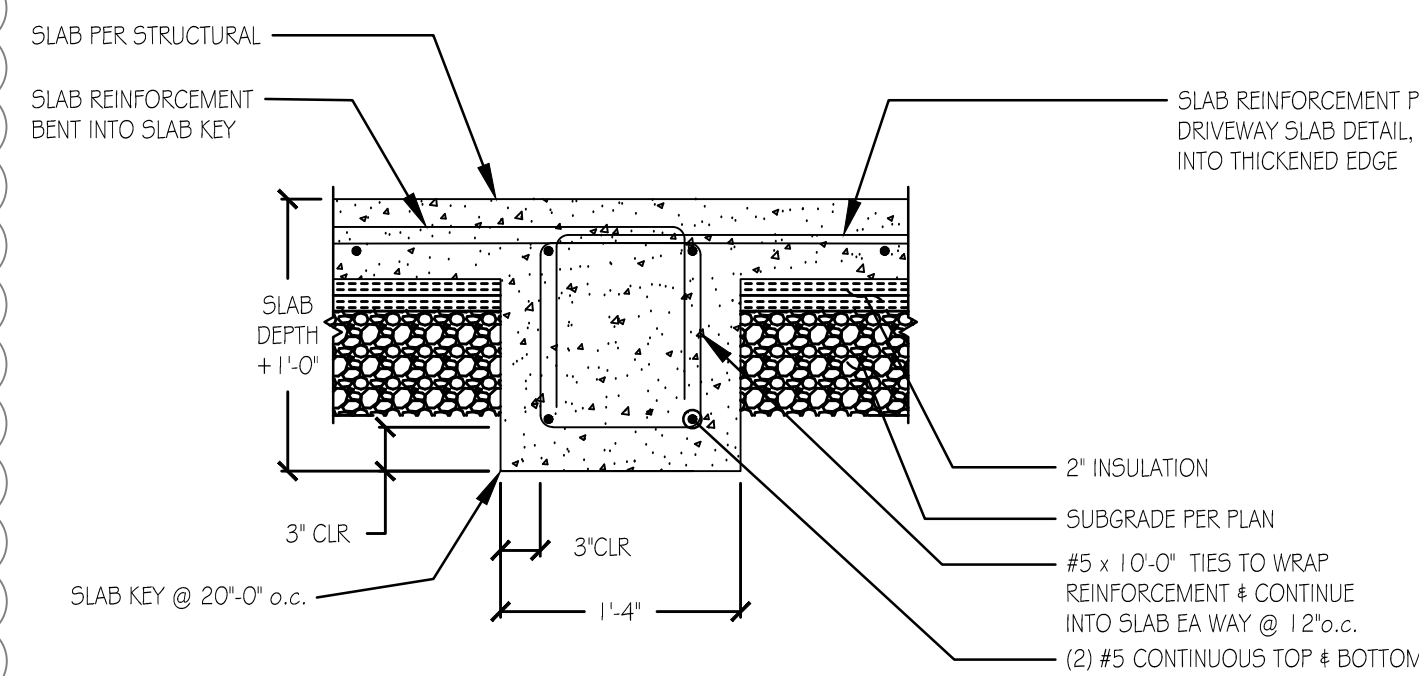
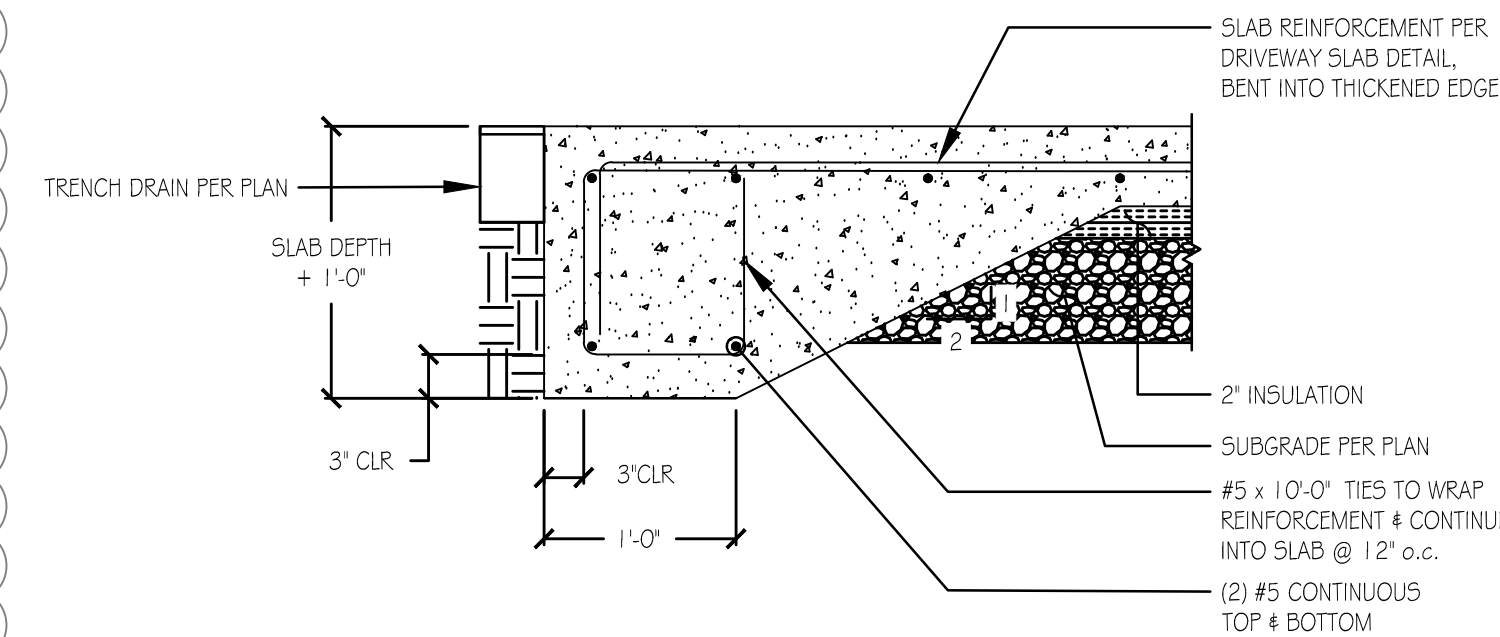
**SECTION A-A:
FLUSH VERTICAL CURB**



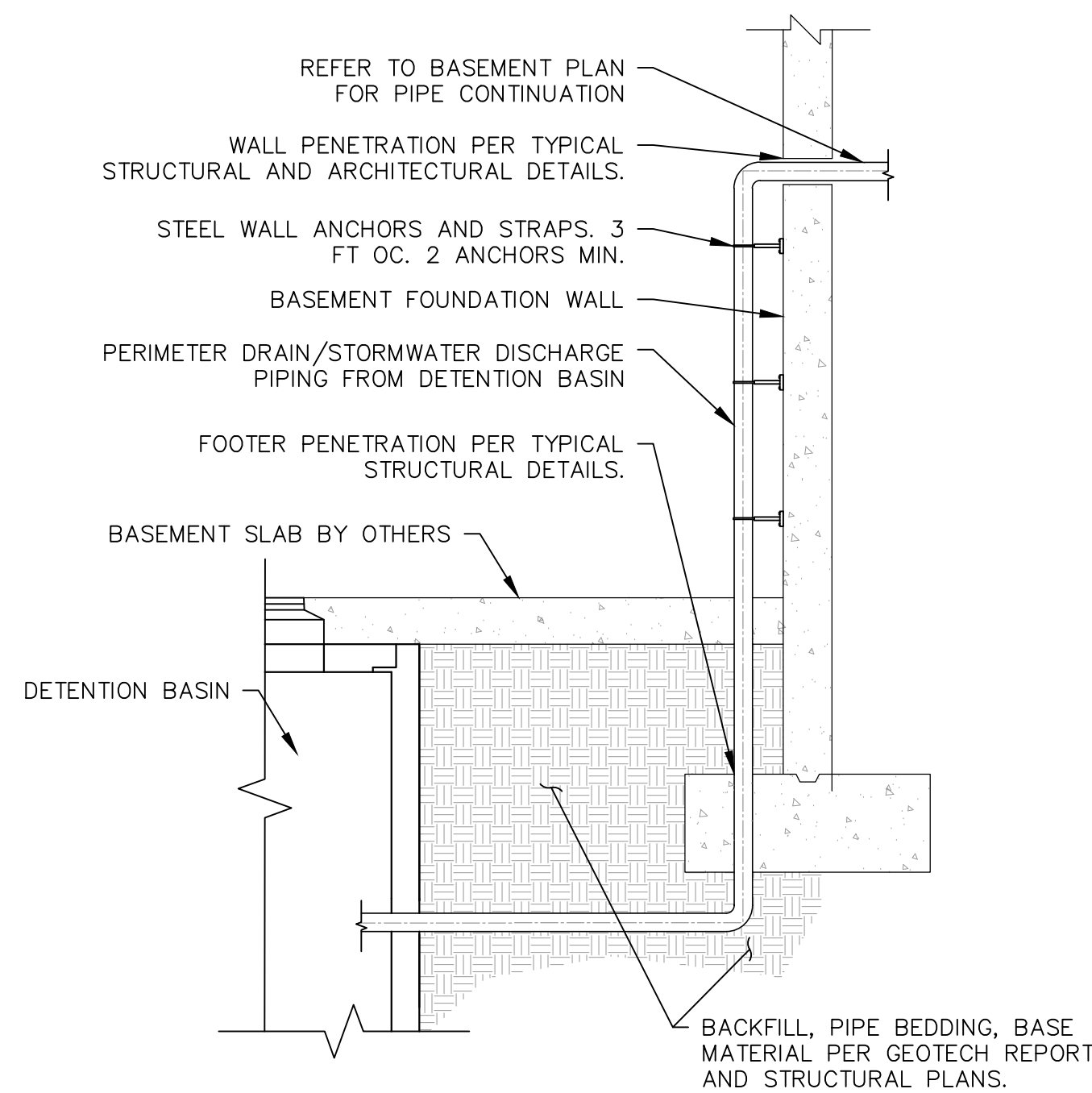
PLAN VIEW

- NOTES:
1. FOR SUITABLE SOILS ONLY. CONTACT EOR IF POOR SOILS ARE FOUND.
 2. ALL JOINTS TO BE CONSTRUCTED PER TOWN OF JACKSON SPECIFICATIONS.

PASS THROUGH PAVERS
(NOT TO SCALE)

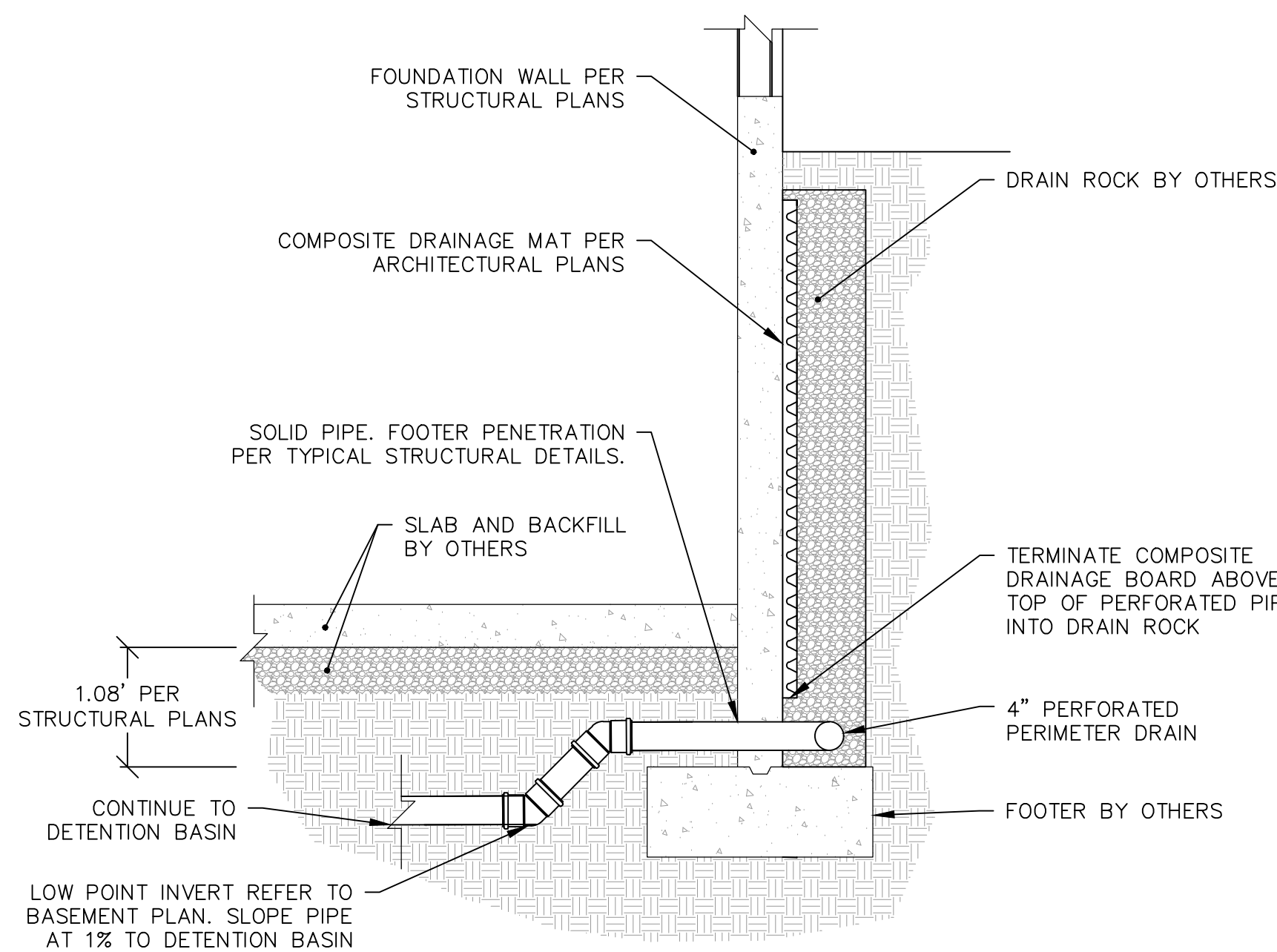


THICKENED EDGE AND SLAB KEY DETAILS
(NOT TO SCALE)



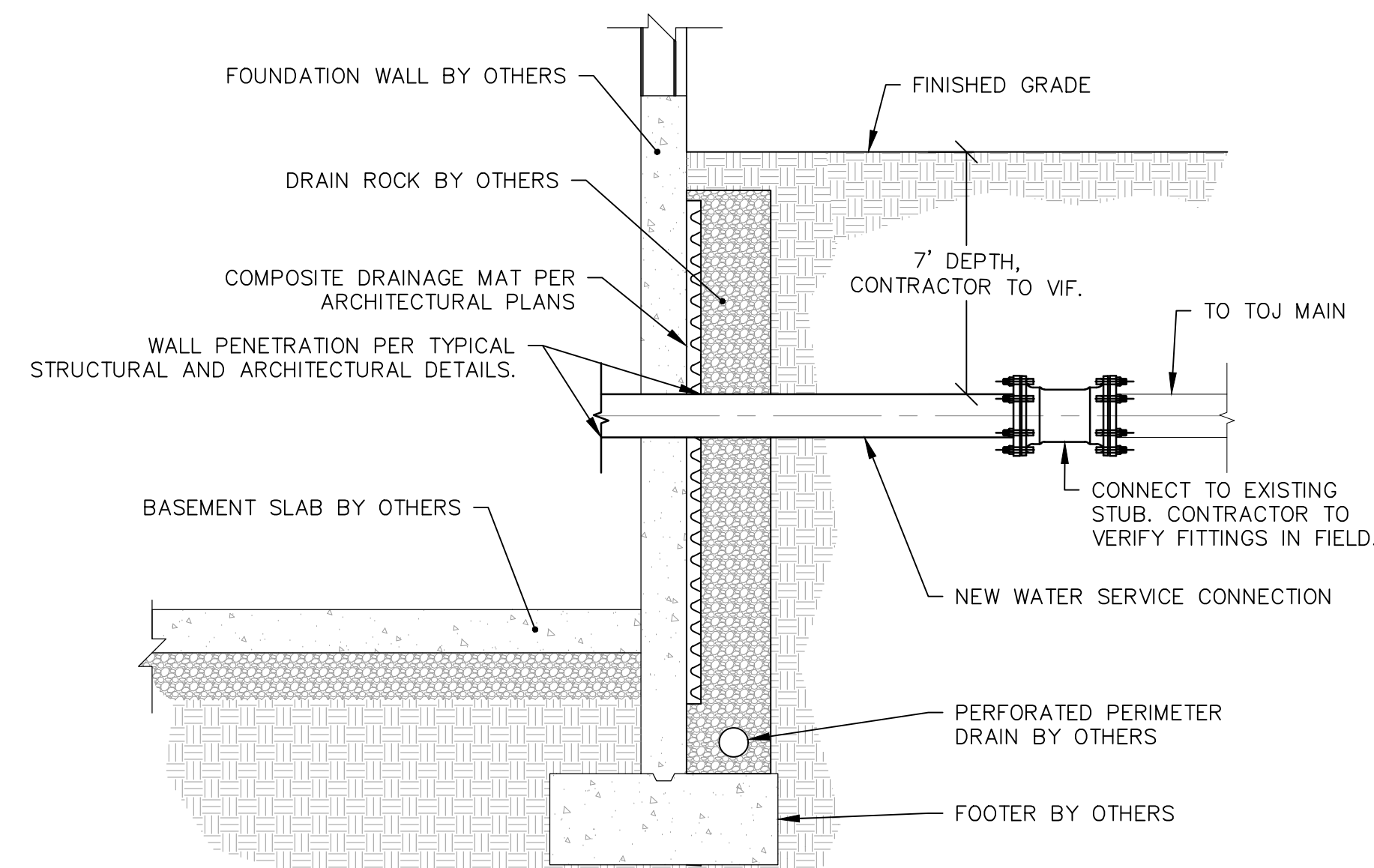
- NOTES:
1. REFER TO STRUCTURAL PLANS TO ENSURE WALL AND FOOTER PENETRATIONS ARE APPROPRIATELY DETAILED. WALL PENETRATION SHALL BE WATERTIGHT.
 2. PIPE ELEVATIONS PER BASEMENT PLANS.

**STORMWATER DISCHARGE FOUNDATION WALL
PENETRATION DETAIL**
(NOT TO SCALE)



- NOTES:
1. SEE BASEMENT PLANS FOR LOCATIONS AND INVERT ELEVATIONS.
 2. REFER TO STRUCTURAL PLANS TO ENSURE WALL PENETRATIONS ARE APPROPRIATELY DETAILED. WALL PENETRATION SHALL BE WATERTIGHT.

PERIMETER DRAIN WALL PENETRATION DETAIL
(NOT TO SCALE)



- NOTES:
1. SEE SITE PLAN FOR LOCATION OF WATER LINE PENETRATION INTO BUILDING.
 2. REFER TO STRUCTURAL PLANS TO ENSURE WALL PENETRATIONS ARE APPROPRIATELY DETAILED. WALL PENETRATION SHALL BE WATERTIGHT.

WATER SERVICE ENTERING BUILDING
(NOT TO SCALE)

GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC

175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

SECOND WORT ADDITION, JACKSON WY, 83001

DETAILS 5

C3.5

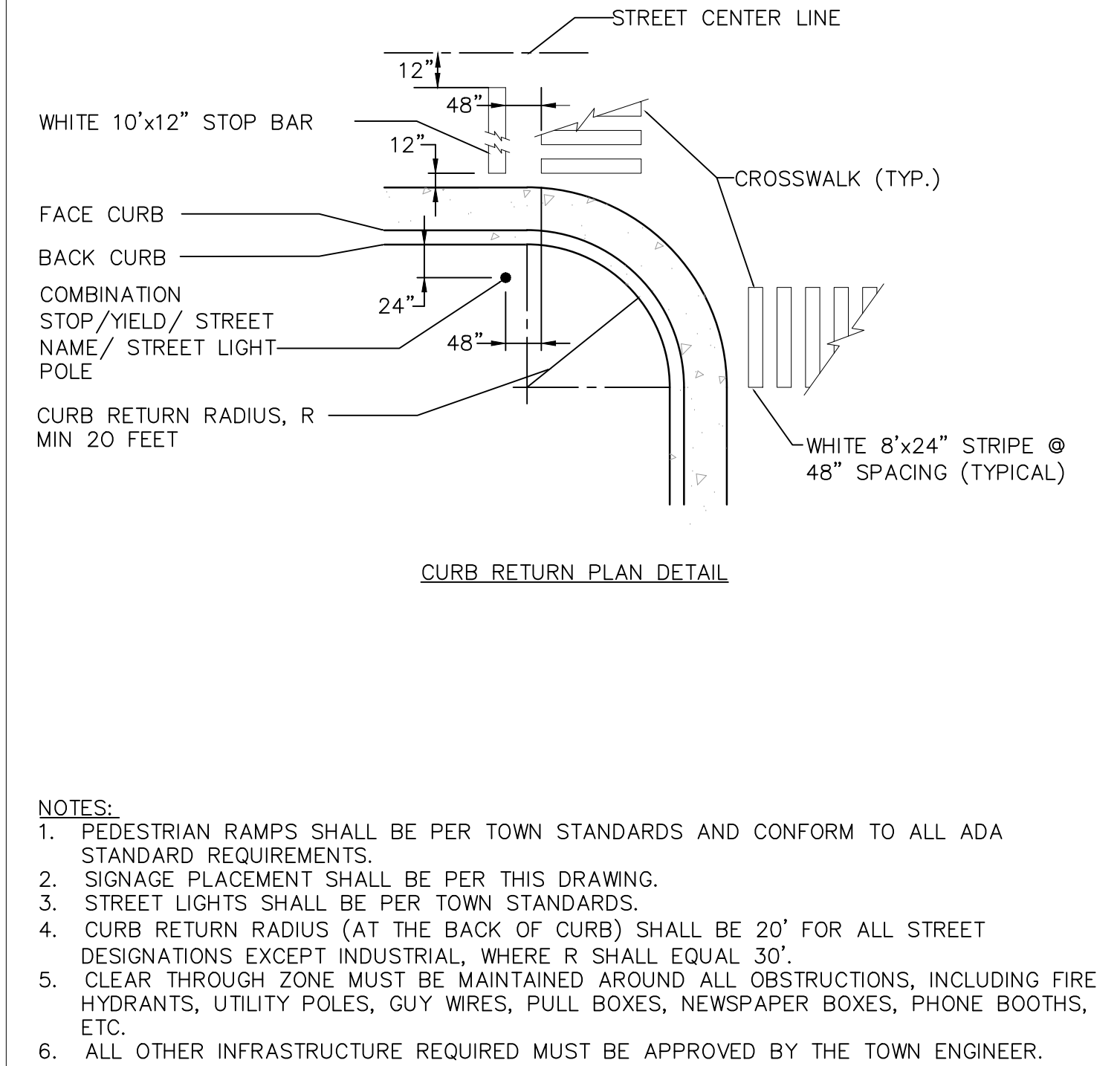
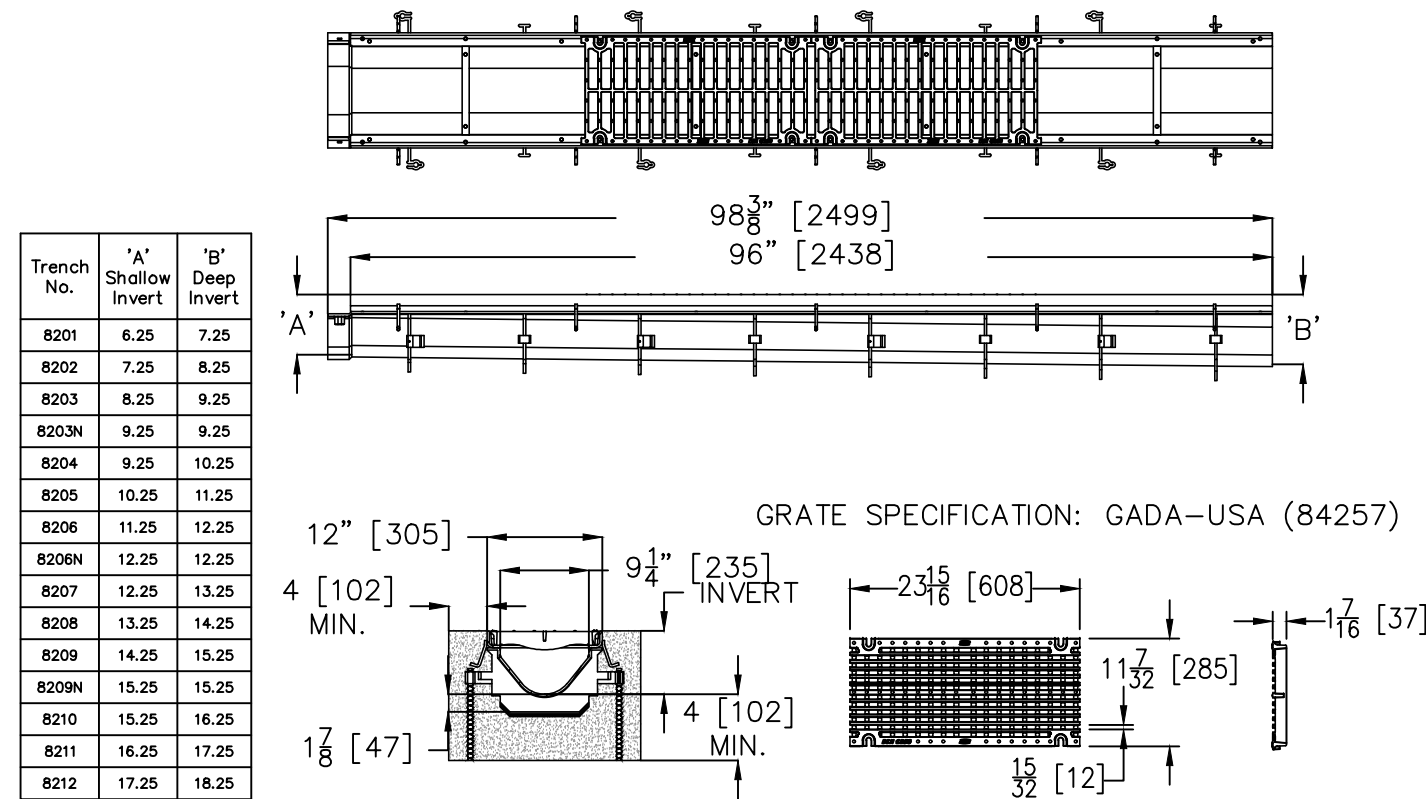
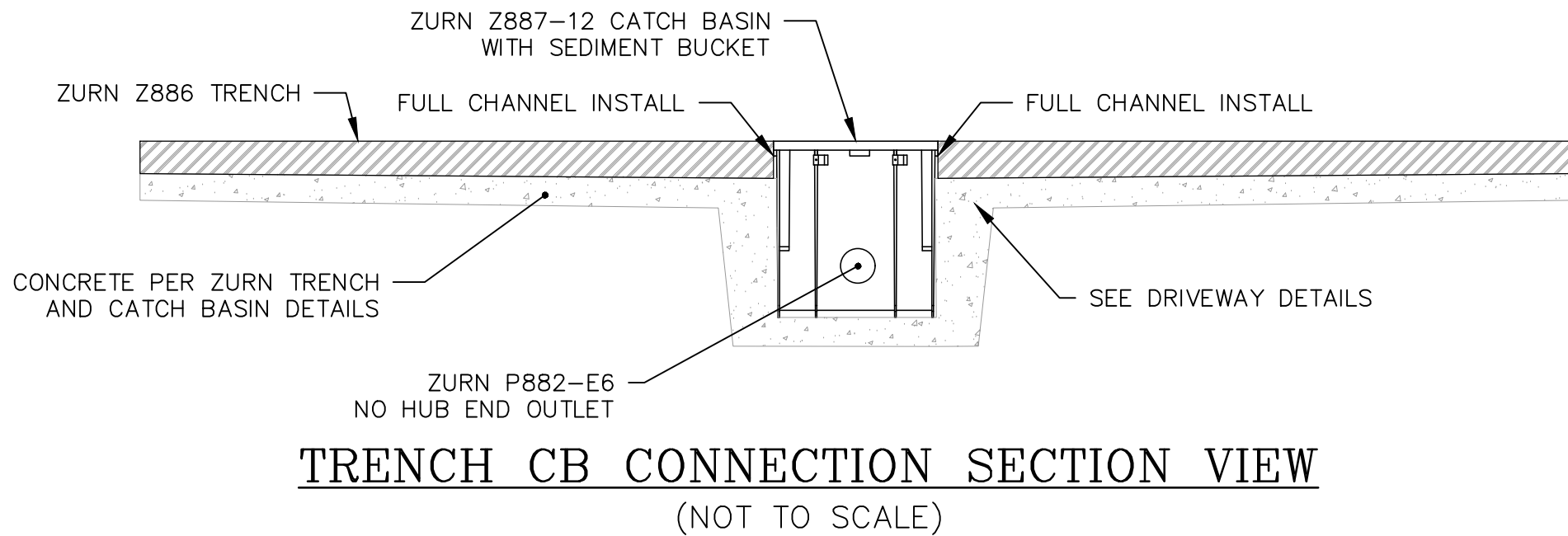
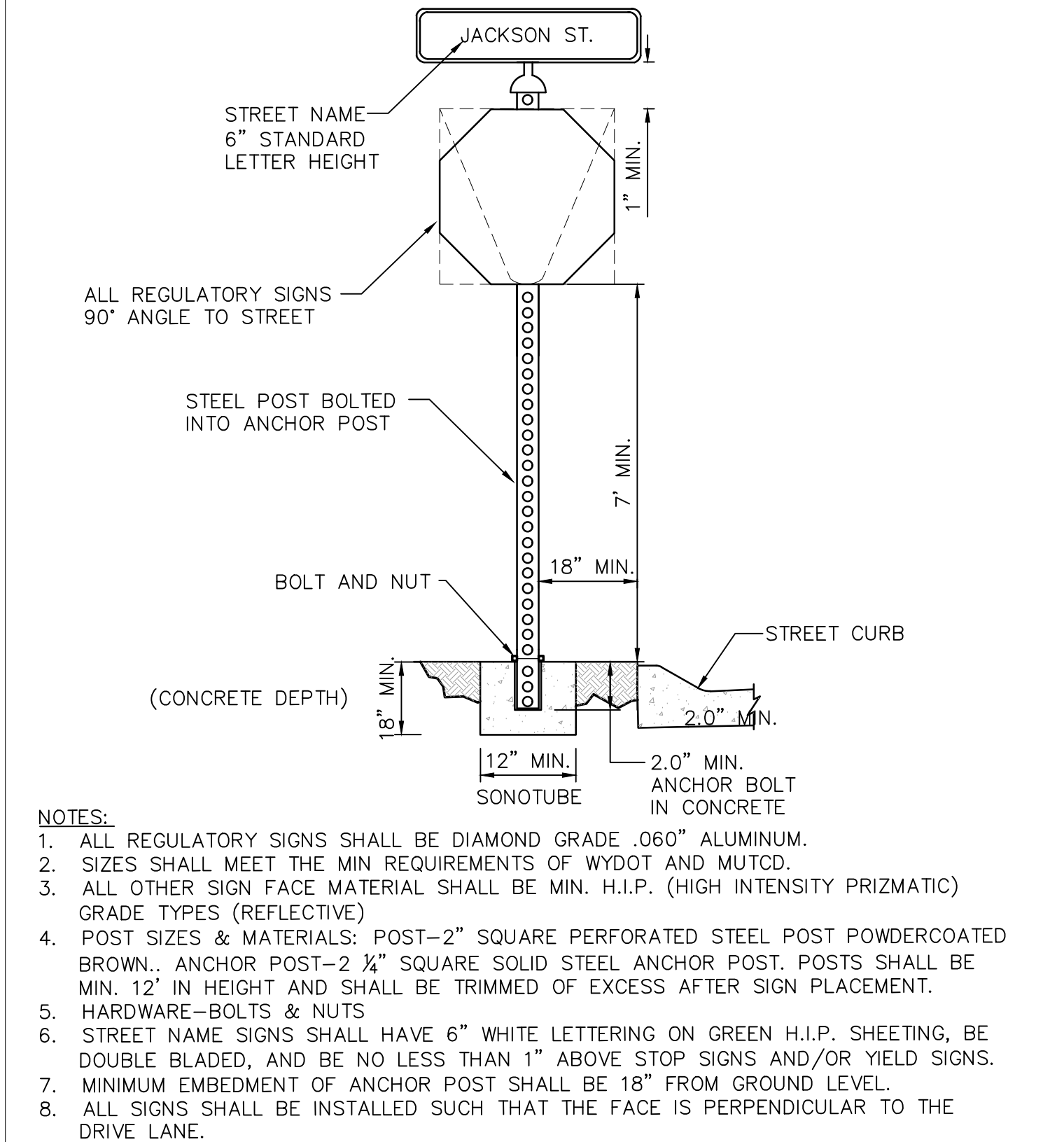
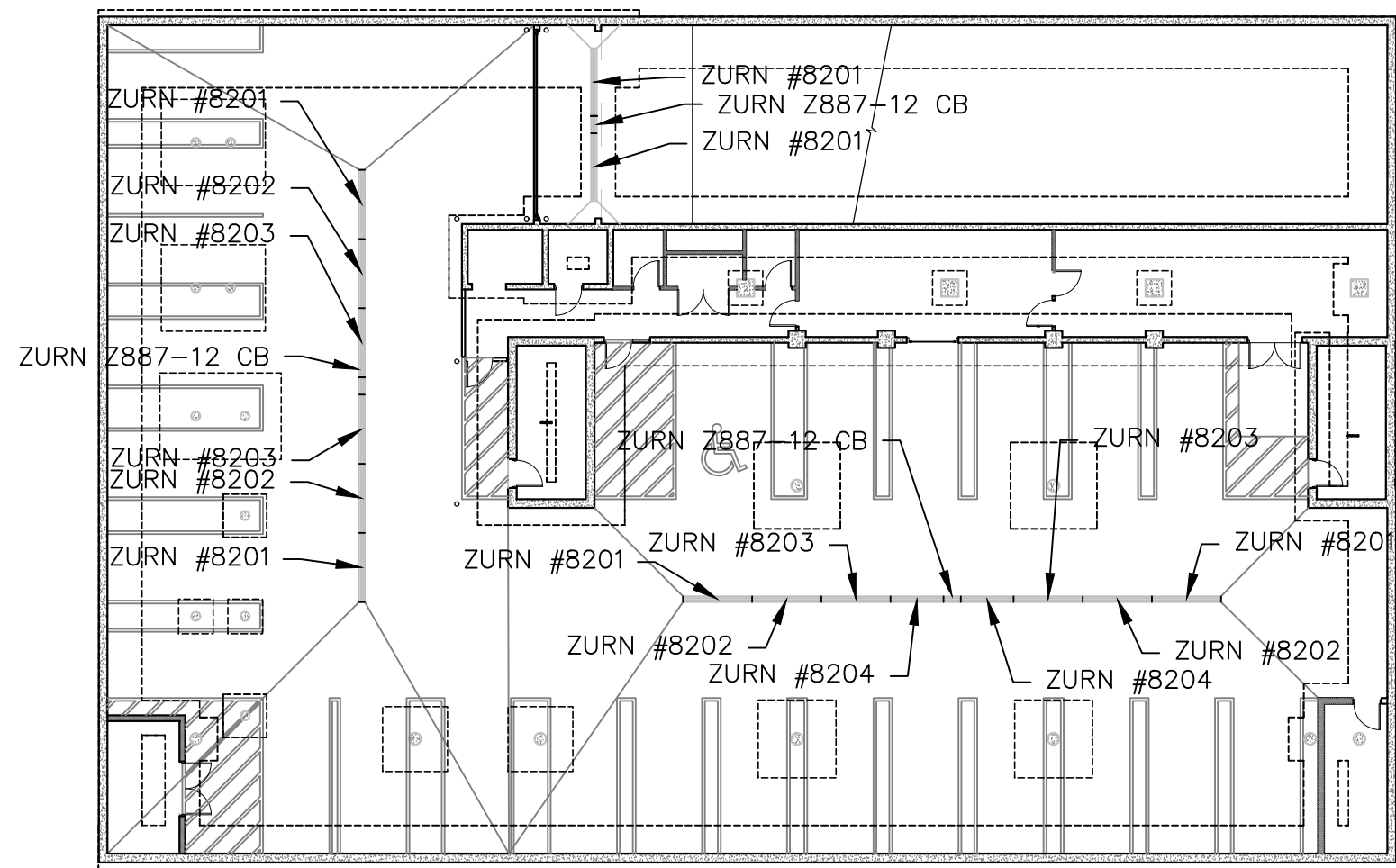
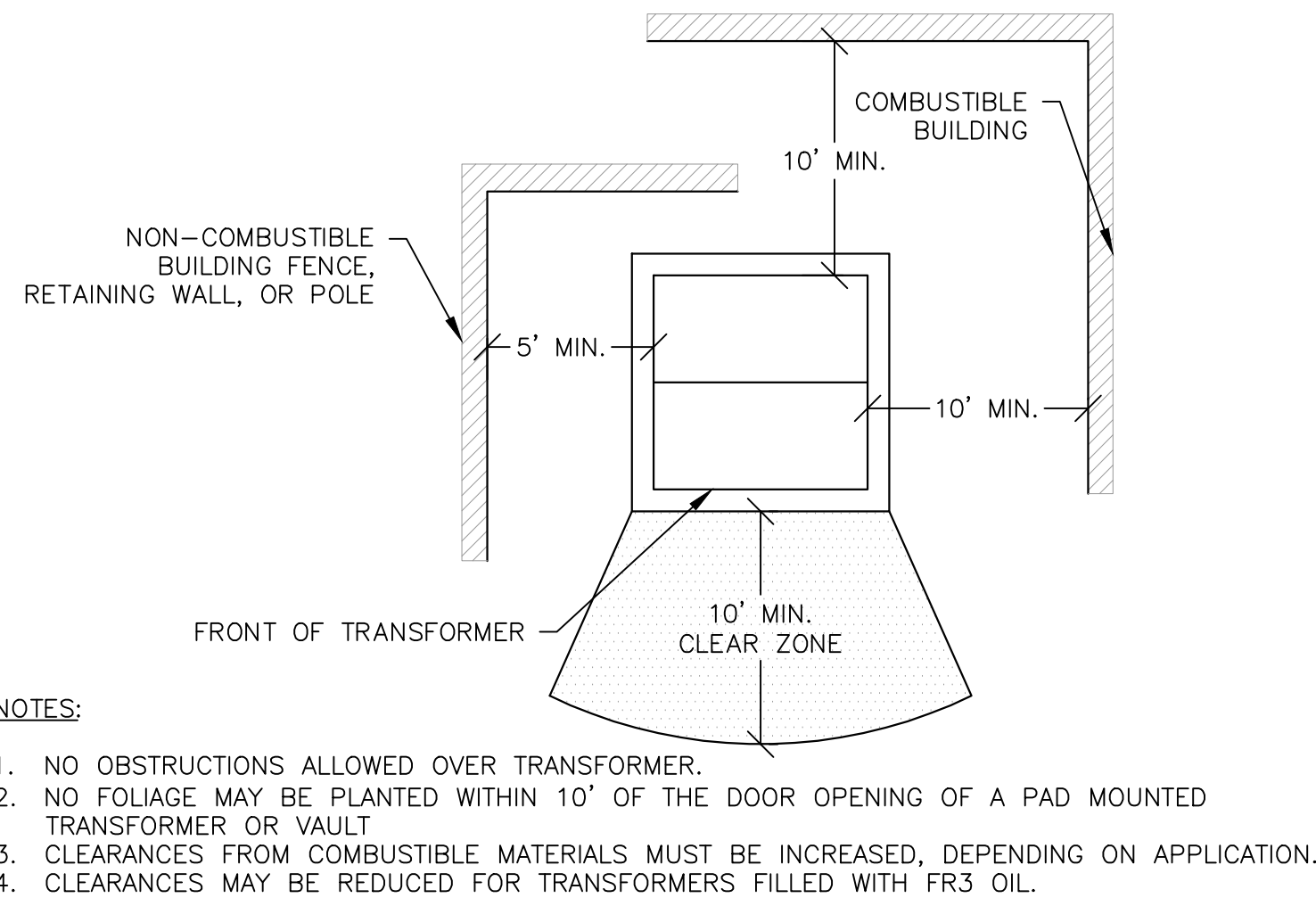
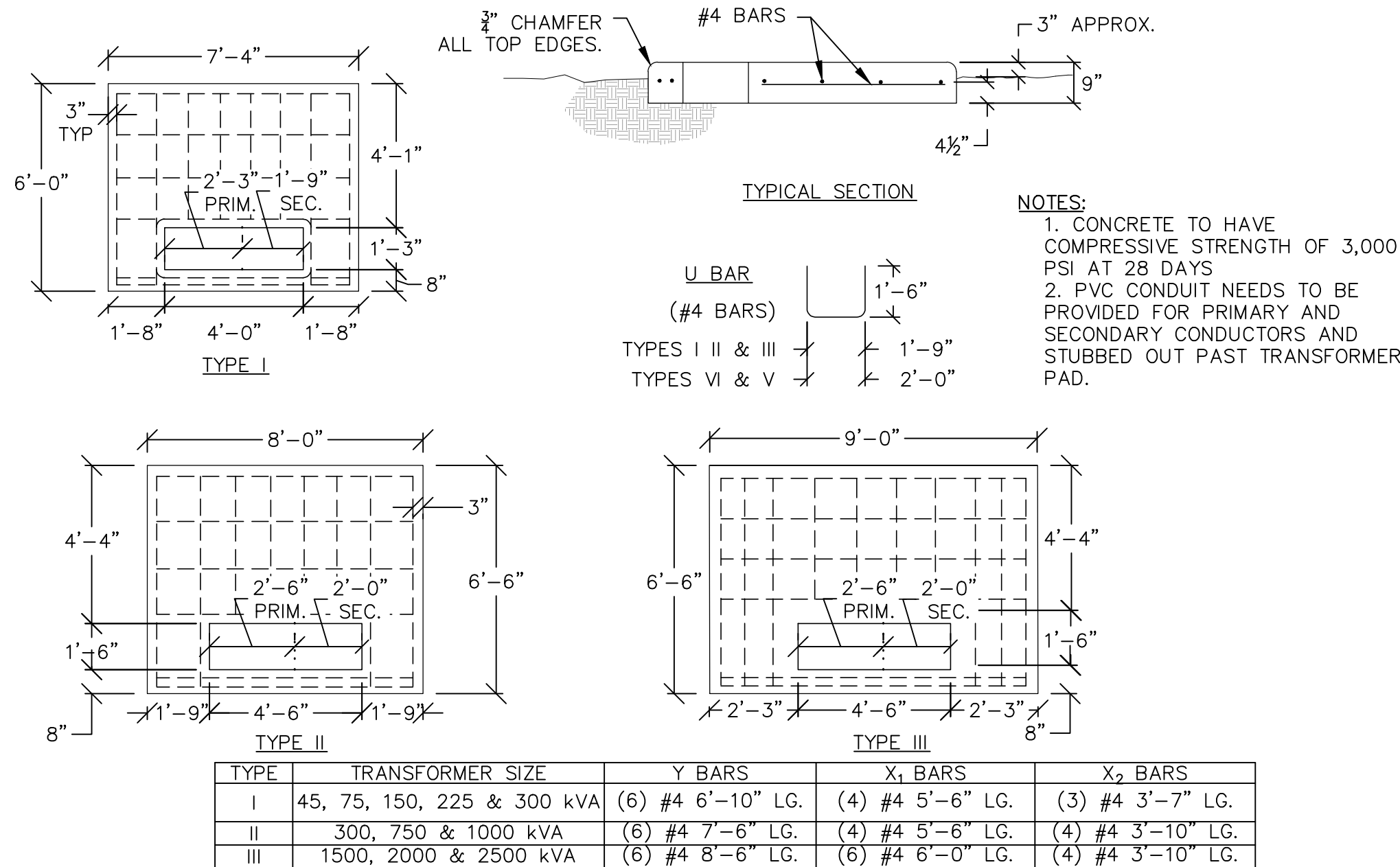
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11/23/2020	CONST. DOC (REV. 7)
05/05/2021	CONST. DOC (REV. 8)
08/27/2021	CONST. DOC (REV. 9)
DRAWN BY: JG & PE	
CHECKED BY: VR	
JOB #: 17429	

CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2
Y2consultants.com
307.739.2989

Professional Engineer (Civil)
SE/ED ZIA A. YASOBI
8902
8/27/2021
BY: [Signature]

LAST SAVED: 8/27/2021 1:06 PM BY: JACOB'S PLOT BY VINCE ROJIX
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DATE	DRAWING SET TITLE
10/30/2020	CONST. DOC (REV. 6)
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CONSULTANTS

Y2

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2consultants.com
307 739 2999



GLENWOOD & SIMPSON MIXED USE BUILDINGS

ARTS DISTRICT DEVELOPMENT, LLC







175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2

SECOND WORT ADDITION, JACKSON WY, 83001

DETAILS 6

C3.6

Legend

-  Sidewalks
-  Bicycle Parking
-  Curb & Gutter
-  Stormwater Manholes
-  Stormwater Inlets
-  Stormwater Piping

LOD Limits of Disturbance of asphalt roadway paving following grading and utilities construction

UGE Electrical Power

UGT Telephone

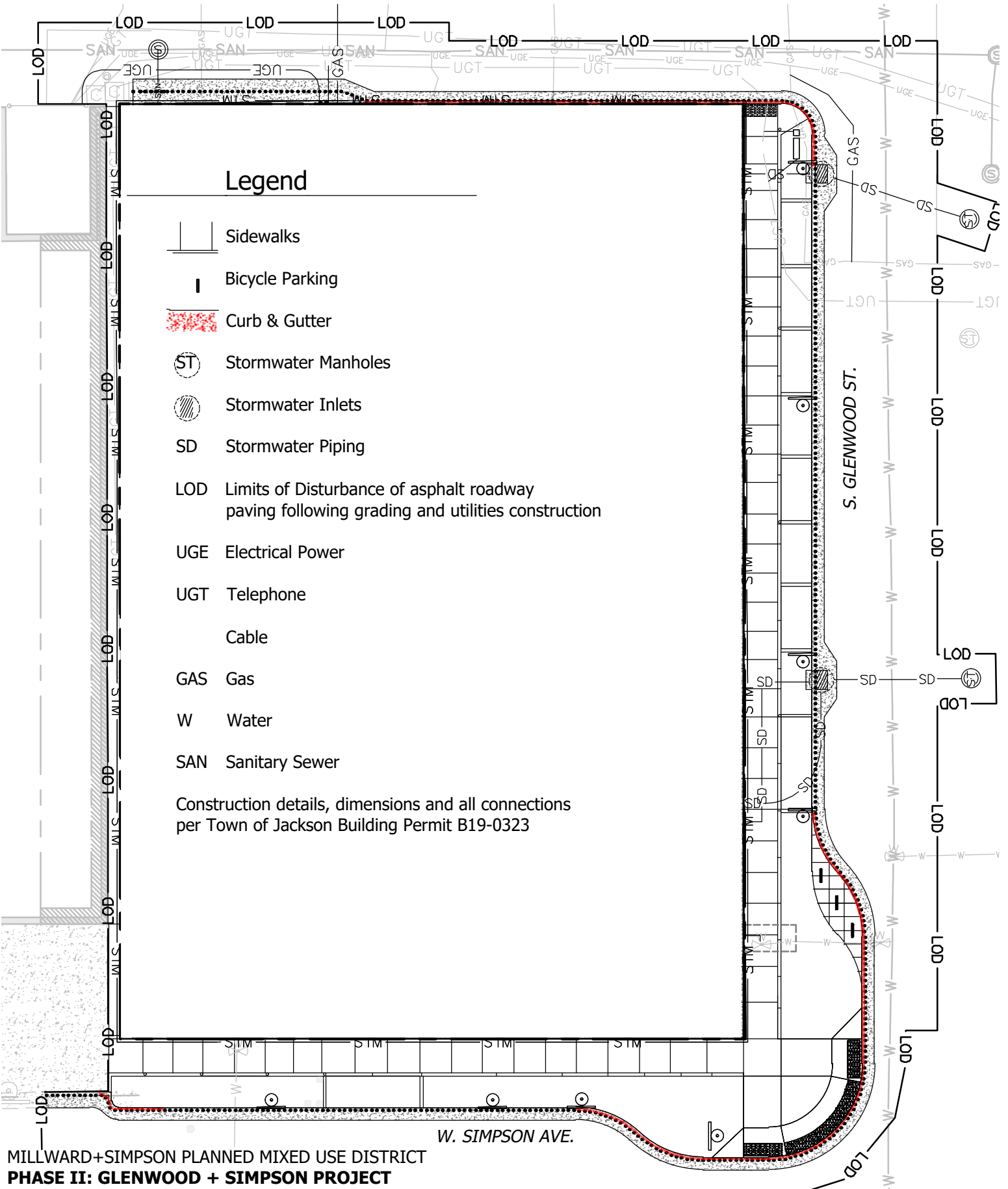
Cable

GAS Gas

W Water

SAN Sanitary Sewer

Construction details, dimensions and all connections per Town of Jackson Building Permit B19-0323



MILLWARD+SIMPSON PLANNED MIXED USE DISTRICT
PHASE II: GLENWOOD + SIMPSON PROJECT
 EXHIBIT to DEVELOPMENT AGREEMENT
 Between ARTS DISTRICT DEVELOPMENT, LLC
 and the TOWN OF JACKSON.
 Exhibit prepared 2021-08-27

Glenwood+Simpson Infrastructure
 Sidewalks, Paving, Buried Utilities
EXHIBIT A

