



# 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

Item #: P21-234

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner:**

Arts District West, LLC  
PO Box 10483  
Jackson, WY 83002

**Applicant:**

same

**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.

**Please respond by: September 20, 2021 (with Comments)**

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



**PLANNING PERMIT APPLICATION**  
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://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.com/200/Planning](http://www.townofjackson.com/200/Planning)

<b>Use Permit</b>	<b>Physical Development</b>	<b>Interpretations</b>
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<b>Amendments to the LDRs</b>
<b>Relief from the LDRs</b>	<b>Subdivision/Development Option</b>	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<b>Miscellaneous</b>
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input checked="" type="checkbox"/> Encroachment Agreement
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input checked="" type="checkbox"/> Other: <u>Addendum</u>
		<input type="checkbox"/> Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://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](http://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](http://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](http://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](mailto: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:

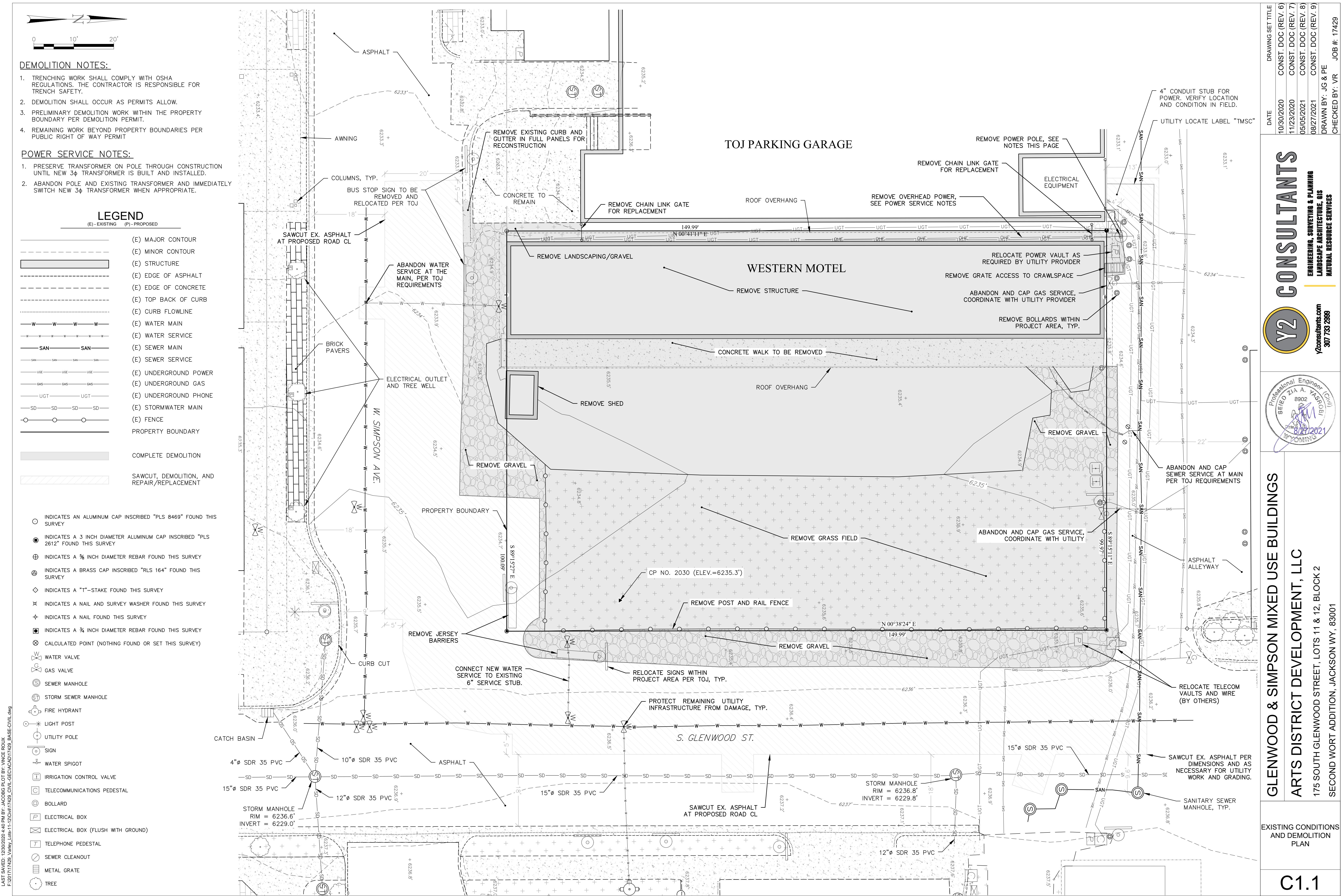
Exhibit A

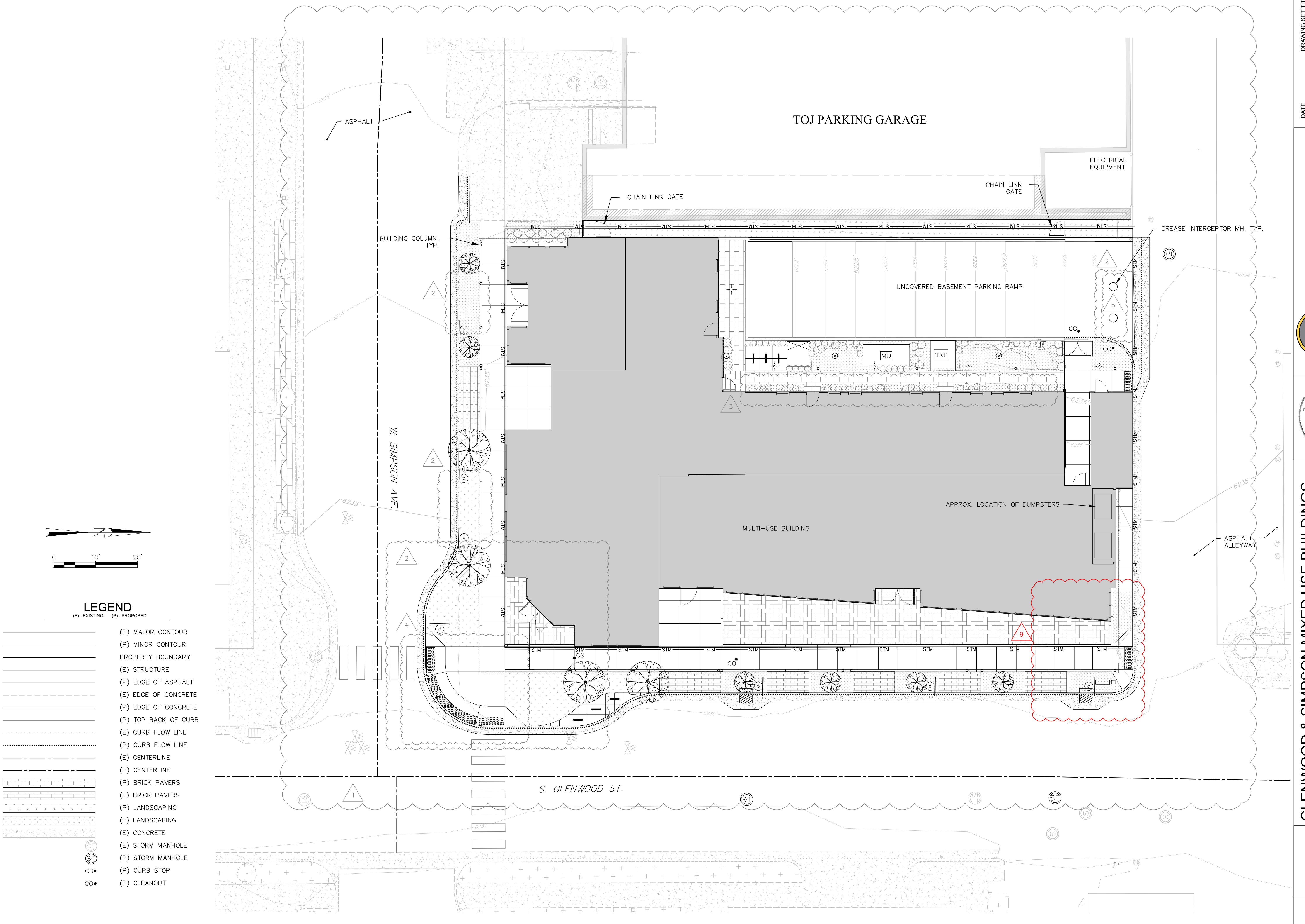
DRAFT 08.27.2021

Exhibit B

DRAFT 08.27.2021

<p><b>SURVEY NOTES</b></p> <p>TOPOGRAPHIC FEATURES SHOWN HEREON REPRESENT CONDITIONS DETERMINED BY A FIELD SURVEY MADE DURING JULY &amp; AUGUST OF 2018, AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THAT DATE.</p> <ol style="list-style-type: none"> <li>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 AWNINGS WERE NOT MAPPED AS PART OF THIS SURVEY EXCEPT WHERE SPECIFICALLY INDICATED.</li> <li>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.</li> <li>CURRENT ZONING = CR-1 (T.O.J. COMMERCIAL RESIDENTIAL-1)</li> <li>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).</li> <li>BASE ELEVATION = 6235.3' AT CP NO. 2030 AS SHOWN HEREON (US SURVEY FEET IN THE NAVD88 DATUM).</li> <li>THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT AND IS CONSIDERED GEODETIC.</li> <li>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, GEOD 12B. THE PROJECT SCALE FACTOR IS 1.0003212080.</li> </ol>		<p><b>PROJECT NOTES</b></p> <p>PROJECT REVIEWED AND APPROVED UNDER FDP P18-156.</p> <p><b>LANDSCAPE</b></p> <p>FDP REQUIREMENT = 750 SF PROVIDED = 2,341 SF</p> <p><b>GFC PLAN LEVEL REQUIRED</b></p> <p>SLOPES &lt; 5% AREA OF DISTURBANCE &gt; 1,000 SF (APPROX. 25,681 SF)</p> <p><b>STORMWATER MANAGEMENT</b></p> <p>SEE SHEET C2.6 STORMWATER PLAN</p> <p><b>PARKING AND LOADING:</b></p> <p>FDP REQUIREMENT = 22-33 SPACES REQUIRED PROVIDED = 25 SPACES (BASEMENT) 8 SPACES (STREET)</p> <p><b>CONSTRUCTION MANAGEMENT PLAN:</b> CONSTRUCTION MANAGEMENT PLAN SUBMITTED SEPARATELY.</p> <p><b>DEMOLITION NOTES</b></p> <p>SEE C1.1 – EXISTING CONDITIONS AND DEMOLITION PLAN</p> <p><b>DESIGN NOTES</b></p> <p><b>GREASE INTERCEPTOR SIZING NOTES:</b></p> <p>PER WYDEQ CH. 25, PG 25-16:</p> <table border="1"> <thead> <tr> <th>NO. OF MEALS PER PEAK HOUR X</th> <th>WASTE FLOW RATE X</th> <th>RETENTION TIME X</th> <th>STORAGE FACTOR =</th> <th>SIZE (GAL.)</th> </tr> </thead> <tbody> <tr> <td>88 SEATS</td> <td>117 MEALS PER PEAK HOUR</td> <td>6 GALLONS PER MEAL PER DAY</td> <td>2.5 HOURS</td> <td>2</td> </tr> <tr> <td colspan="4">117 X 6 X 2.5 X 2 = 3,511 GALLONS OF LIQUID CAPACITY</td> <td>5</td> </tr> </tbody> </table> <p><b>STORMWATER DETENTION BASIN PUMP NOTES:</b></p> <ol style="list-style-type: none"> <li>THE STORMWATER PUMP WILL BE SIZED BASED ON THE FOLLOWING CONDITIONS OF SERVICE:</li> <table border="1"> <thead> <tr> <th>STORMWATER PUMP</th> <th>STATIC HEAD</th> <th>DYNAMIC HEAD</th> <th>TOTAL HEAD</th> <th>FLOW RATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>18 FT</td> <td>2 FT</td> <td>20 FT</td> <td>116 GPM</td> </tr> </tbody> </table> <li>GOULDS WS10B (1 HP SEWAGE PUMP) OR APPROVED EQUAL.</li> <li>CONTRACTOR SHALL PROVIDE SUBMITTAL OF STORMWATER PUMP FOR APPROVAL BY DESIGN ENGINEER.</li> <li>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.</li> <li>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.</li> </ol>	NO. OF MEALS PER PEAK HOUR X	WASTE FLOW RATE X	RETENTION TIME X	STORAGE FACTOR =	SIZE (GAL.)	88 SEATS	117 MEALS PER PEAK HOUR	6 GALLONS PER MEAL PER DAY	2.5 HOURS	2	117 X 6 X 2.5 X 2 = 3,511 GALLONS OF LIQUID CAPACITY				5	STORMWATER PUMP	STATIC HEAD	DYNAMIC HEAD	TOTAL HEAD	FLOW RATE		18 FT	2 FT	20 FT	116 GPM	<p><b>CONSTRUCTION NOTES</b></p> <p>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 CONTRACTOR'S WORK.</p> <p><b>WY DEQ AND IPC SPECIFICATIONS:</b></p> <p>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.</p> <p><b>WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS:</b></p> <p>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.</p> <ol style="list-style-type: none"> <li>ALL MATERIAL SHALL BE INSTALLED ACCORDING TO MANUFACTURER GUIDELINES AND RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.</li> <li>MAINTAIN CONSISTENT PIPE GRADE TO DESIGNATED HIGH AND LOW POINTS.</li> <li>SITE IMPROVEMENTS SHALL BE INSTALLED PROMPTLY IN ORDER TO REDUCE THE POTENTIAL FOR DUST EMISSIONS.</li> <li>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.</li> <li>SOIL-DISTURBING ACTIVITIES WILL BE AVOIDED DURING PERIODS OF HEAVY RAIN OR WET SOILS.</li> <li>ALL CONSTRUCTION MATERIALS WILL BE REMOVED FROM SITE AS SOON AS POSSIBLE AND NO LATER THAN 30 DAYS AFTER COMPLETION OF CONSTRUCTION.</li> <li>WY BMPs WILL BE FOLLOWED FOR ANY HYDRAULIC OR OIL LEAK IN ACCORDANCE WITH DEQ PROVISIONS.</li> <li>STATE LICENSED FUEL HANDLER COMPANIES WILL BE REQUIRED FOR THE ON-SITE FUELING NEEDS.</li> <li>CONCRETE WASH DISCHARGE SHALL BE CONTAINED AND PREVENTED FROM ENTERING STORMWATER OR PUBLIC WATER WAYS.</li> <li>COORDINATES ARE USED TO CALCULATE BEARINGS, DISTANCES, AND ANGULAR MEASUREMENTS SHOWN HEREON. SURVEY ACCURACY IS NOT REFLECTED BY SAID COORDINATES AND DERIVED DATA.</li> <li>ALL PUBLIC TRAVEL WAYS SHALL BE KEPT CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS.</li> <li>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.</li> </ol> <p><b>INSPECTIONS AND TESTING:</b></p> <p>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.</p> <ol style="list-style-type: none"> <li>THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DESIGN ENGINEER FOR INSPECTIONS.</li> <li>FAILURE TO CALL FOR INSPECTIONS COULD RESULT IN A CERTIFICATION OF NON-COMPLIANCE BY THE DESIGN ENGINEER.</li> <li>INSPECTIONS ARE REQUIRED BY THE DESIGN ENGINEER AT THE FOLLOWING PROGRESS MILESTONES:</li> <ol style="list-style-type: none"> <li>DURING INSTALLATION OF WATER, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE WITH PUBLIC CONNECTIONS, INCLUDING BUT NOT LIMITED TO: <ol style="list-style-type: none"> <li>STORMWATER MANHOLES AND CATCH BASINS</li> <li>STORMWATER TREATMENT AND STORAGE SYSTEM, PUMPS, AND CONTROLS</li> <li>SEWER SERVICE AND MANHOLE</li> <li>DOMESTIC AND FIRE WATER SERVICES</li> </ol> </li> <li>WATER AND SEWER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH TOWN OF JACKSON PUBLIC WORKS STANDARDS.</li> <li>SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REVIEW REPORT BY WOMACK &amp; ASSOCIATES (JUNE 2008).</li> <li>CONTACT THE T.O.J. PUBLIC WORKS DEPARTMENT PRIOR TO COMPLETING ANY WORK INVOLVING WATER, SANITARY SEWER, OR STORM SEWER INFRASTRUCTURE.</li> </ol> </ol>	<p><b>GRADING AND EROSION CONTROL NOTES</b></p> <p><b>PLAN LEVEL</b></p> <p><b>DEVELOPMENT SCHEDULE:</b></p> <ul style="list-style-type: none"> <li>LAND DISTURBING ACTIVITIES WILL BEGIN SPRING 2020 AND BE COMPLETED FALL 2022, PENDING PERMIT APPROVAL.</li> <li>LANDSCAPING WILL OCCUR AS SOON AS CONDITIONS ALLOW PER THE NOTES BELOW.</li> </ul> <p><b>PROPOSED GRADING PLAN:</b></p> <ul style="list-style-type: none"> <li>GRADE ALL AREAS AS SHOWN ON THE PLANS WHILE PROVIDING FOR SMOOTH TRANSITIONS TO EXISTING GRADE.</li> <li>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.</li> <li>TOPSOIL WILL BE STRIPPED FROM AREAS TO BE DISTURBED BY EXCAVATION, FILLING, OR COMPACTION BY EQUIPMENT.</li> <li>STOCKPILE TOPSOIL OFFSITE, PREVENT MIXING WITH SUBSOIL OR OTHER MATERIALS, AND PROTECT FROM EROSION.</li> </ul> <p><b>INVASIVE SPECIES MANAGEMENT:</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>ALL CONSTRUCTION EQUIPMENT WILL BE CLEANED PRIOR TO ENTERING THE SITE.</li> <li>SOIL STOCKPILES WILL BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.</li> <li>DISRUPTION OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT WILL BE MINIMIZED.</li> <li>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.</li> </ul> <p><b>REVEGETATION DETAILS:</b></p> <ul style="list-style-type: none"> <li>SEE LANDSCAPE PLANS FOR REVEGETATION NOTES AND DETAILS</li> </ul> <p><b>EROSION CONTROL PLAN:</b></p> <ul style="list-style-type: none"> <li>EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY BY THE GENERAL CONTRACTOR/CONSTRUCTION SITE MANAGER AND REPAIRED AS REQUIRED.</li> <li>THE GENERAL CONTRACTOR/CONSTRUCTION SITE MANAGER SHALL COMPLY WITH WYDEQ WYDDES SMALL CONSTRUCTION GENERAL PERMITS AND LARGE CONSTRUCTION GENERAL PERMITS FOR SITES LESS THAN 5 ACRES AND LARGER THAN 5 ACRES, RESPECTIVELY.</li> <li>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.</li> <li>THE SILT FENCES WILL REMAIN IN PLACE UNTIL THE STOCKPILED MATERIAL IS REMOVED, AND ELSEWHERE UNTIL AREAS ARE REVEGETATED.</li> <li>STRAW WATTERS SHALL BE INSTALLED WHERE NECESSARY TO PREVENT EROSION, PER DETAILS, AND AS INDICATED ON PLANS.</li> <li>STORMWATER INFRASTRUCTURE SHALL BE PROTECTED FROM SEDIMENT WITH STRAW WATTERS, SEDIMENT FILTER SOCKS, OR OTHER PRE-APPROVED METHODS. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB INLET GRATES, GUTTERS, CATCH BASIN INLETS, ETC.</li> </ul>
NO. OF MEALS PER PEAK HOUR X	WASTE FLOW RATE X	RETENTION TIME X	STORAGE FACTOR =	SIZE (GAL.)																									
88 SEATS	117 MEALS PER PEAK HOUR	6 GALLONS PER MEAL PER DAY	2.5 HOURS	2																									
117 X 6 X 2.5 X 2 = 3,511 GALLONS OF LIQUID CAPACITY				5																									
STORMWATER PUMP	STATIC HEAD	DYNAMIC HEAD	TOTAL HEAD	FLOW RATE																									
	18 FT	2 FT	20 FT	116 GPM																									
<p><b>GLENWOOD &amp; SIMPSON MIXED USE BUILDINGS</b></p> <p><b>ARTS DISTRICT DEVELOPMENT, LLC</b></p> <p>175 SOUTH GLENWOOD STREET, LOTS 11 &amp; 12, BLOCK 2 SECOND WORT ADDITION, JACKSON WY, 83001</p>		<p>NOTES</p> <p>C0.1</p>																											
<p>DRAWING SET TITLE</p> <p>CONST. DOC (REV. 6)</p> <p>CONST. DOC (REV. 7)</p> <p>CONST. DOC (REV. 8)</p> <p>CONST. DOC (REV. 9)</p> <p>DATE</p> <p>10/30/2020</p> <p>11/23/2020</p> <p>05/05/2021</p> <p>08/27/2021</p> <p>DRAWN BY: JG &amp; PE</p> <p>CHECKED BY: VR</p> <p>JOB #: 17429</p> <p><b>CONSULTANTS</b></p> <p>Y2 CONSULTANTS</p> <p>Y2consultants.com</p> <p>307.733.2599</p> <p>Professional Engineer SERIAL #11 A. YASMIN 8902 WYOMING 8/27/2021</p>																													





GLENWOOD & SIMPSON MIXED USE BUILDINGS	
ARTS DISTRICT DEVELOPMENT, LLC	
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2	
SECOND WORT ADDITION, JACKSON WY, 83001	
DRAWING SET TITLE	DRAWING SET TITLE
CONST. DOC REV. 6	CONST. DOC REV. 6
10/30/2020	11/23/2020
CONST. DOC REV. 7	CONST. DOC REV. 7
05/05/2021	08/27/2021
CONST. DOC REV. 8	CONST. DOC REV. 9
DRAWN BY: JG & PE	DRAWN BY: JG & PE
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NATURAL RESOURCE SERVICES

**Y2**  
Y2consultants.com  
307.733.2989

Professional Engineer  
SERIAL #11 A. A. YASMIN  
8902  
CITY OF JACKSON  
STATE OF WYOMING  
8/27/2021

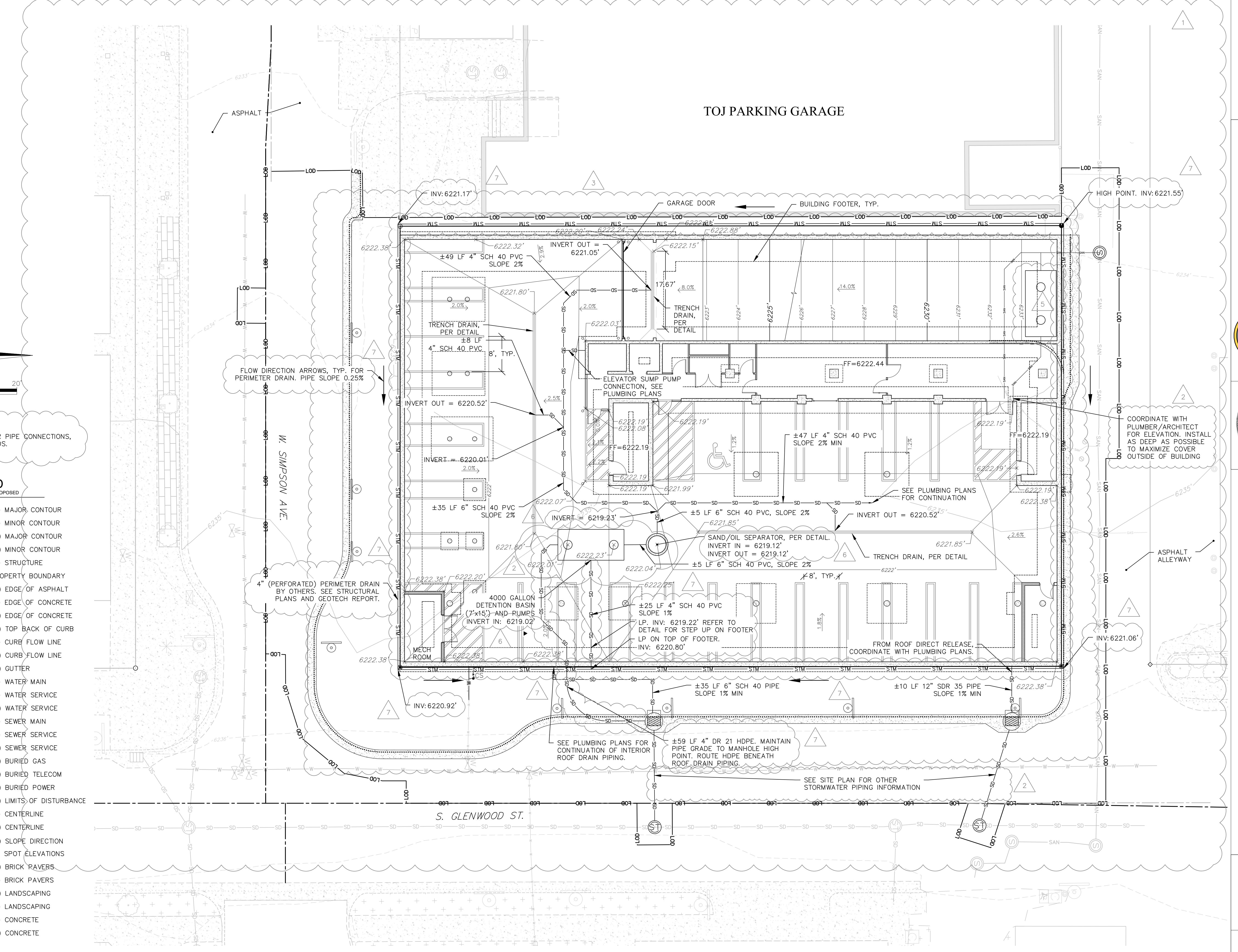


NOTES:  
USE NYE FITTINGS FOR STORMWATER PIPE CONNECTIONS,  
AND LIMIT ALL ELBOWS TO 45° BENDS.

## 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



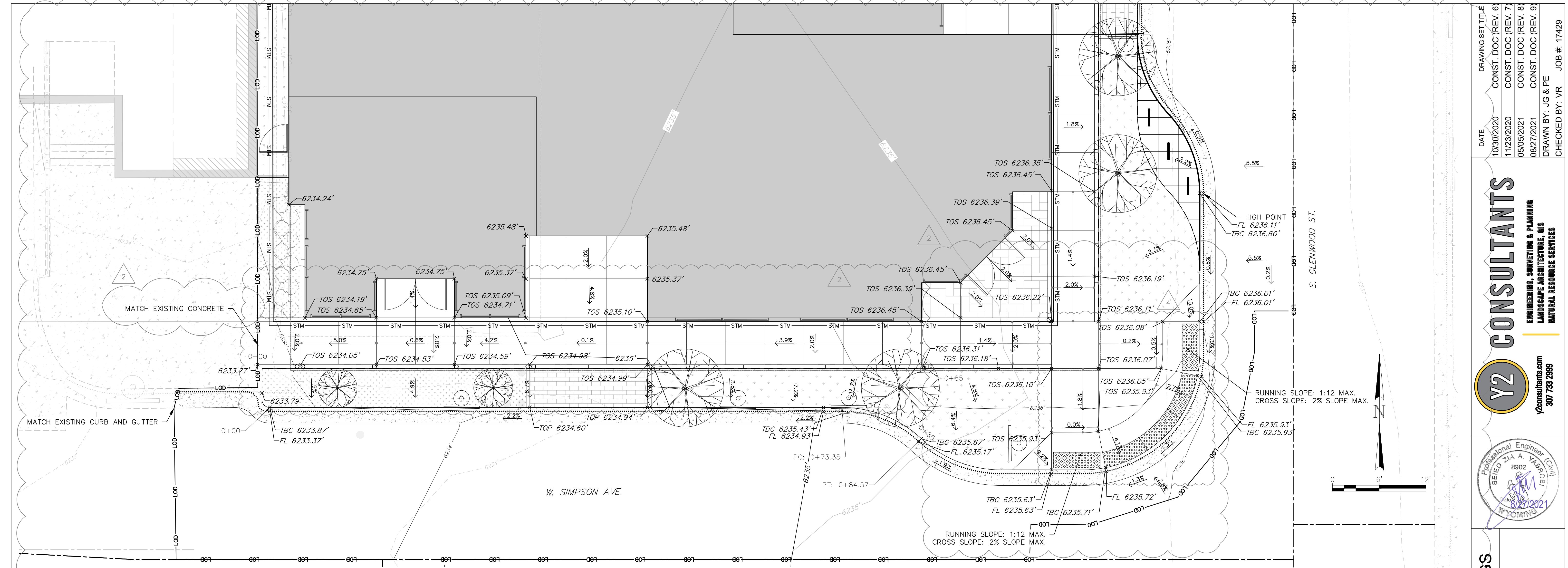
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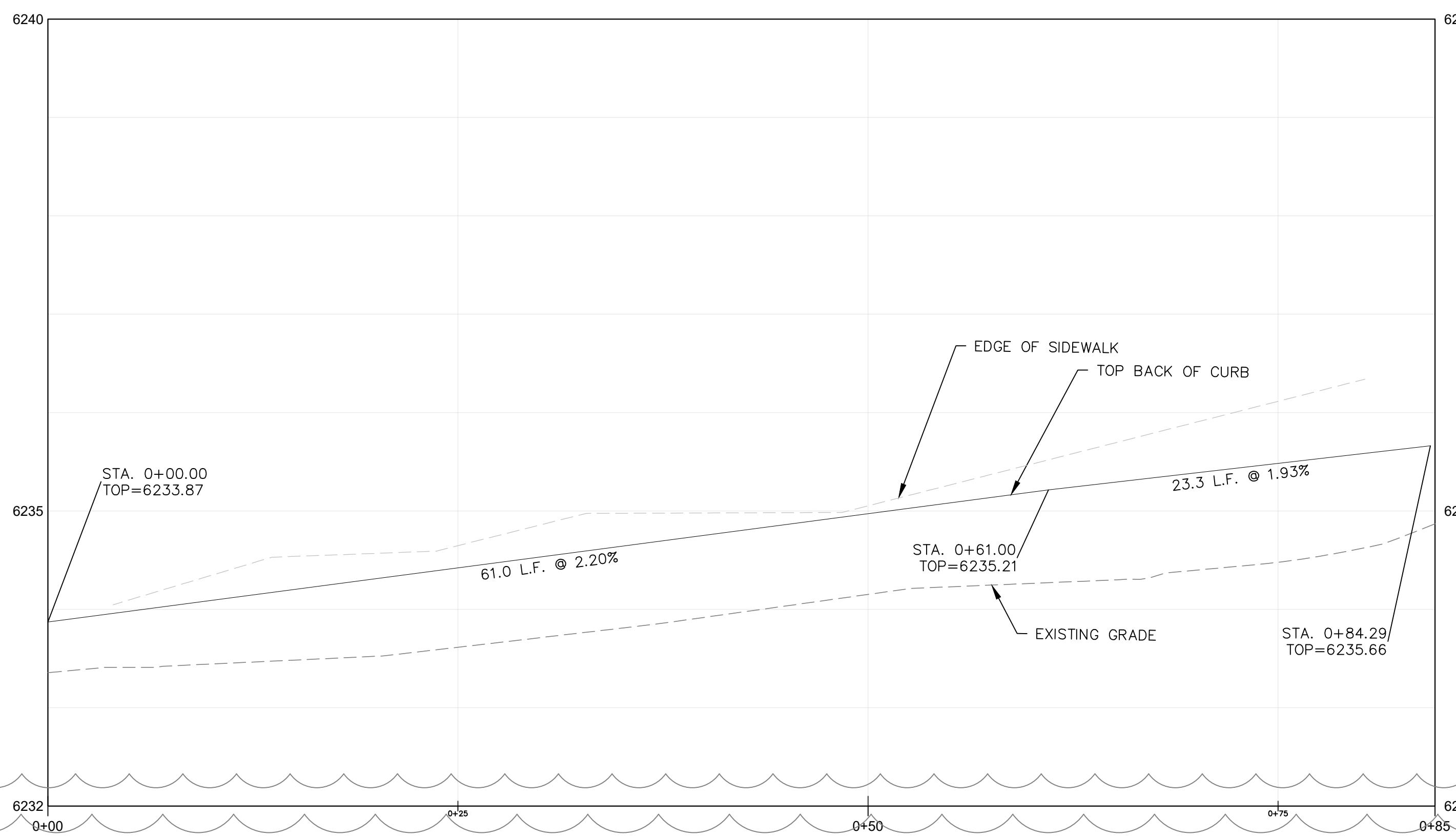
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CONST. DOC REV. 7  
CONST. DOC REV. 8  
CONST. DOC REV. 9  
DRAWN BY: JG & PE  
CHECKED BY: VR  
JOB #: 17429

C2.2

BASEMENT PLAN



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

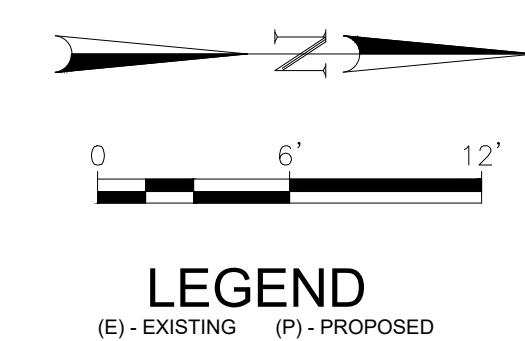


GLENWOOD & SIMPSON MIXED USE BUILDINGS  
ARTS DISTRICT DEVELOPMENT, LLC  
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2  
SECOND WORT ADDITION, JACKSON WY, 83001

DRAWING SET TITLE: CONST. DOC REV. 6  
CONST. DOC REV. 7  
CONST. DOC REV. 8  
CONST. DOC REV. 9  
DATE: 10/30/2020  
11/23/2020  
05/05/2021  
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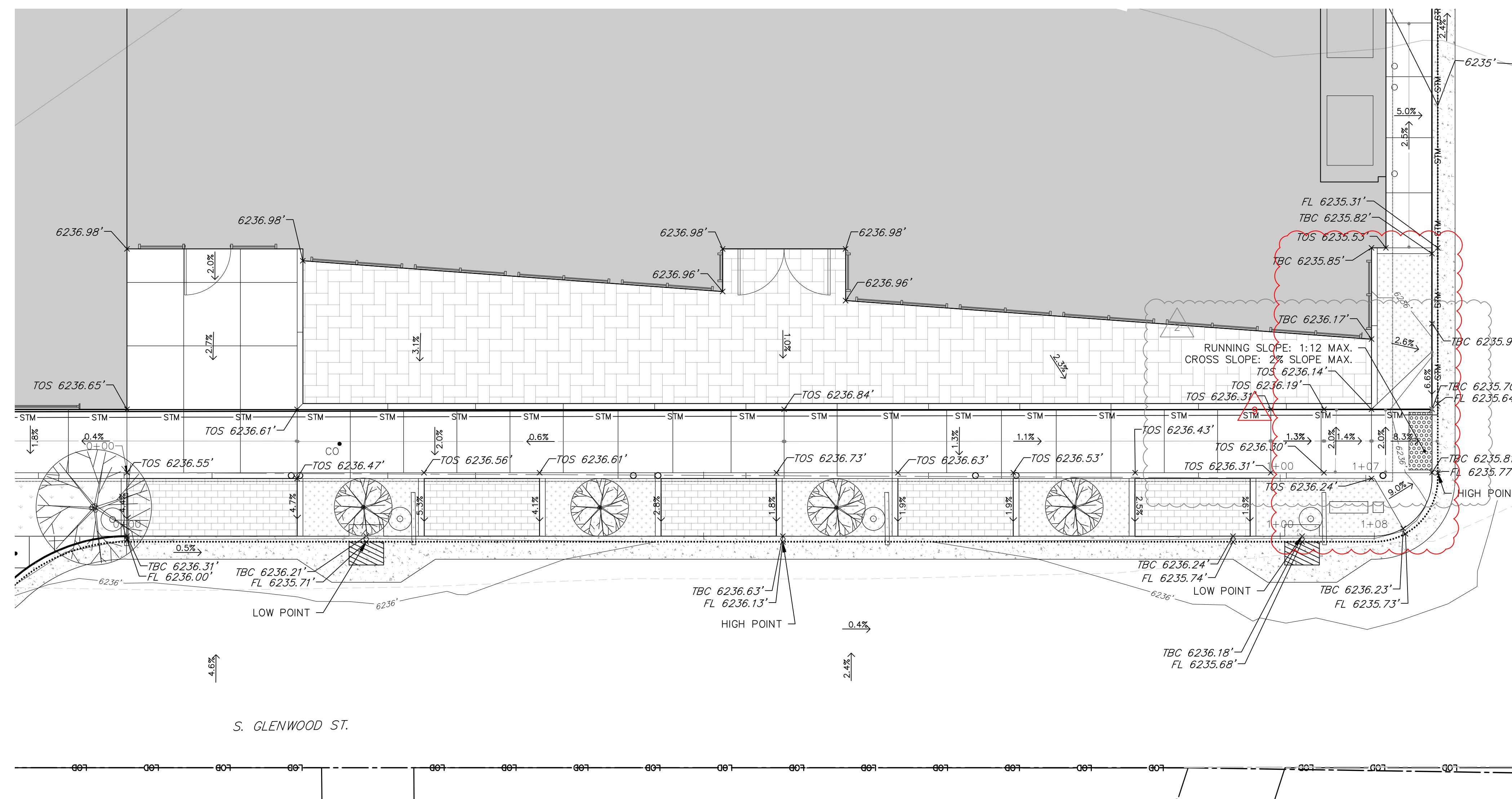
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NATURAL RESOURCE SERVICES  
Y2consultants.com  
307.733.2989

Professional Engineer  
SERIAL # A. YASMIN  
8902  
CITY OF JACKSON  
8/27/2021



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

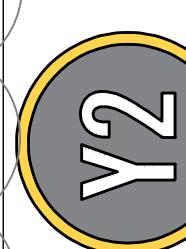


#### GLENWOOD & SIMPSON MIXED USE BUILDINGS ARTS DISTRICT DEVELOPMENT, LLC

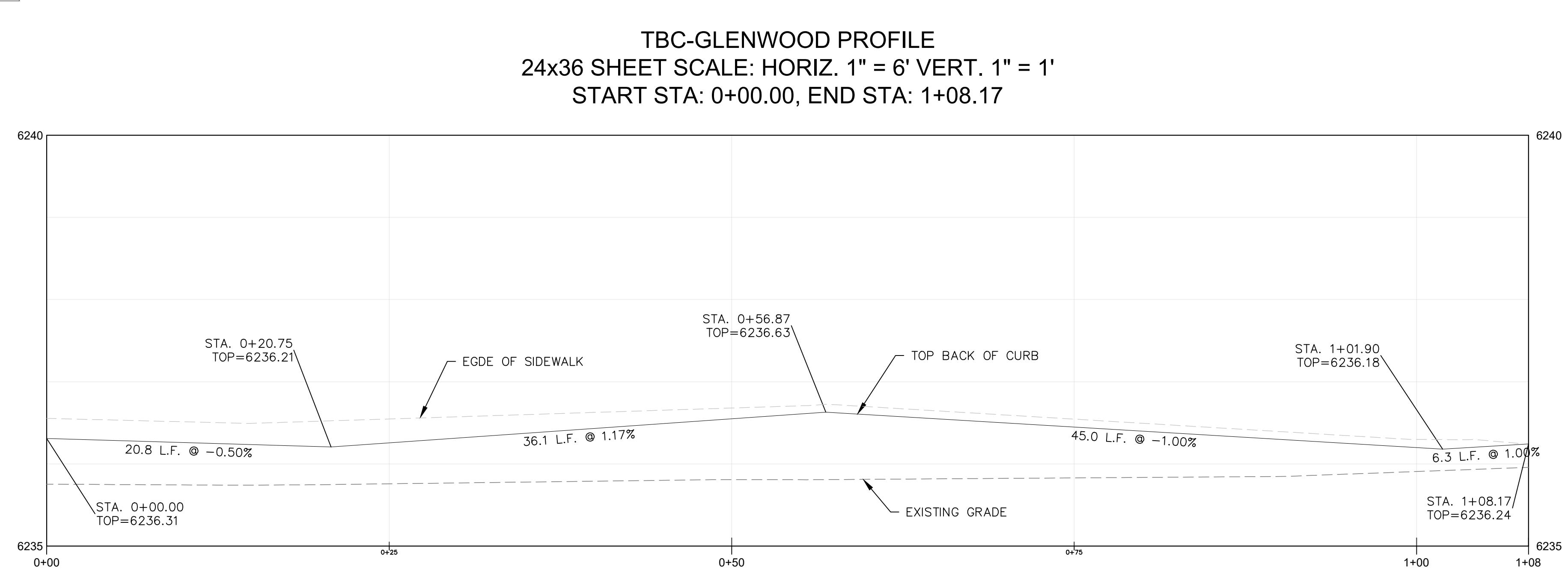
175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2  
SECOND WORT ADDITION, JACKSON WY, 83001

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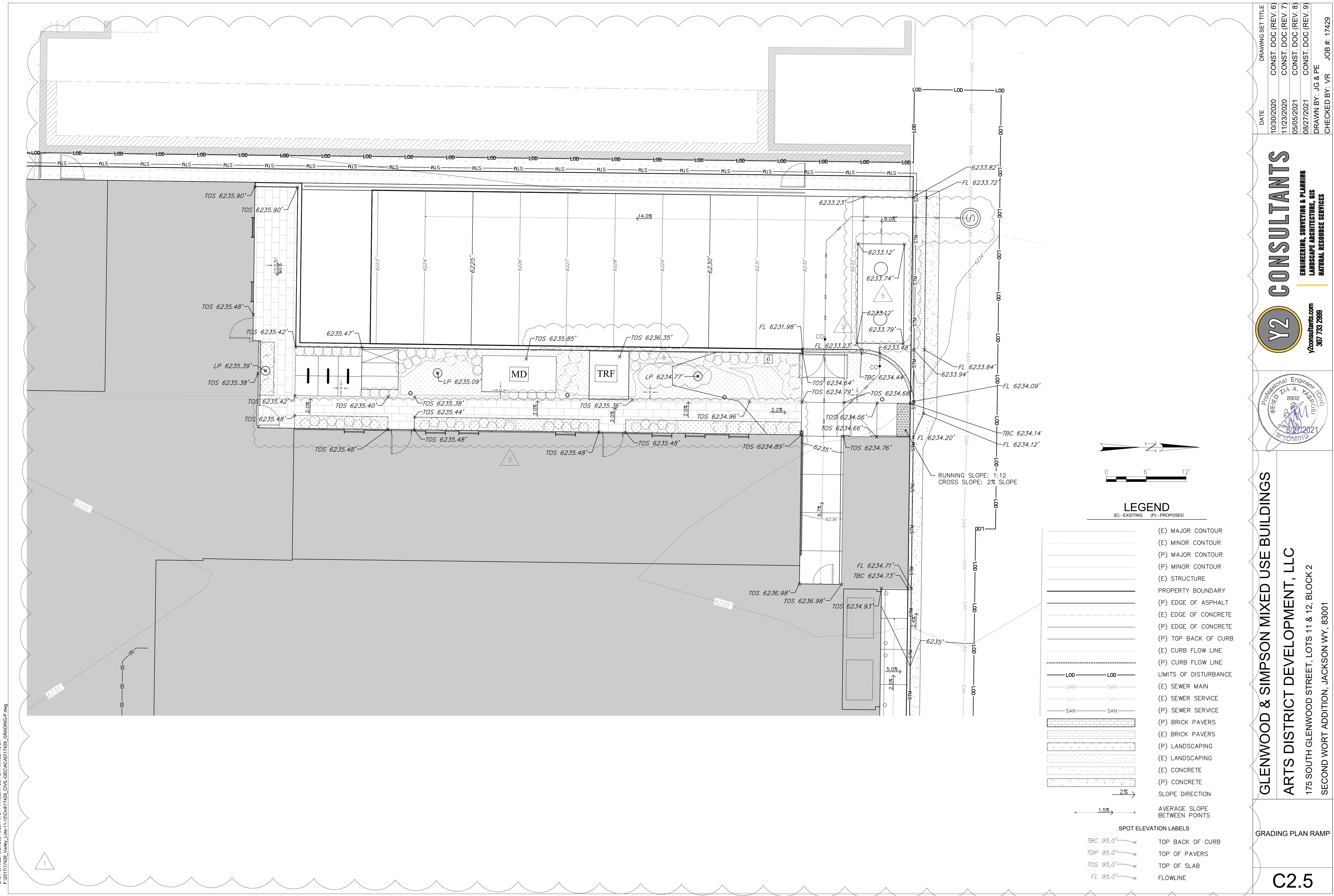


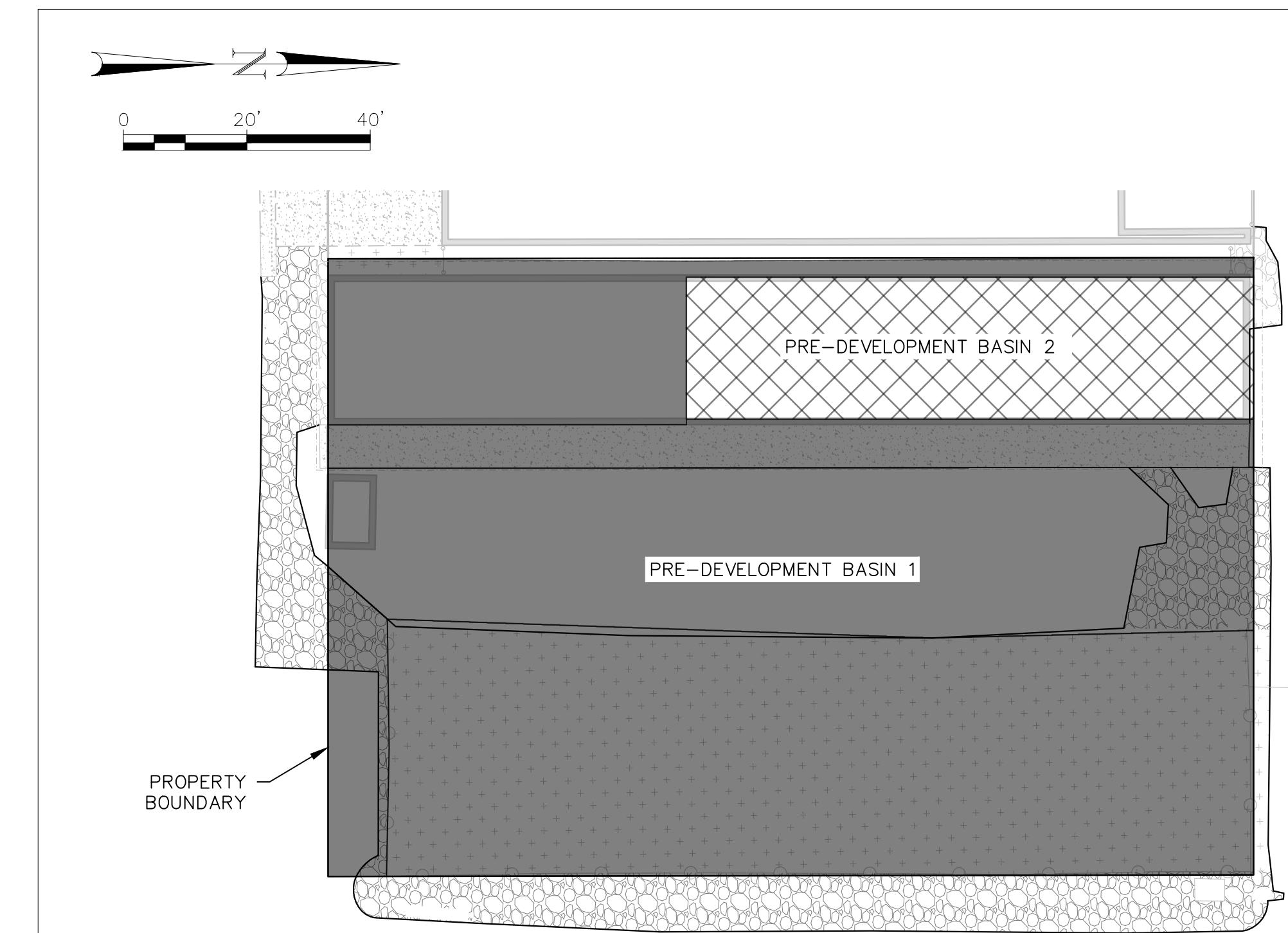
GRADING PLAN  
GLENWOOD

**C2.4**

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





### 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)

$$Q_{100} (\text{CUBIC FEET/SECOND}) = C_f \times C_{IA}$$

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

**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

$T_{d,1} = 34.91 \text{ MINUTES} - \text{USE 40 MINUTES}$

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

DRAINAGE BASIN 1:

AREA = 0.295 ACRES  
 $Q_{r,CIA} = 0.233 \text{ CFS}$

**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

$T_{d,2} = 1.91 \text{ MINUTES} - \text{USE 5 MINUTES}$

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

DRAINAGE BASIN 2:

AREA = 0.049 ACRES  
 $Q_{r,CIA} = 0.164 \text{ CFS}$

CUMULATIVE  $Q_r = 0.233 + 0.164 = 0.397 \text{ CFS}$

### STORMWATER SAND/OIL SEPARATOR SIZING

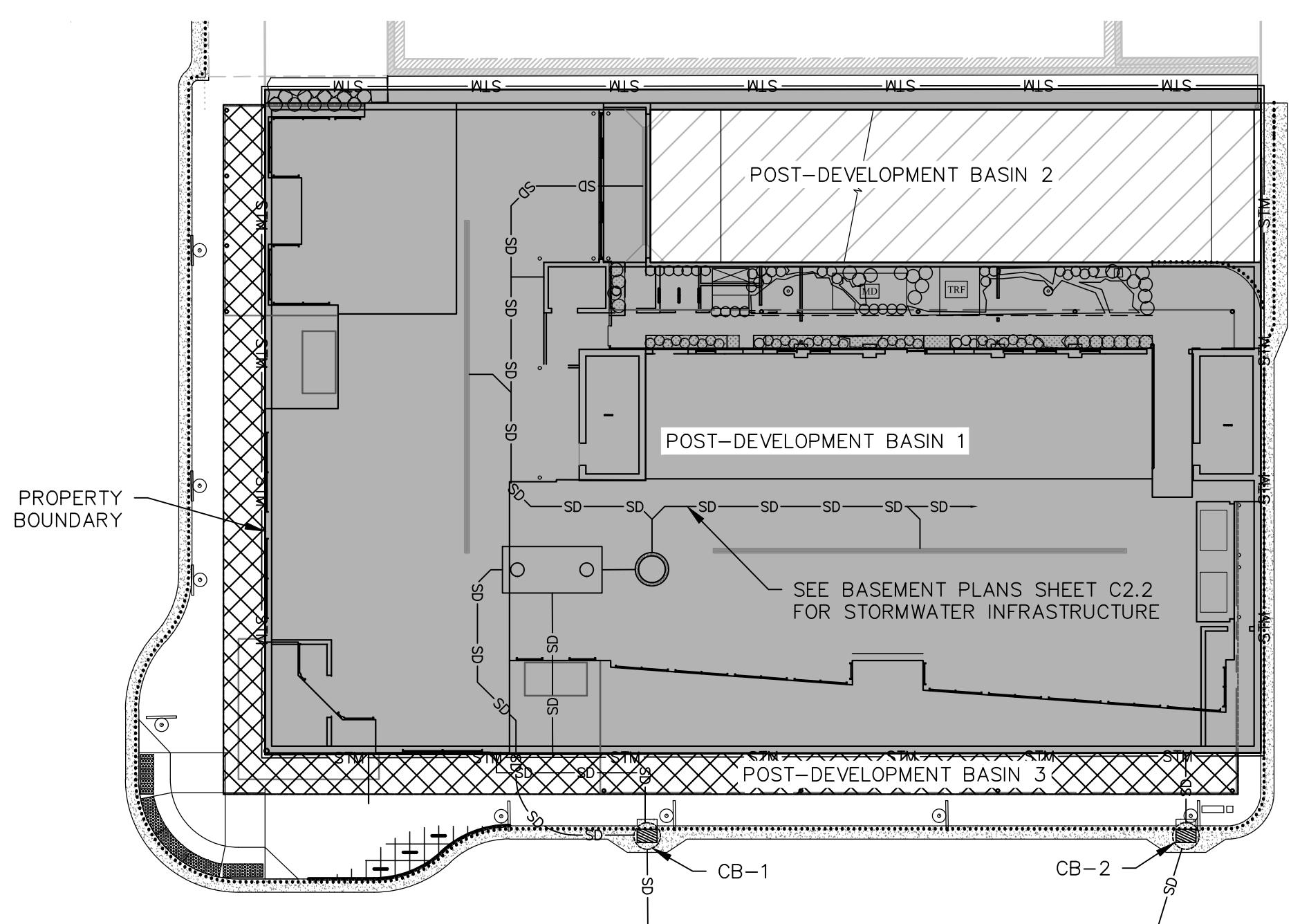
STORMWATER RUNOFF CONSIDERED FOR TREATMENT IS LIMITED TO RUNOFF GENERATED FROM BASIN 2 AND ESTIMATED RUNOFF GENERATED FROM SNOW MELT.

**BASIN 2 RUNOFF**  
A = 0.05 AC  
 $T_c$  = 1.65 MIN  
 $T_d$  = 5.00 MIN  
 $I^*$  = 1.80 IN/HR  
MAX  $Q_{IN, B2}$  = 0.10 CFS

**SNOW MELT**  
GARAGE CONTAINS 25 SPACES  
2 IN SNOW COVER EQUIATES TO 1.5 CUBIC FEET OF WATER FOR TREATMENT PER VEHICLE  
TOTAL VOLUME OF WATER FOR TREATMENT = 37.5 CF  
4 HOUR MELT TIME  
 $Q_{IN, SM} = 0.003 \text{ CFS}$  ASSUME 0.01 CFS FOR DESIGN

$$Q_{IN, TOT} = Q_{IN, B2} + Q_{IN, SM} = 0.11 \text{ CFS}$$

\*INTENSITIES USED FOR SAND/OIL INTERCEPTOR FROM 10 YEAR STORM IN LDRs



### 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

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

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

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

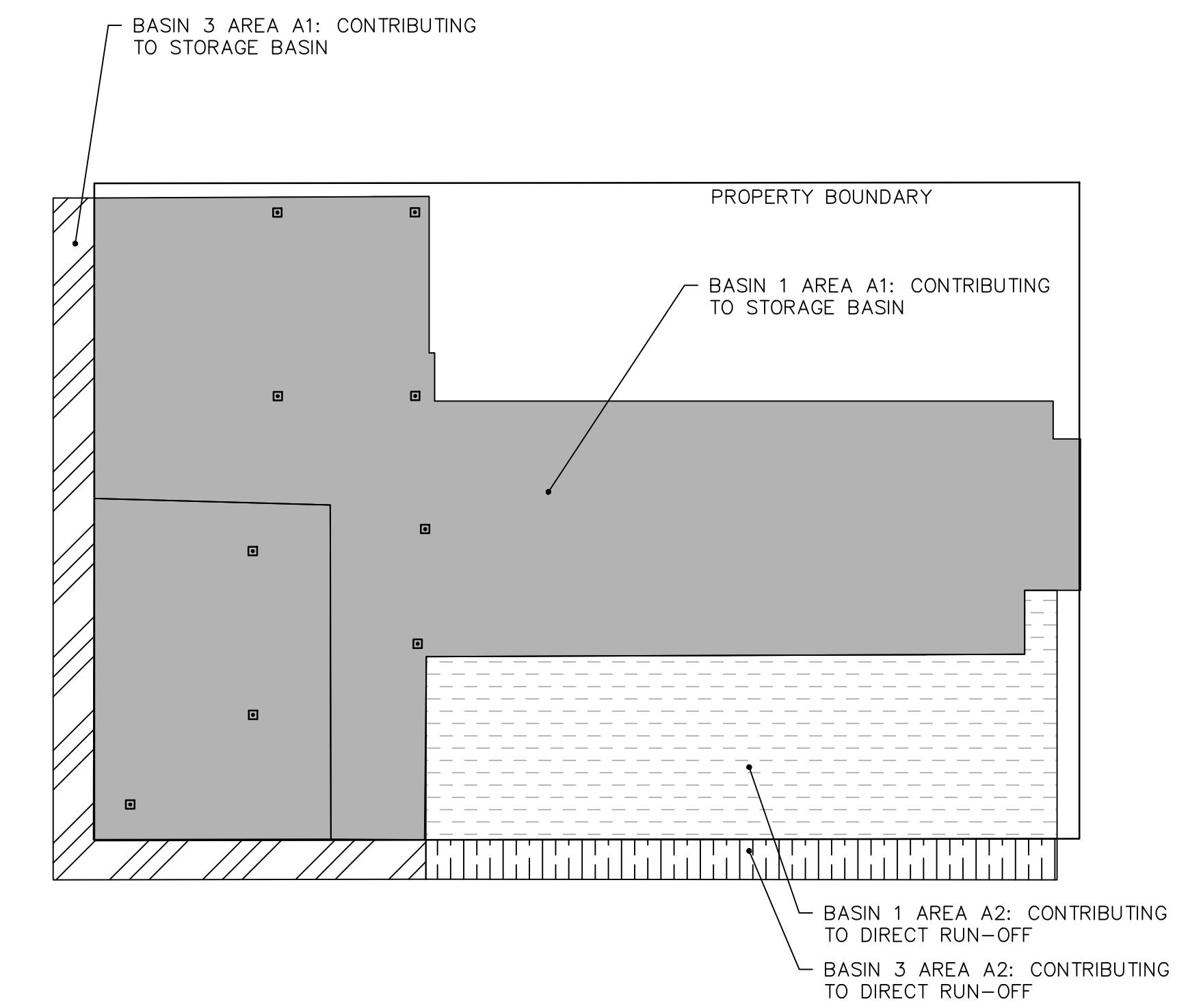
AREA TYPES: AREA (ACRES) C VALUE  
PAVEMENT & ROOFS 0.049 0.9

$C_f$  = 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

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



### ROOF DRAINAGE AREAS

#### NOTES:

1. ROOF DRAINS WITHIN AREA A2 SHALL BE COLLECTED AND PIPED DIRECTLY TO CB2.
2. 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.
3. SEE BASEMENT PLANS SHEET C2.2 FOR ADDITIONAL DETAILS.

### 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	0.304	1.033 CFS

AREAS CONTRIBUTING TO DIRECT RELEASE AREA (AC)  $Q_{100}$

BASIN 1 AREA 2 (ROOF DRAINS)	0.077	0.212 CFS
BASIN 3 AREA 2 (ROOF DRAINS)	0.013	0.037 CFS
TOTAL	0.090	0.249 CFS

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

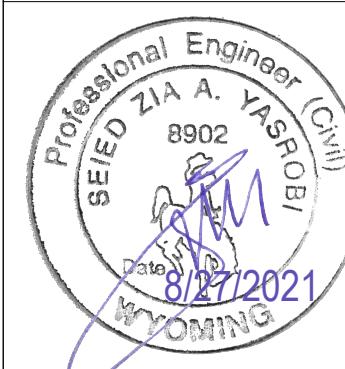
$$Q_{100, TOT} > Q_{r, TOT}, V = (Q_{100, TOT} - Q_{r, TOT}) \times (T_d - (Q_{r, TOT}/Q) \times T_c) \times 60(\text{SEC/MIN})$$

VOLUME DATA PER THE CALCULATIONS FOUND IN TABLE BELOW:

$T_d$ (DURATION, MIN)	$I$ (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

DRAWING SET TITLE		DRAWING SET TITLE
CONST. DOC (REV. 6)	CONST. DOC (REV. 7)	CONST. DOC (REV. 8)
10/30/2020	11/23/2020	05/05/2021
CONST. DOC (REV. 7)	CONST. DOC (REV. 8)	08/27/2021
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CHECKED BY: Y2		CHECKED BY: 307-733-2989
<b>CONSULTANTS</b> <b>ENGINEERING, SURVEYING &amp; PLANNING</b> <b>LANDSCAPE ARCHITECTURE, GIS</b> <b>NATURAL RESOURCE SERVICES</b>		
		
		
<b>ARTS DISTRICT DEVELOPMENT, LLC</b> <b>175 SOUTH GLENWOOD STREET, LOTS 11 &amp; 12, BLOCK 2</b> <b>SECOND WORT ADDITION, JACKSON WY, 83001</b>		

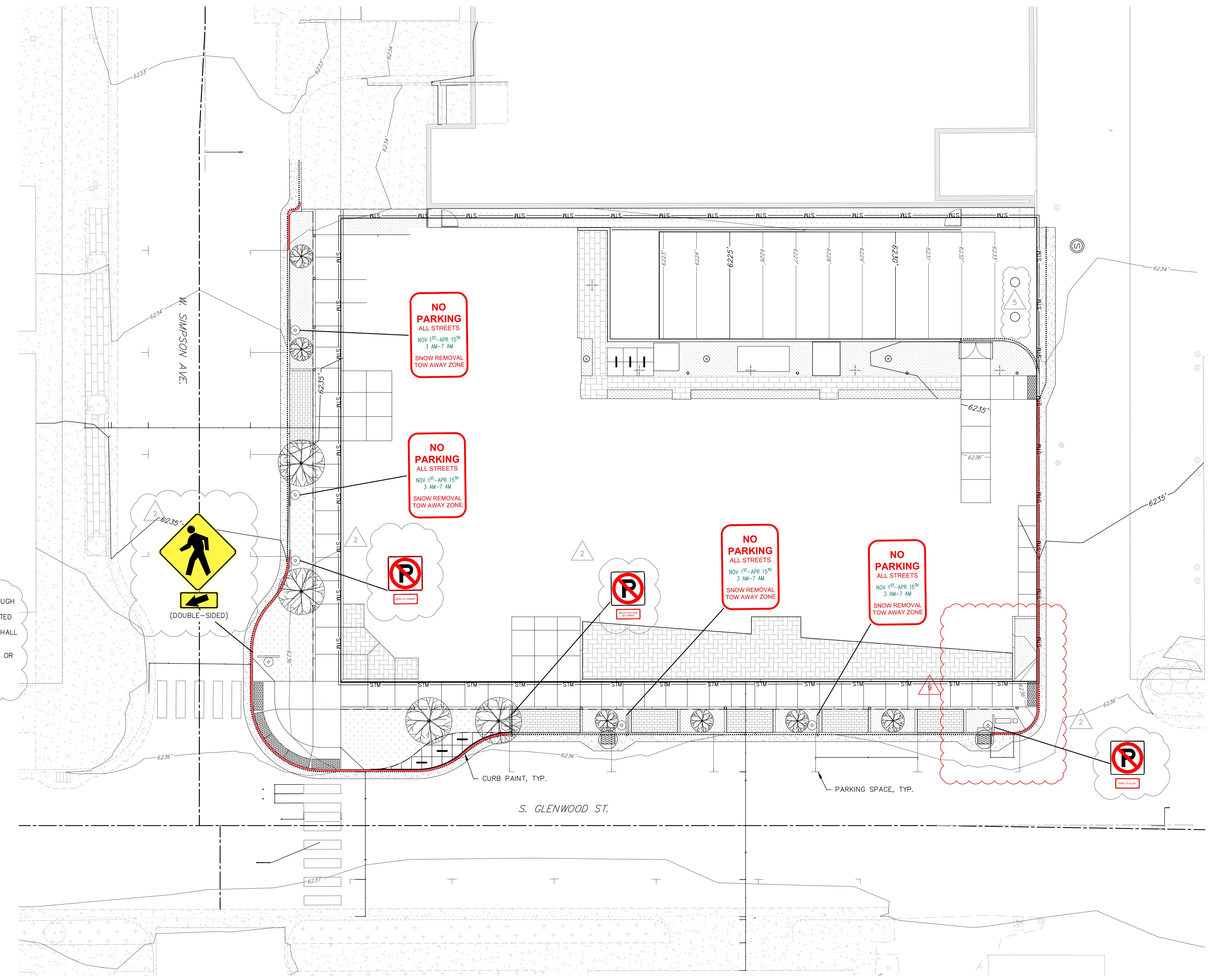
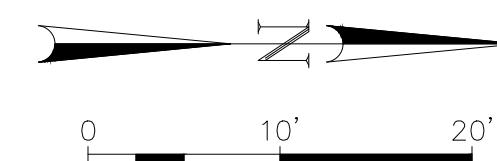
**SIGNAGE NOTES:**

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



C2.7

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

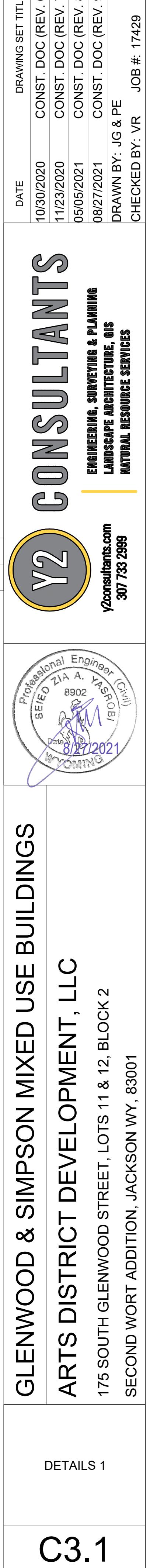
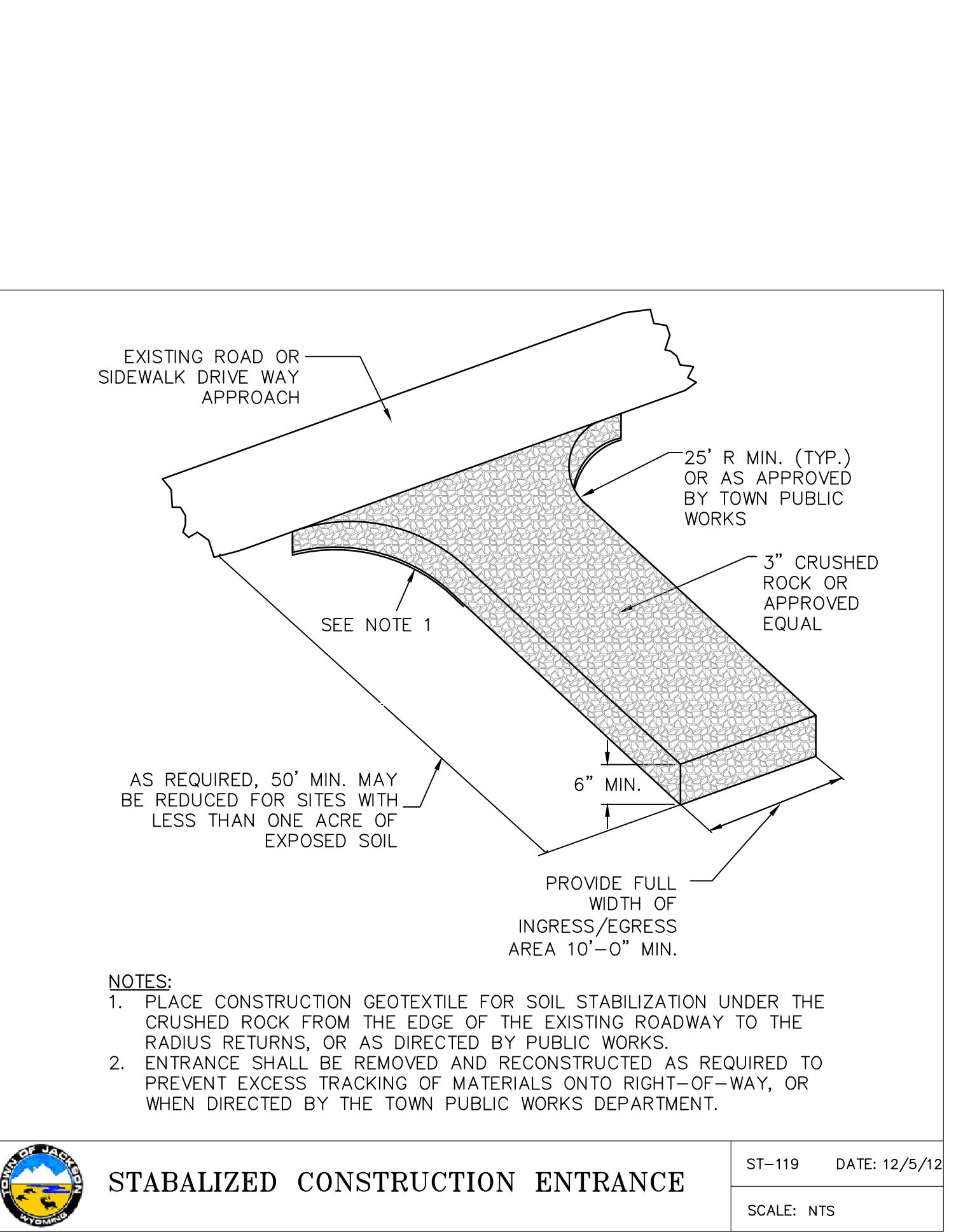
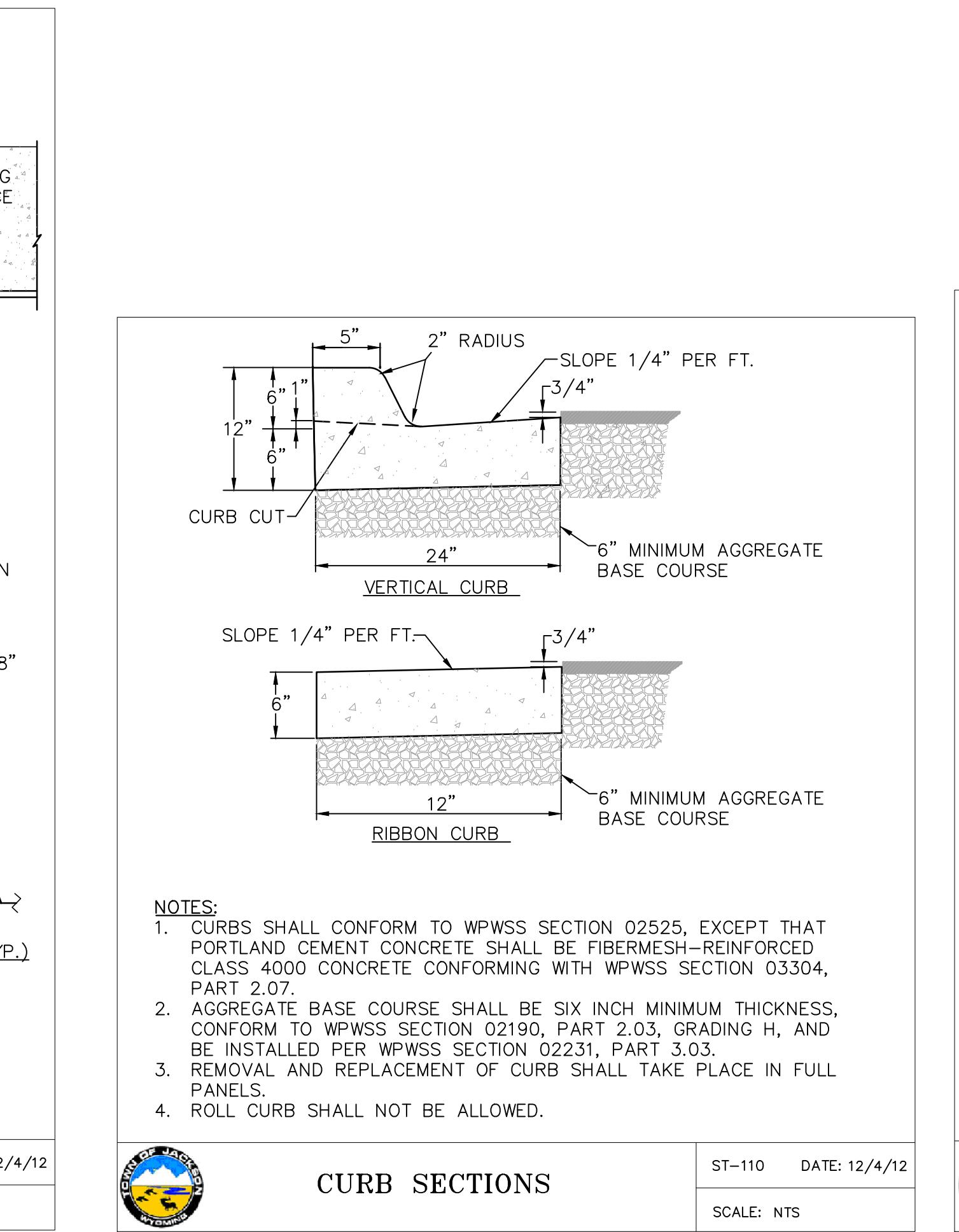
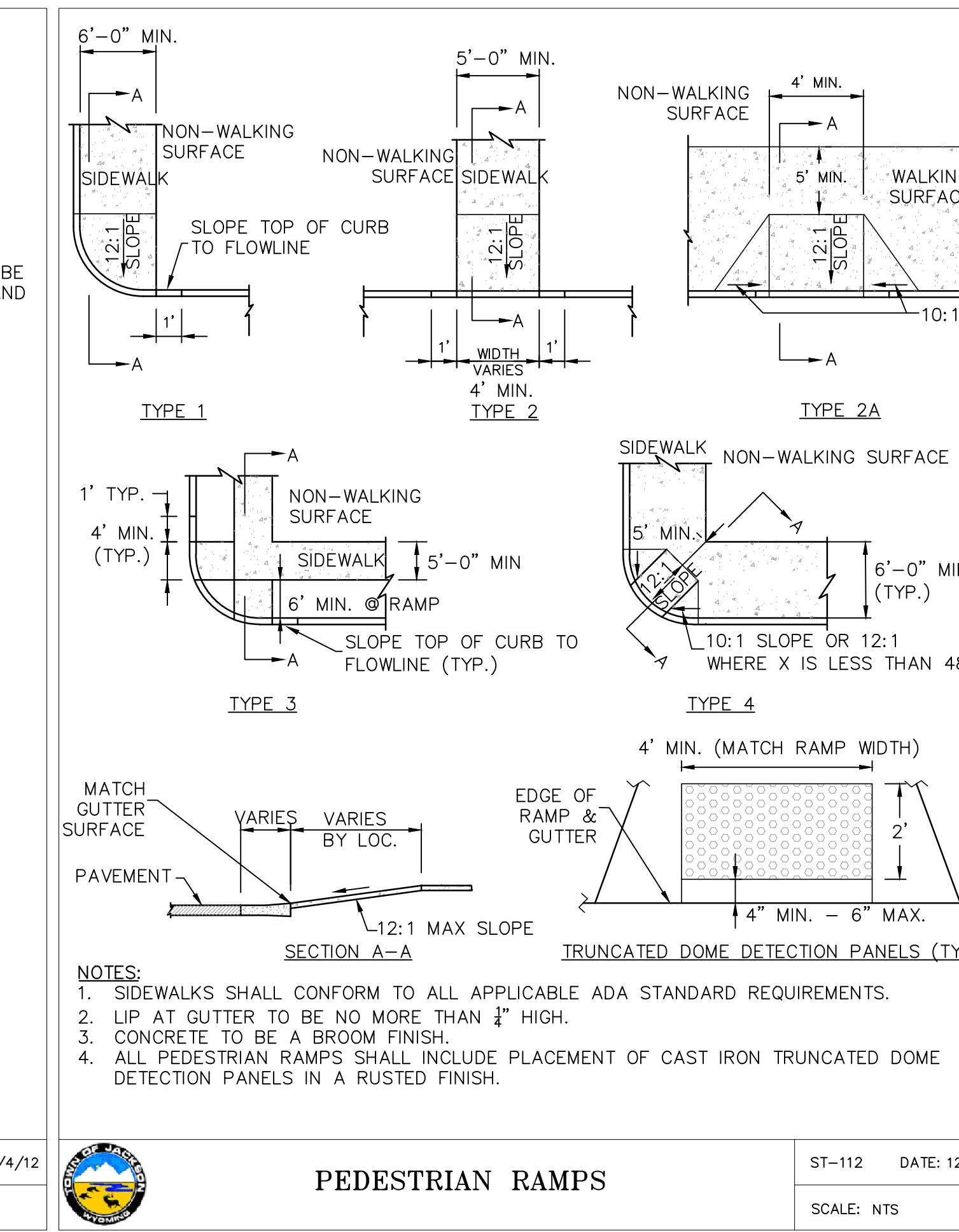
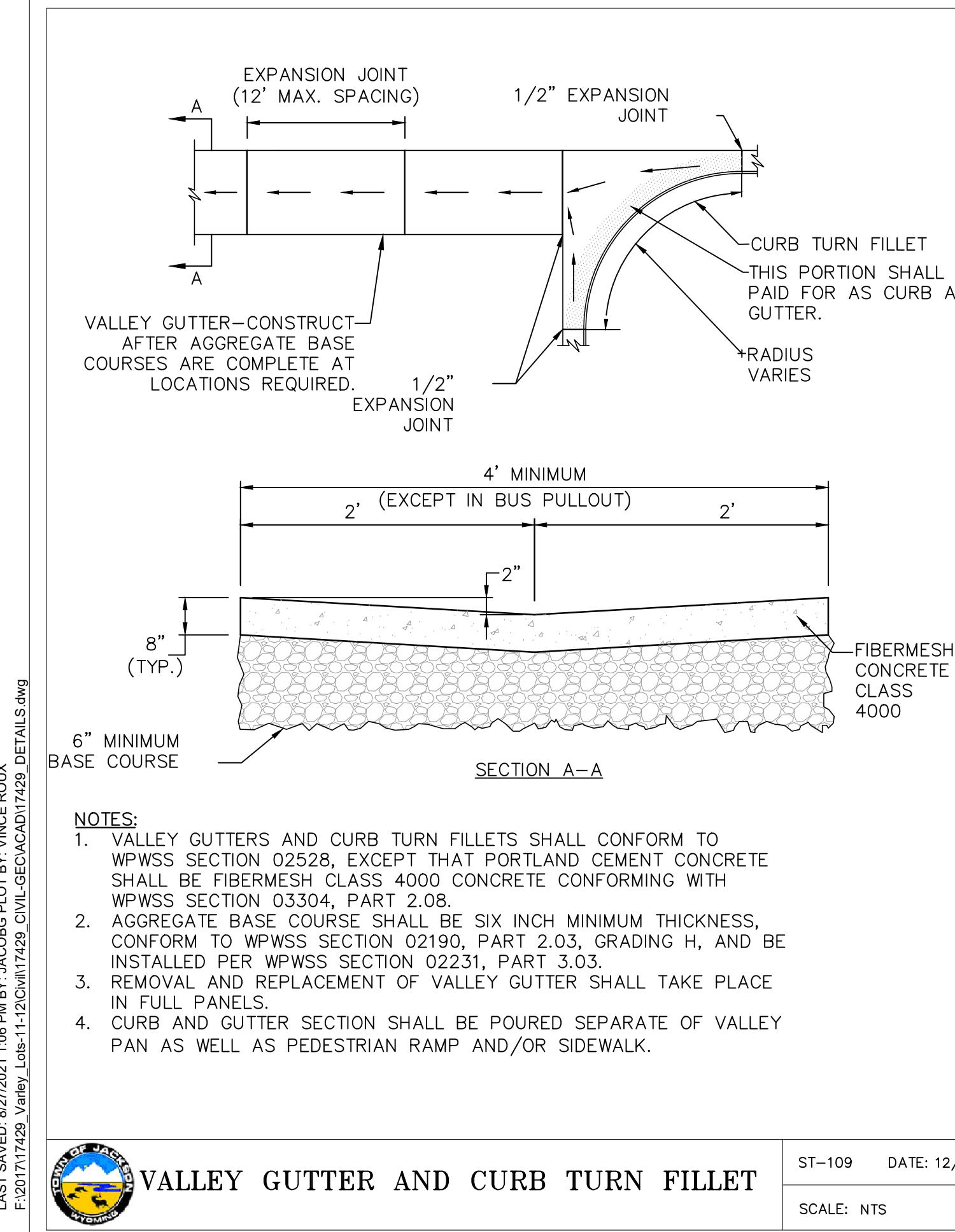
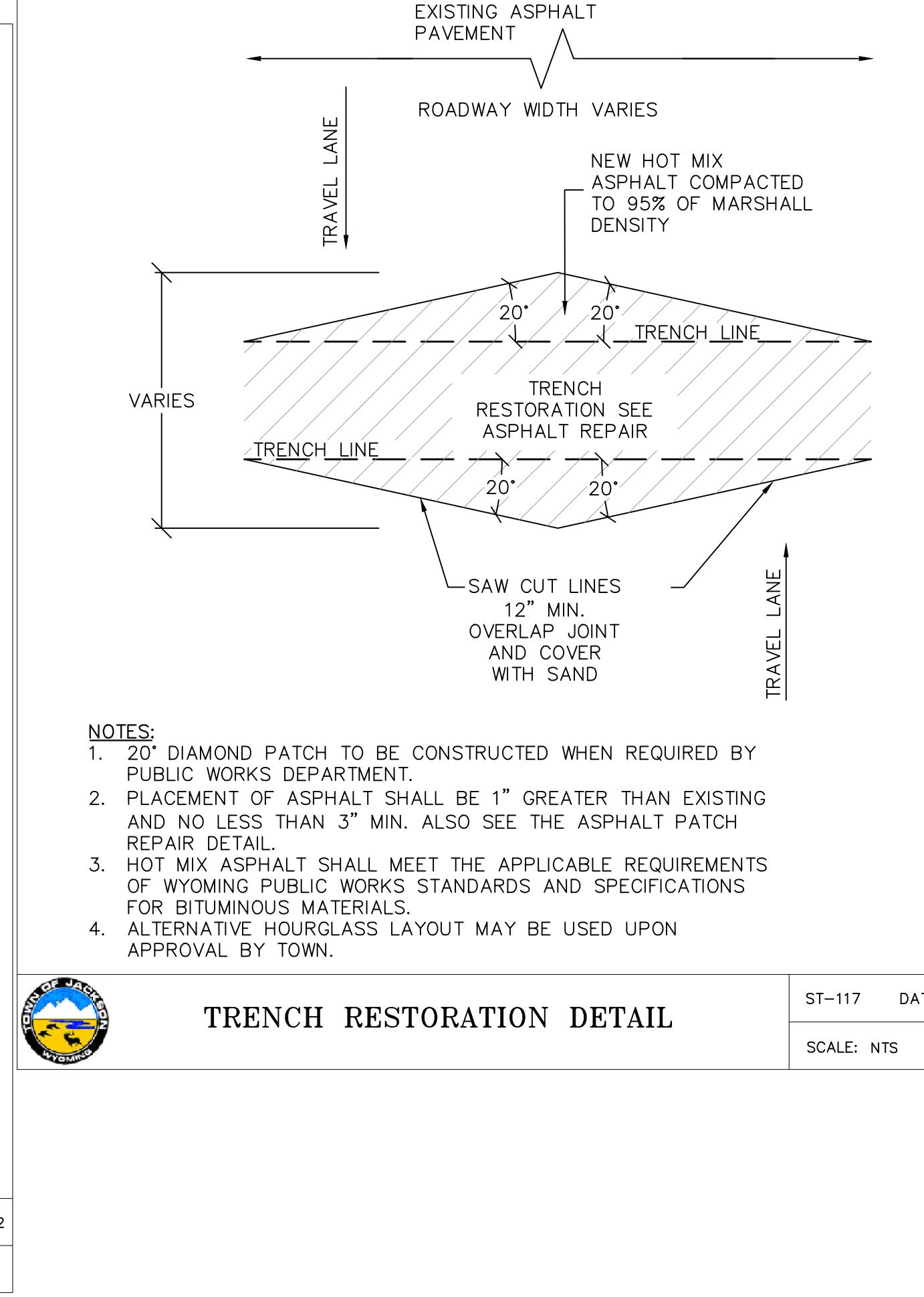
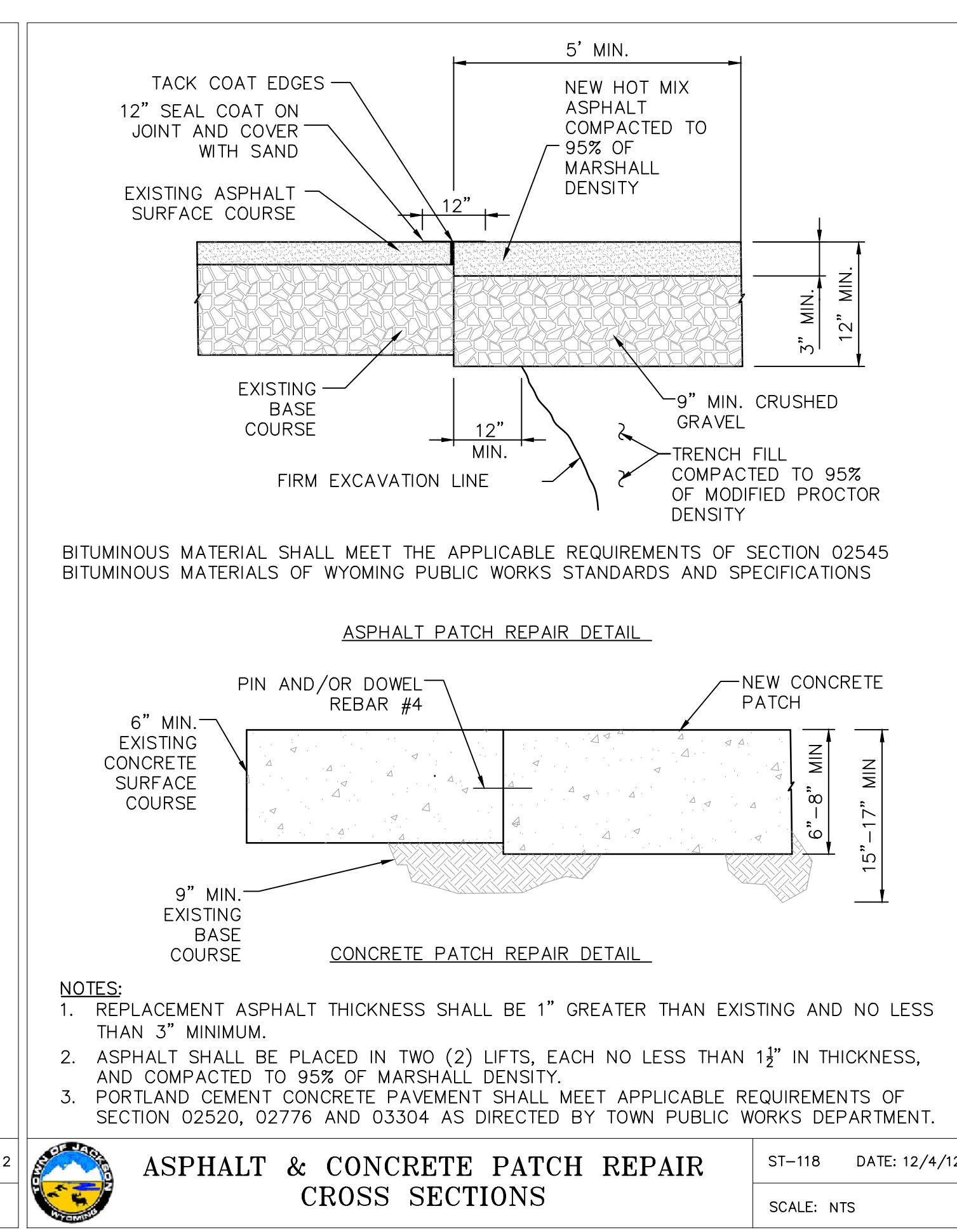
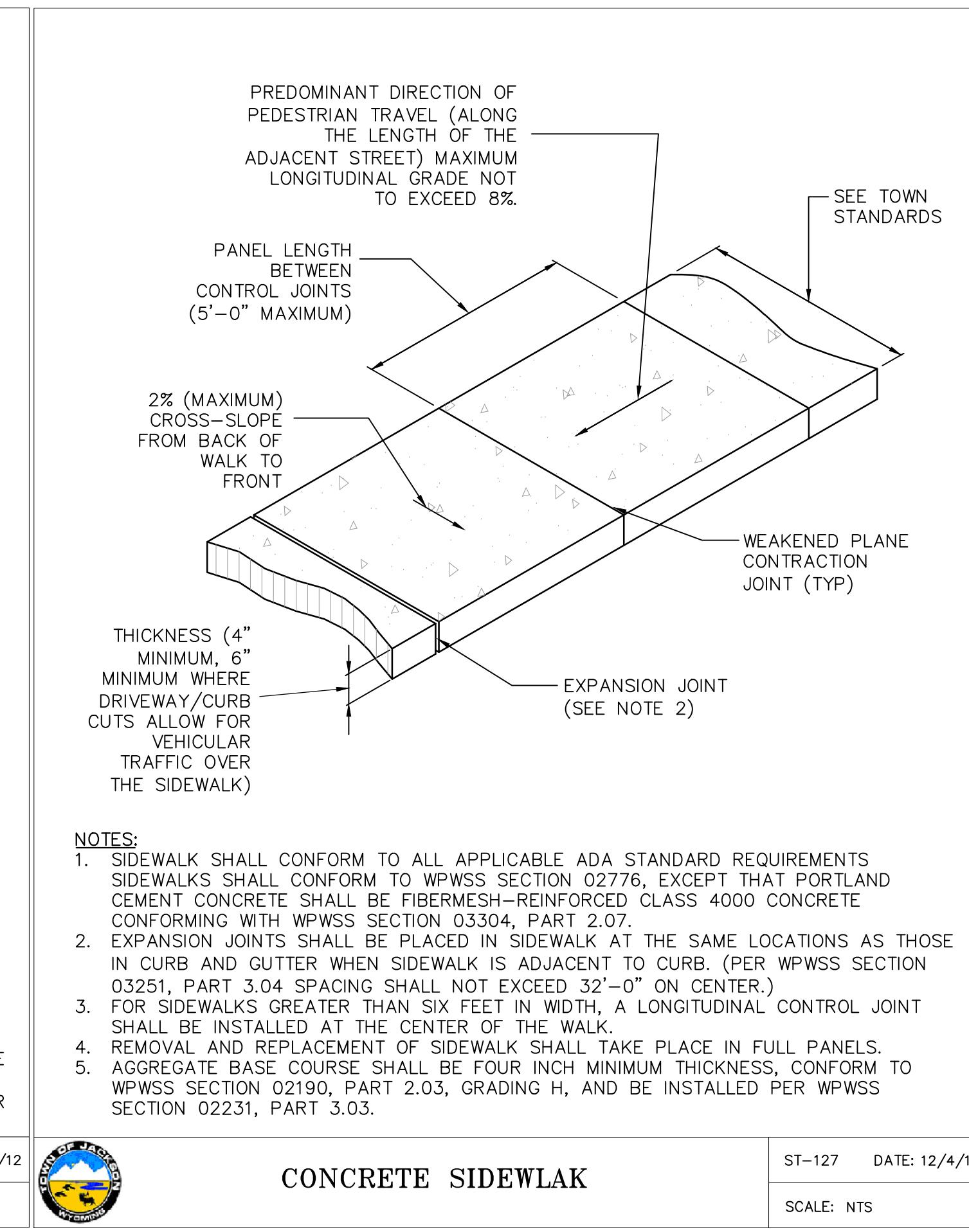
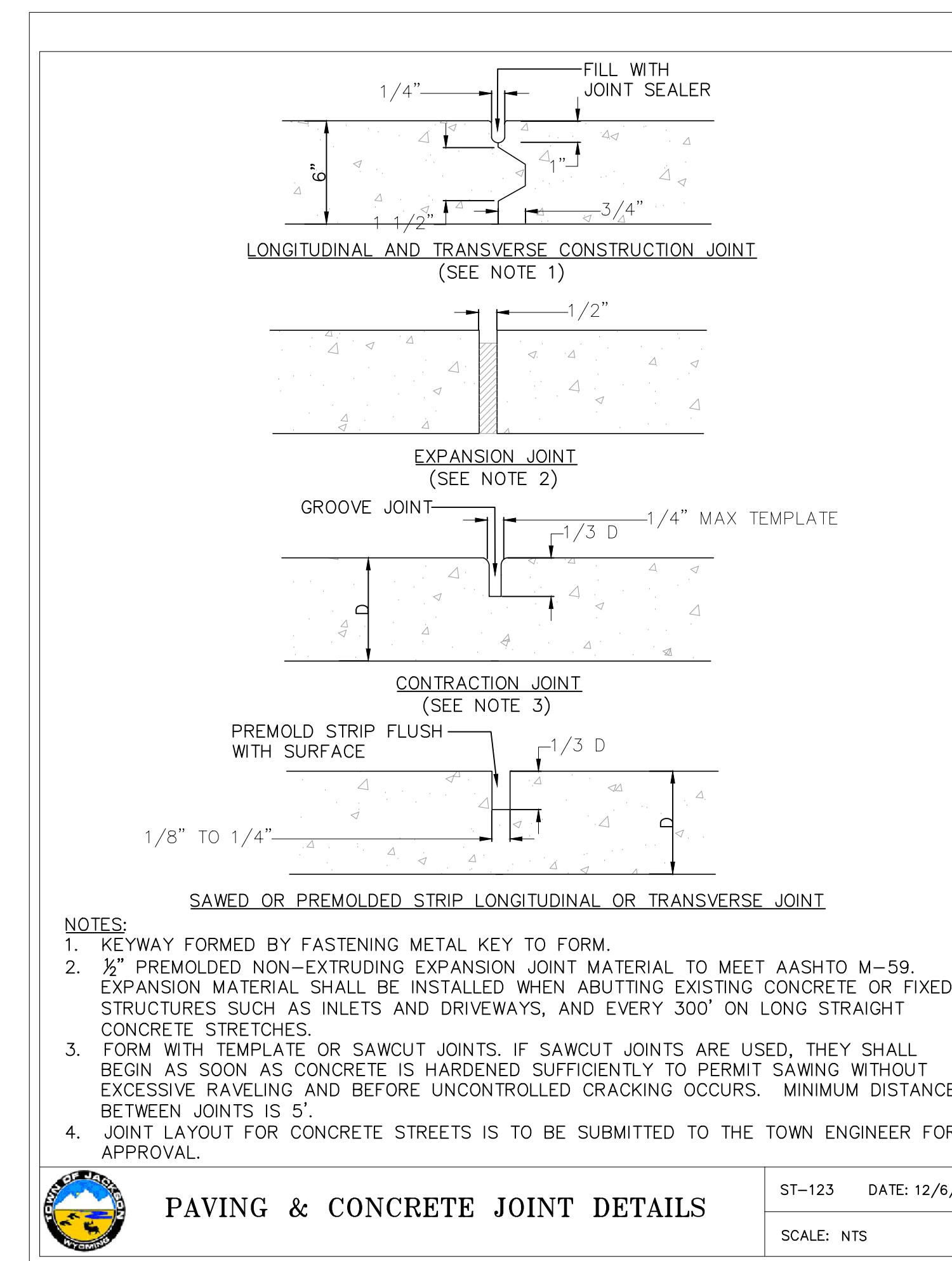
STRIPING AND  
SIGNAGE PLAN

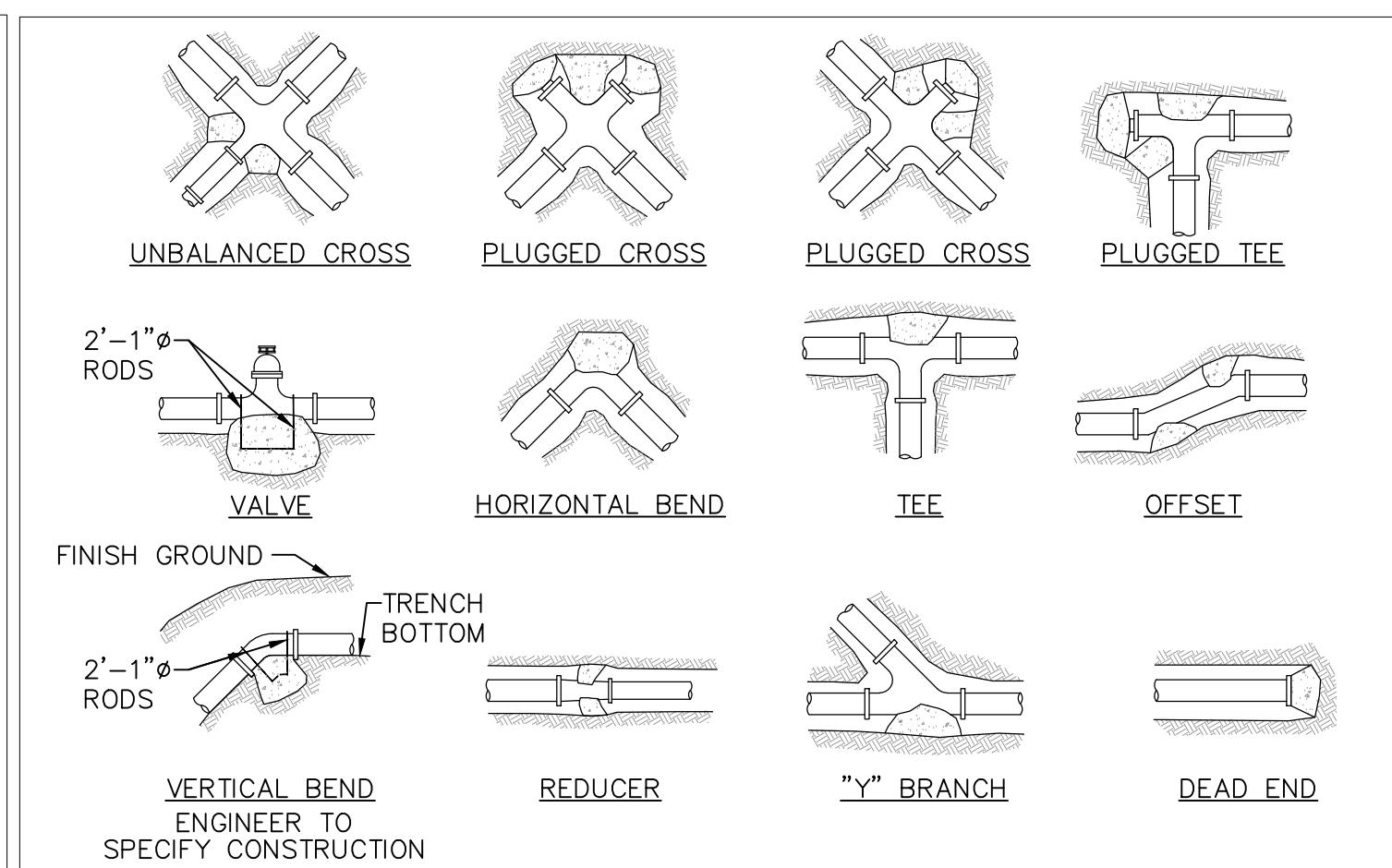
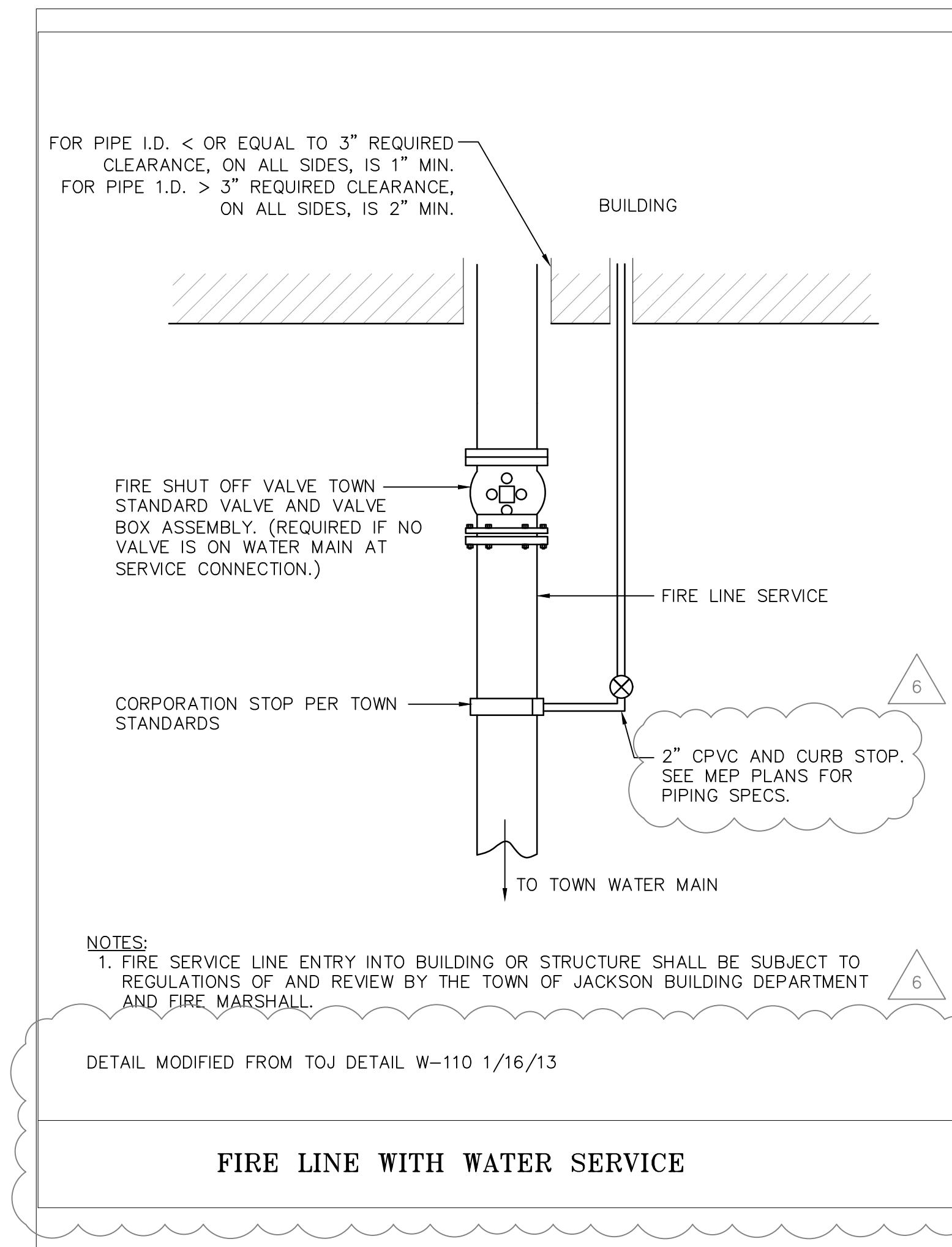


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 JOB #: 17429





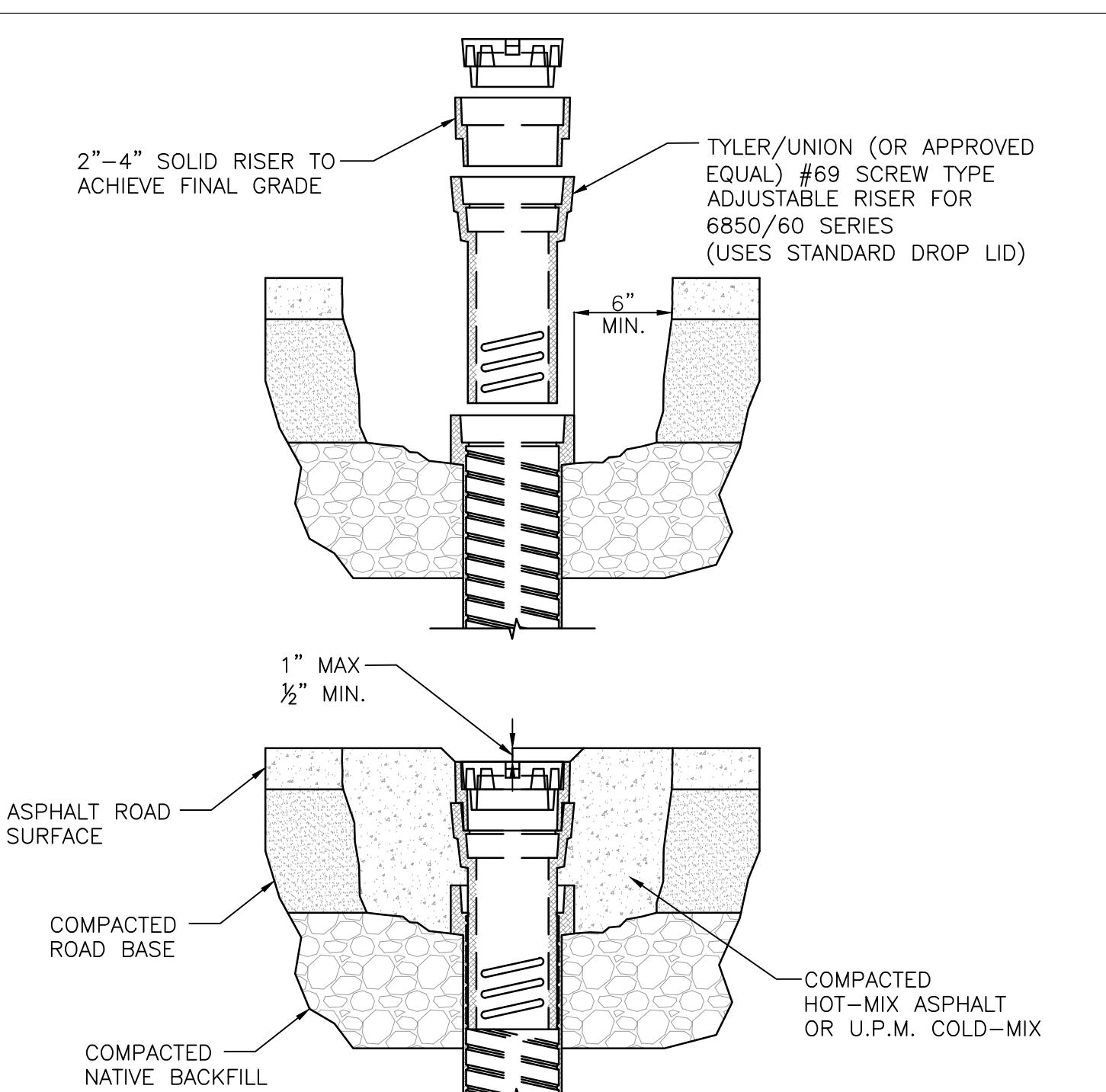
MINIMUM DIMENSIONS FOR THRUST BLOCKING										
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"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

B/3 (6" MIN.)  
A/A

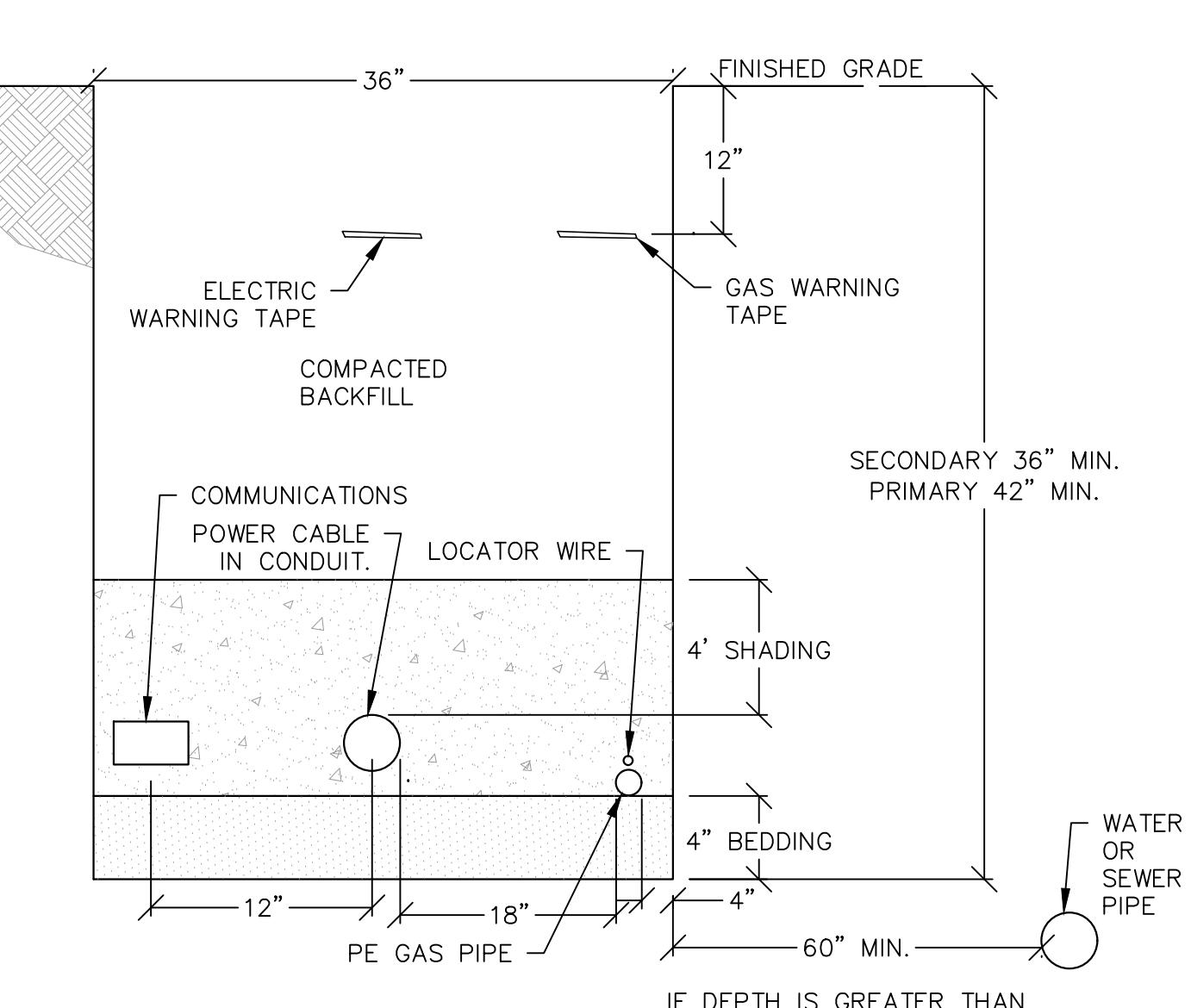
W-111 DATE: 1/16/13  
SCALE: NTS



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.

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



NOTES:

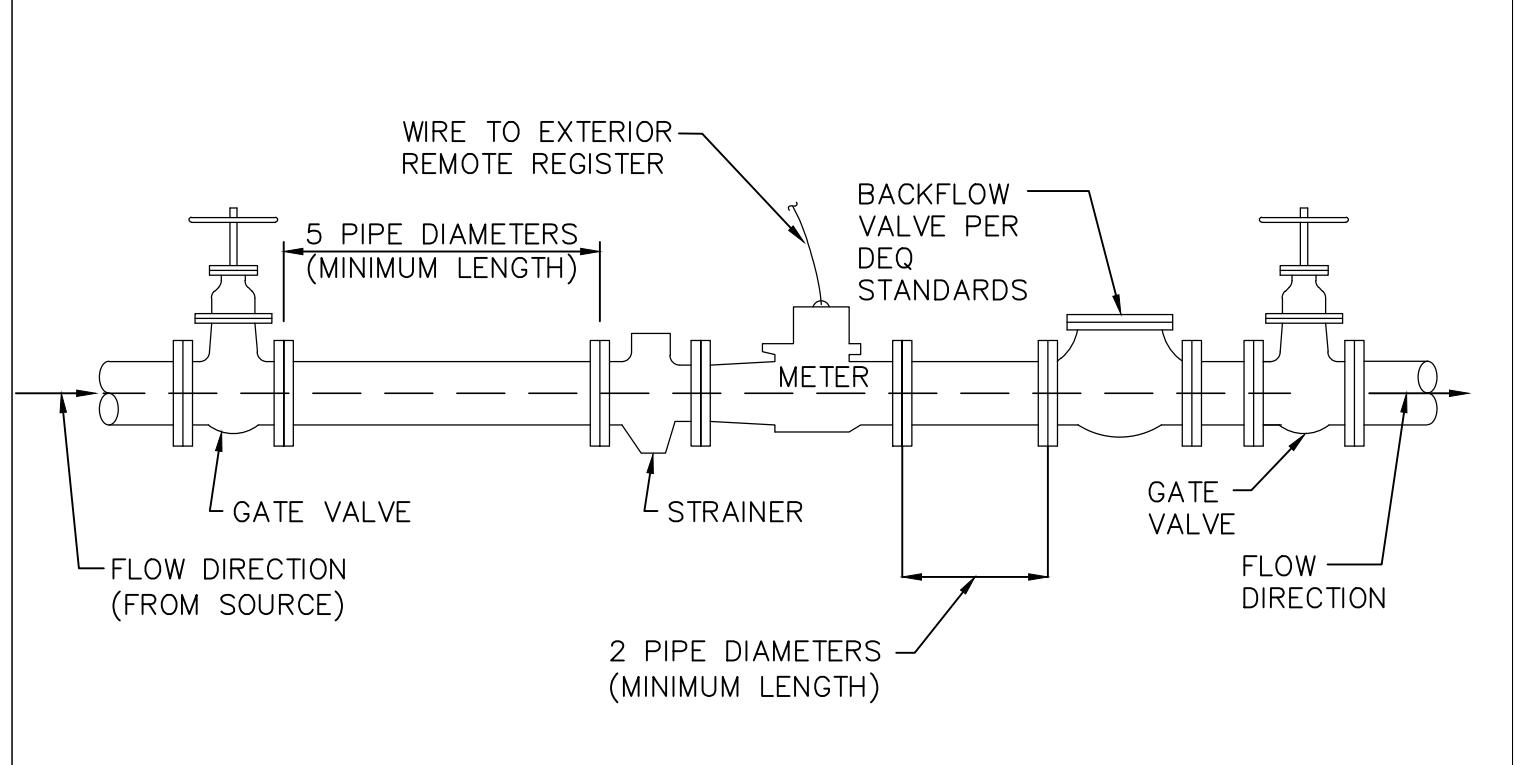
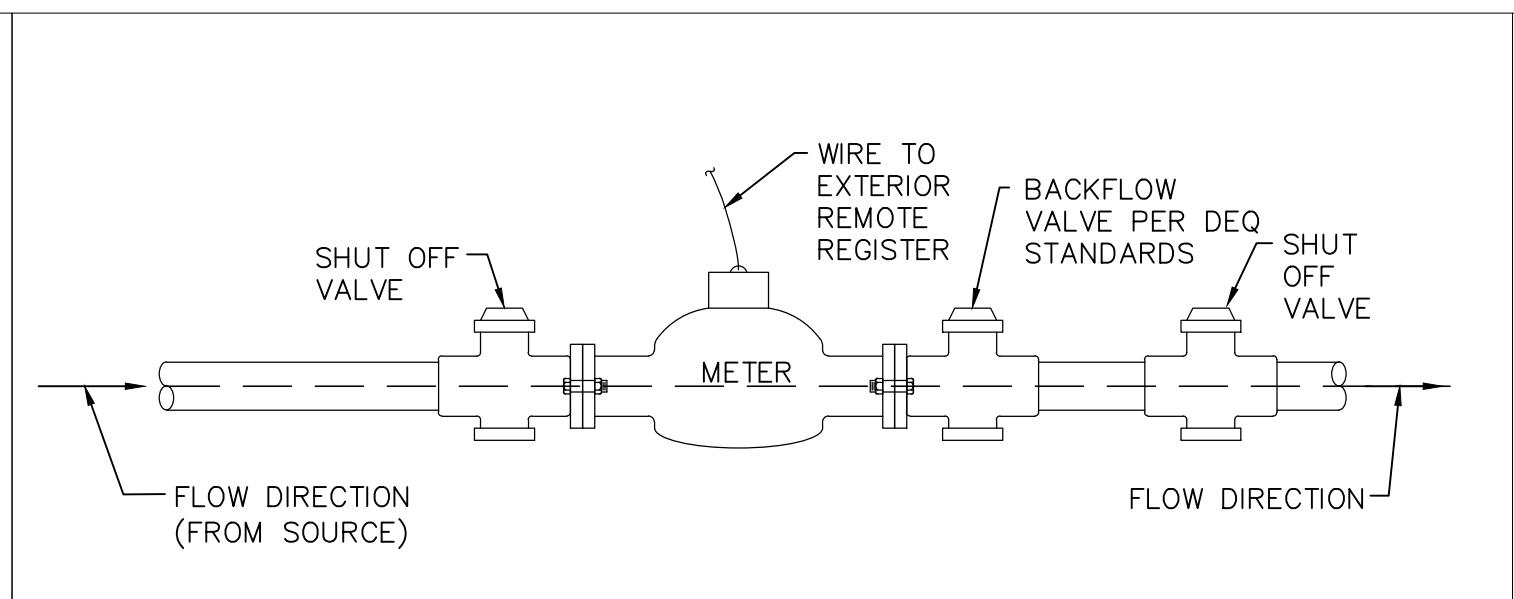
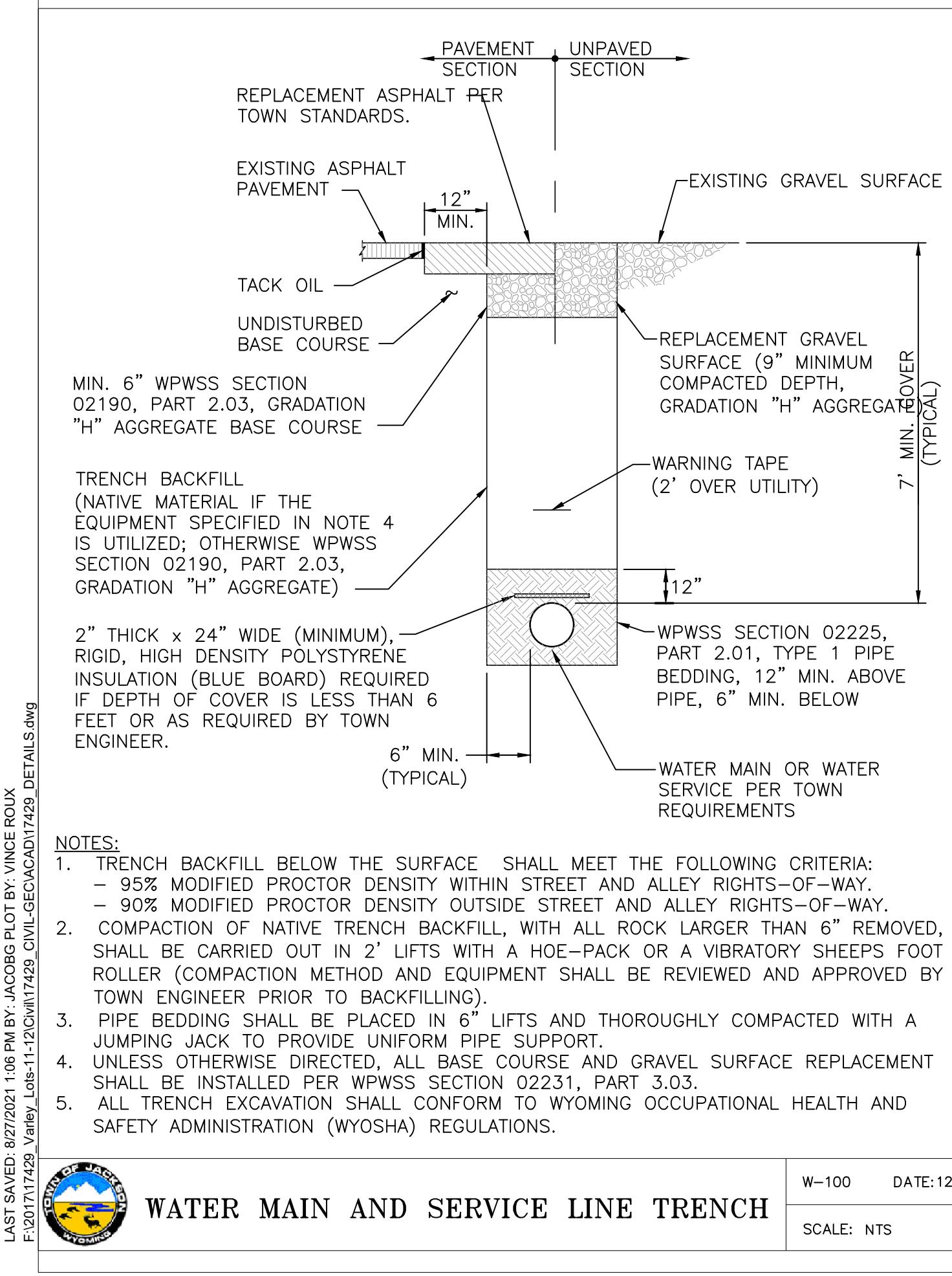
1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
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)

DRAWING SET TITLE  
CONST. DOC (REV. 6)  
CONST. DOC (REV. 7)  
CONST. DOC (REV. 8)  
CONST. DOC (REV. 9)

DATE  
10/30/2020  
11/23/2020  
05/05/2021  
08/27/2021  
DRAWN BY: JG & PE  
CHECKED BY: VR  
JOB #: VR

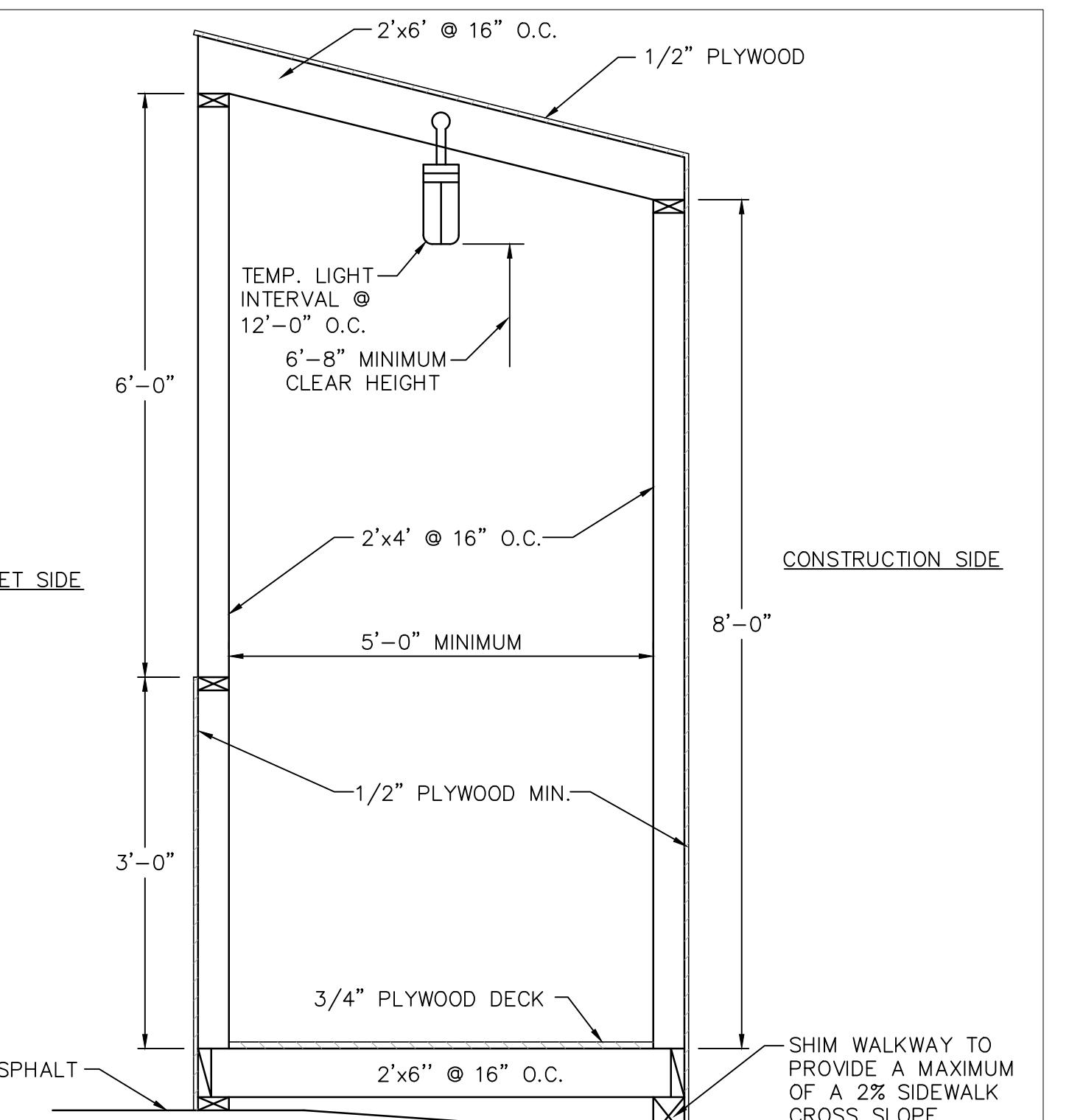
CONSULTANTS  
ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES



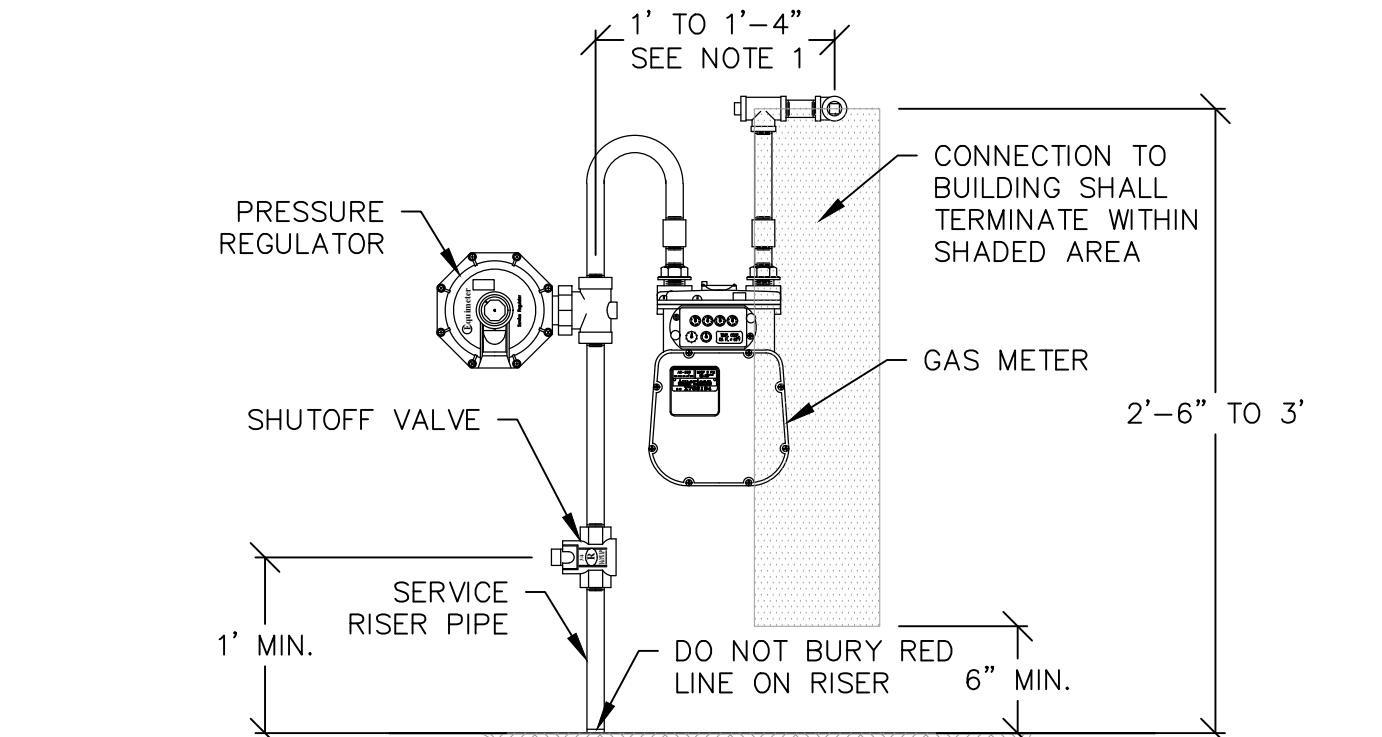
NOTES:

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.

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



W-113 DATE: 1/16/13  
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 SPECIFICATIONS ON DIMENSIONS SHOWN.
2. METER TO BE LOCATED UNDER GABLE END OF STRUCTURE TO PREVENT SNOW AND ICE DAMAGE.

RISER SHALL BE 1' AWAY FROM STRUCTURE

SERVICE RISER PIPE  
DO NOT BURY RED LINE ON RISER

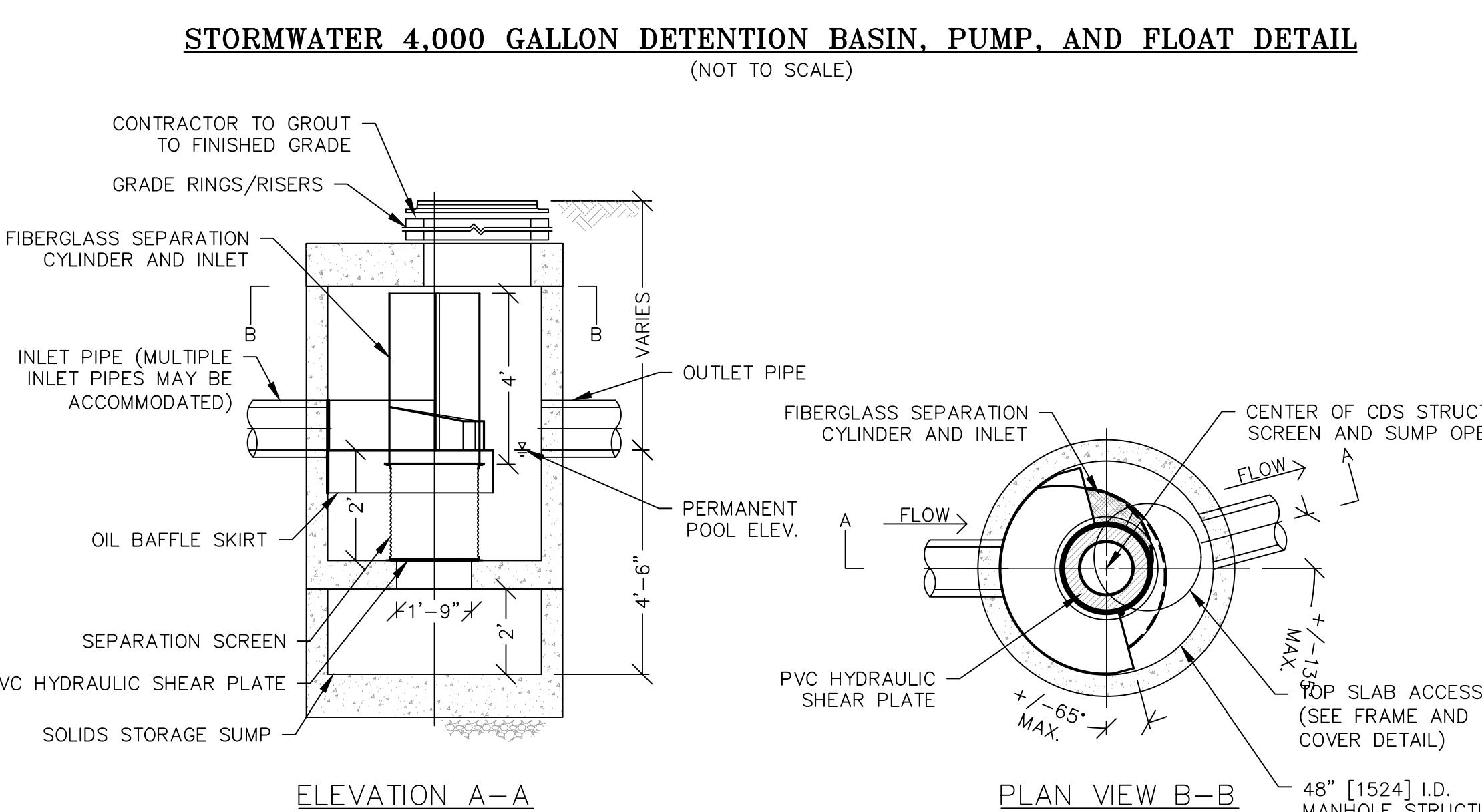
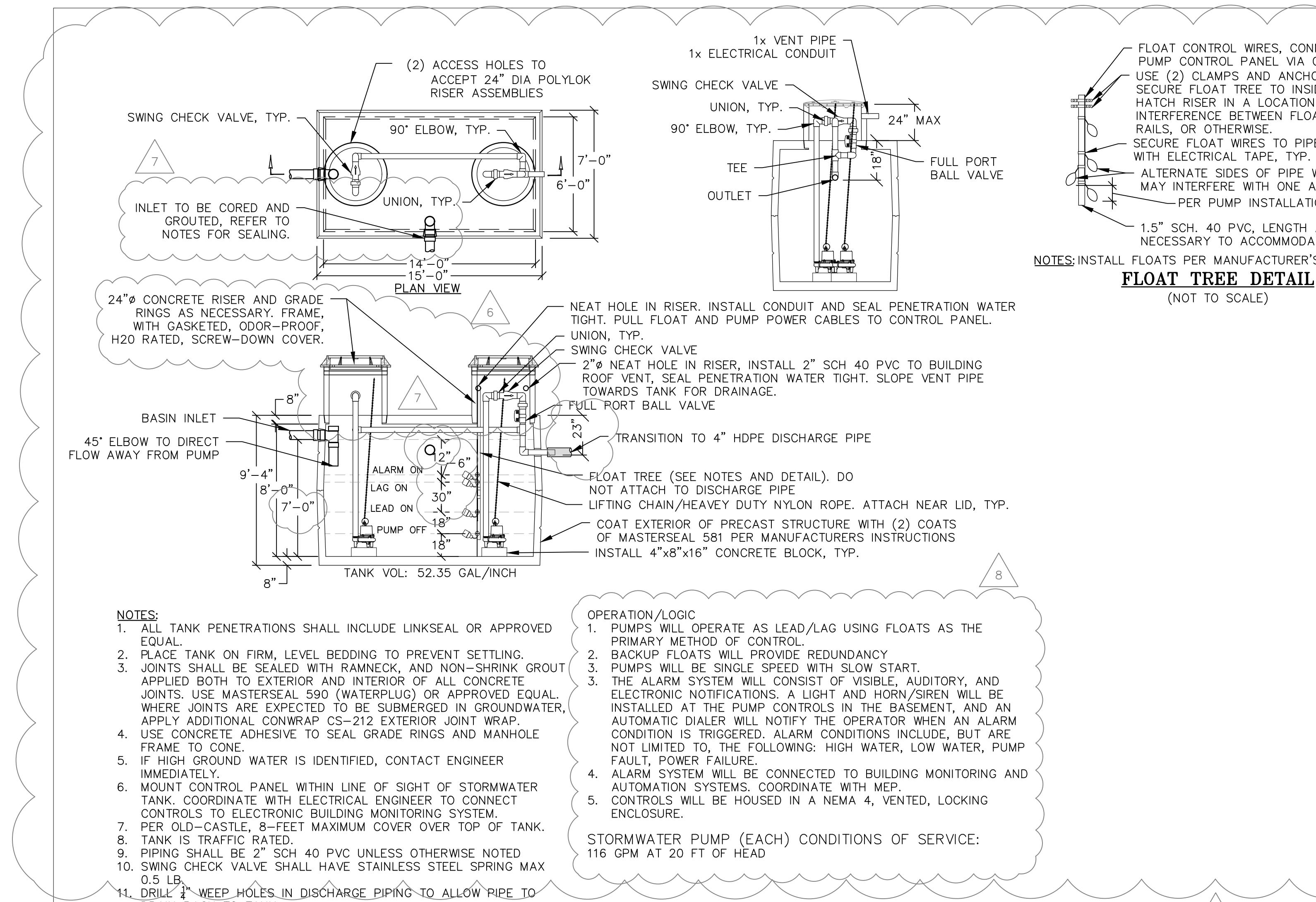
DETAILS 2

GAS METER INSTALLATION  
(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

C3.2

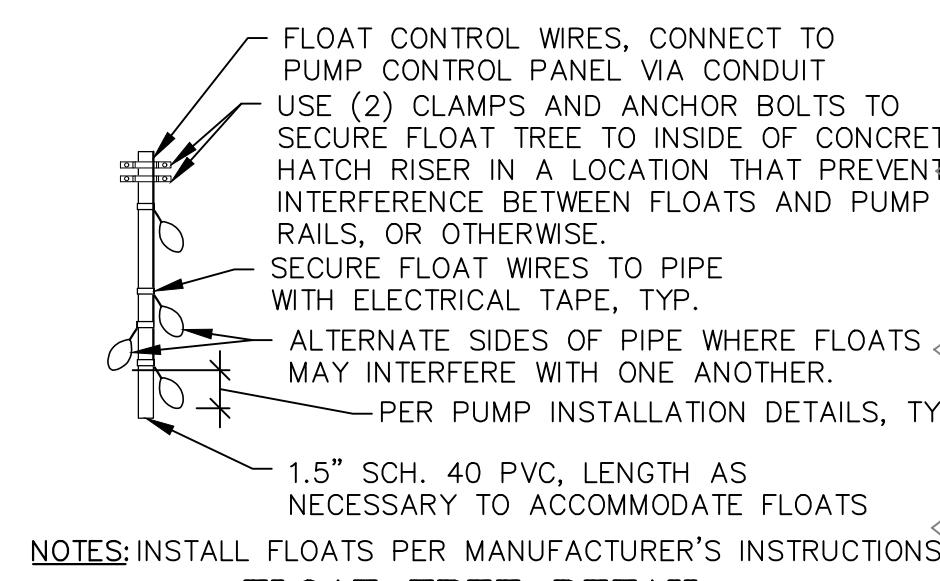




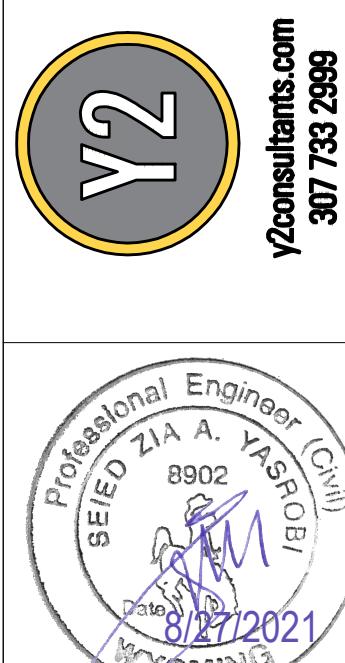
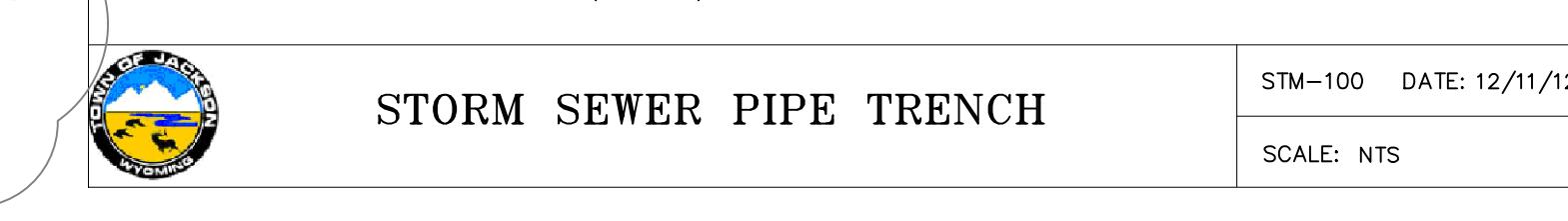
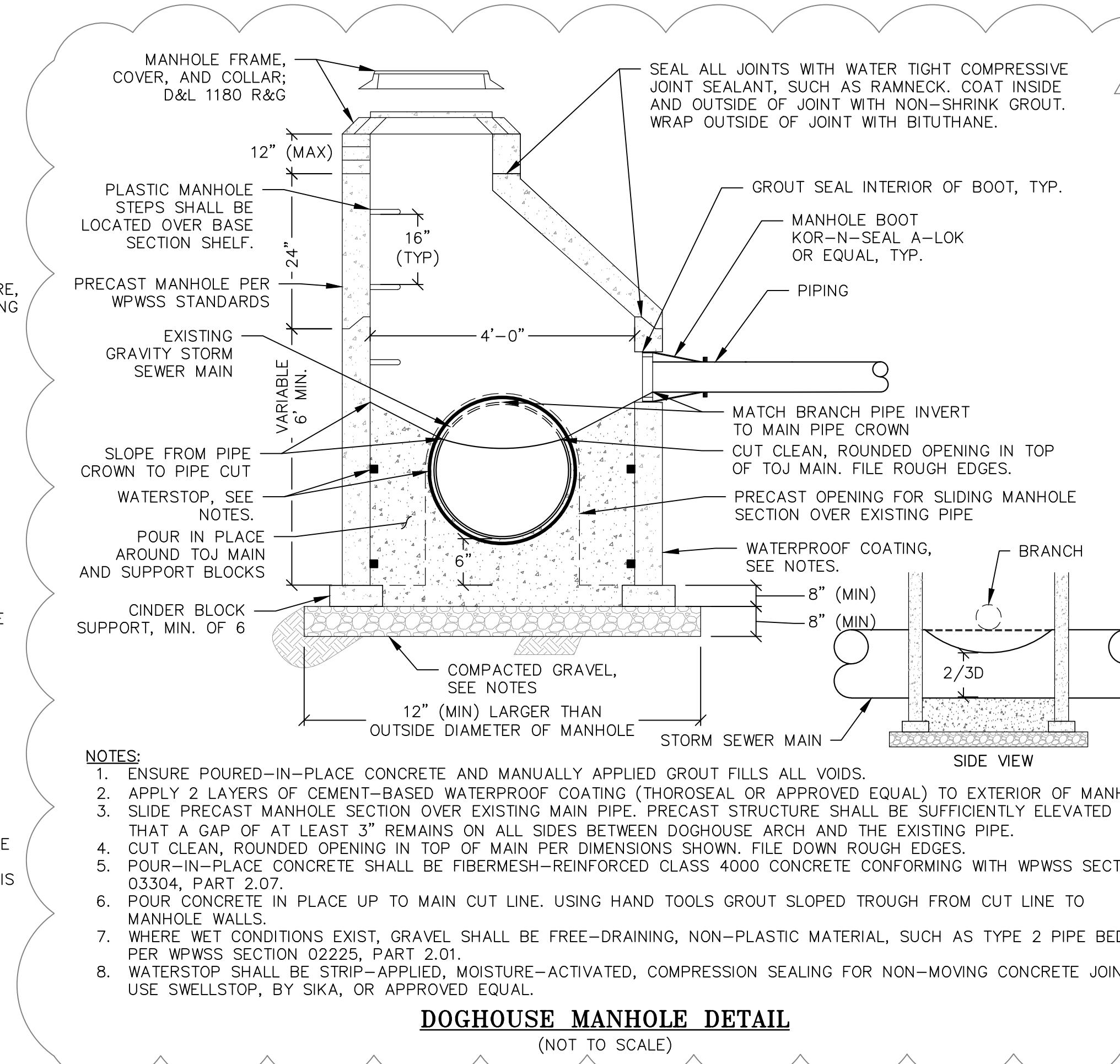
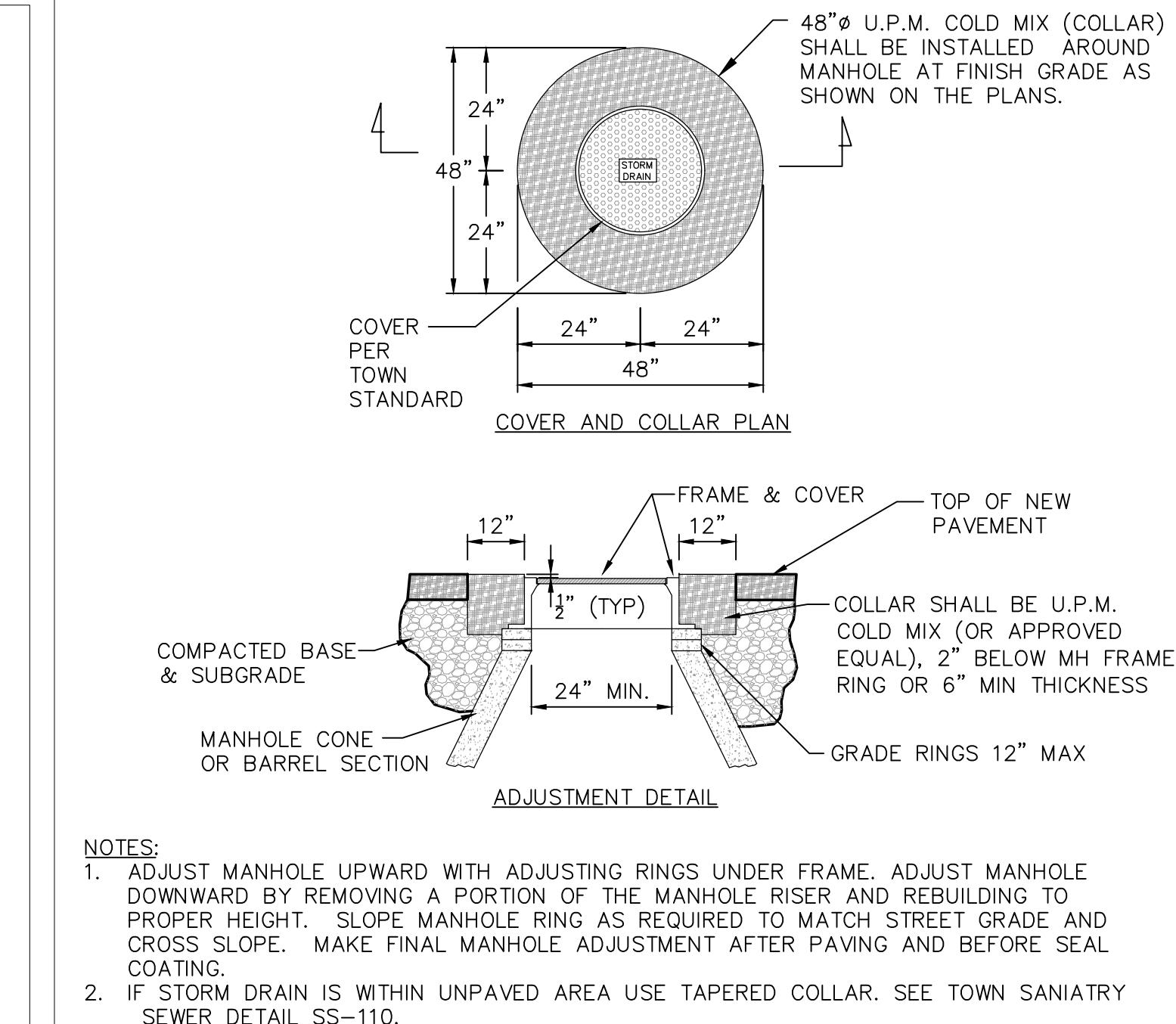
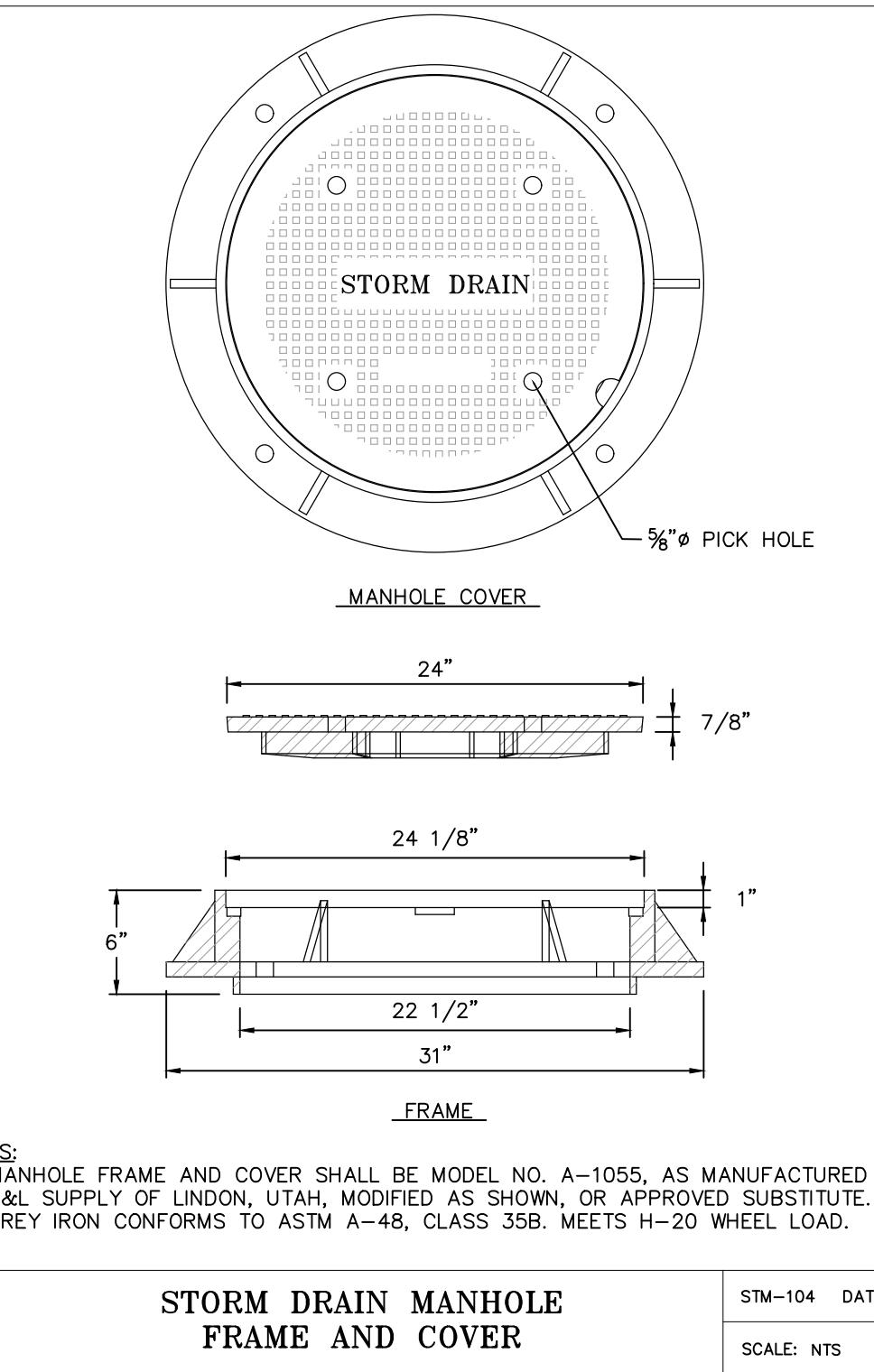
**NOTES:**

1. STANDARD CONFIGURATION IS SHOWN IN DETAIL. ALTERNATIVE CONFIGURATION MAY BE USED IN THIS DESIGN.
2. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.ContechES.com](http://www.ContechES.com)
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
8. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
9. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS TO BE GROUTED.
10. USE AN I-3386 INLET. CONTACT CONTECH TO COORDINATE CONFIGURATION AND INSTALLATION.

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



**FLOAT TREE DETAIL**  
(NOT TO SCALE)



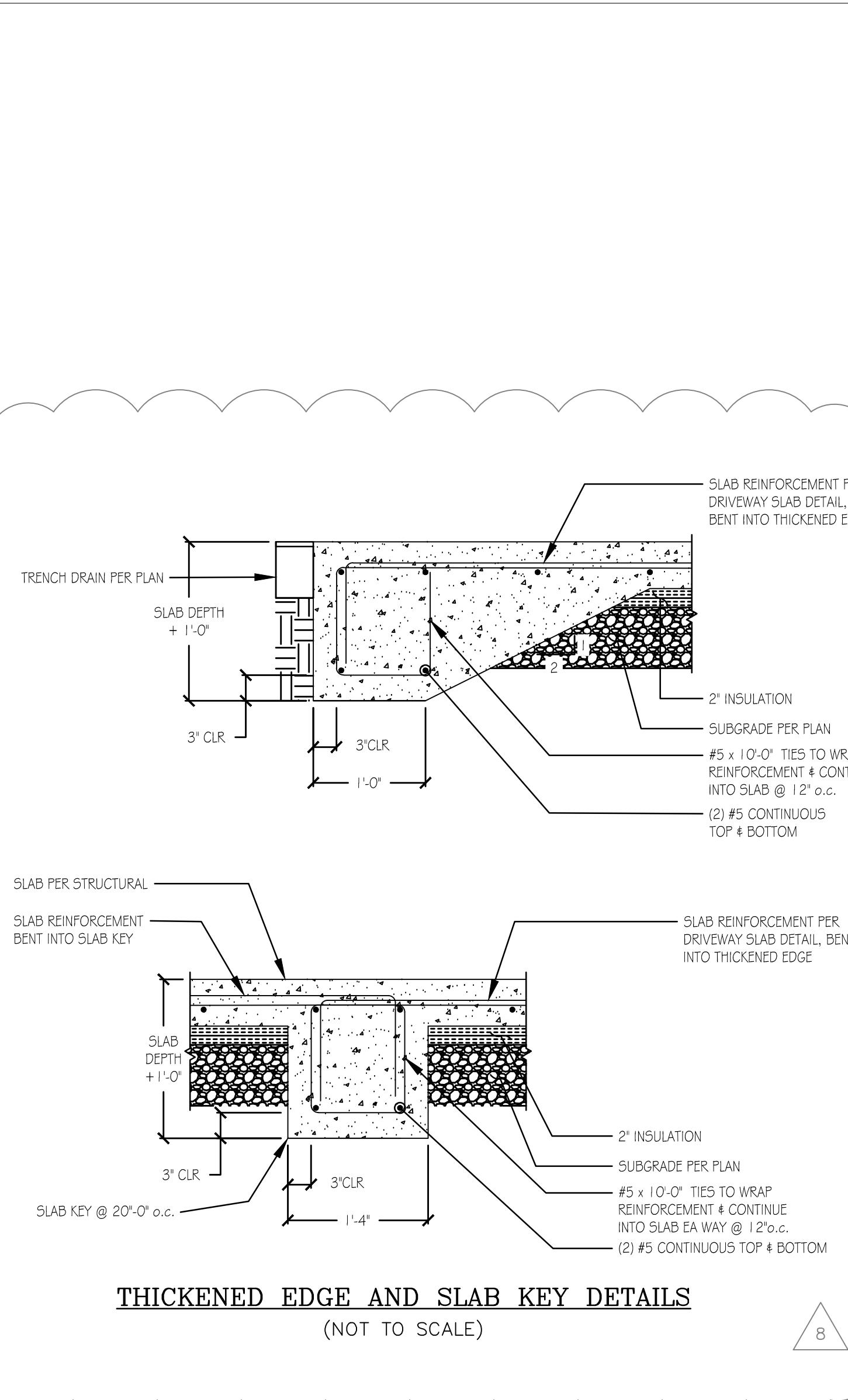
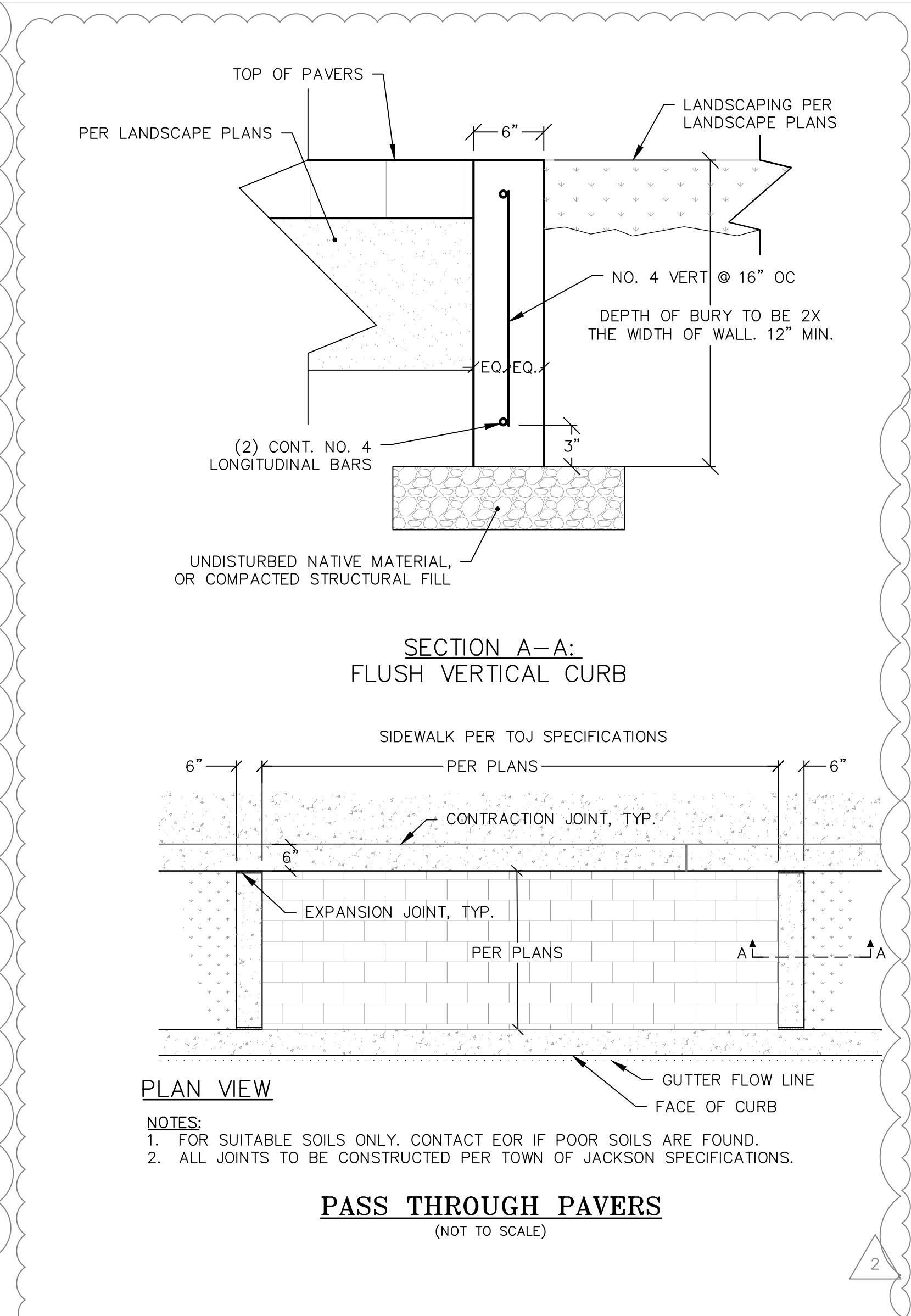
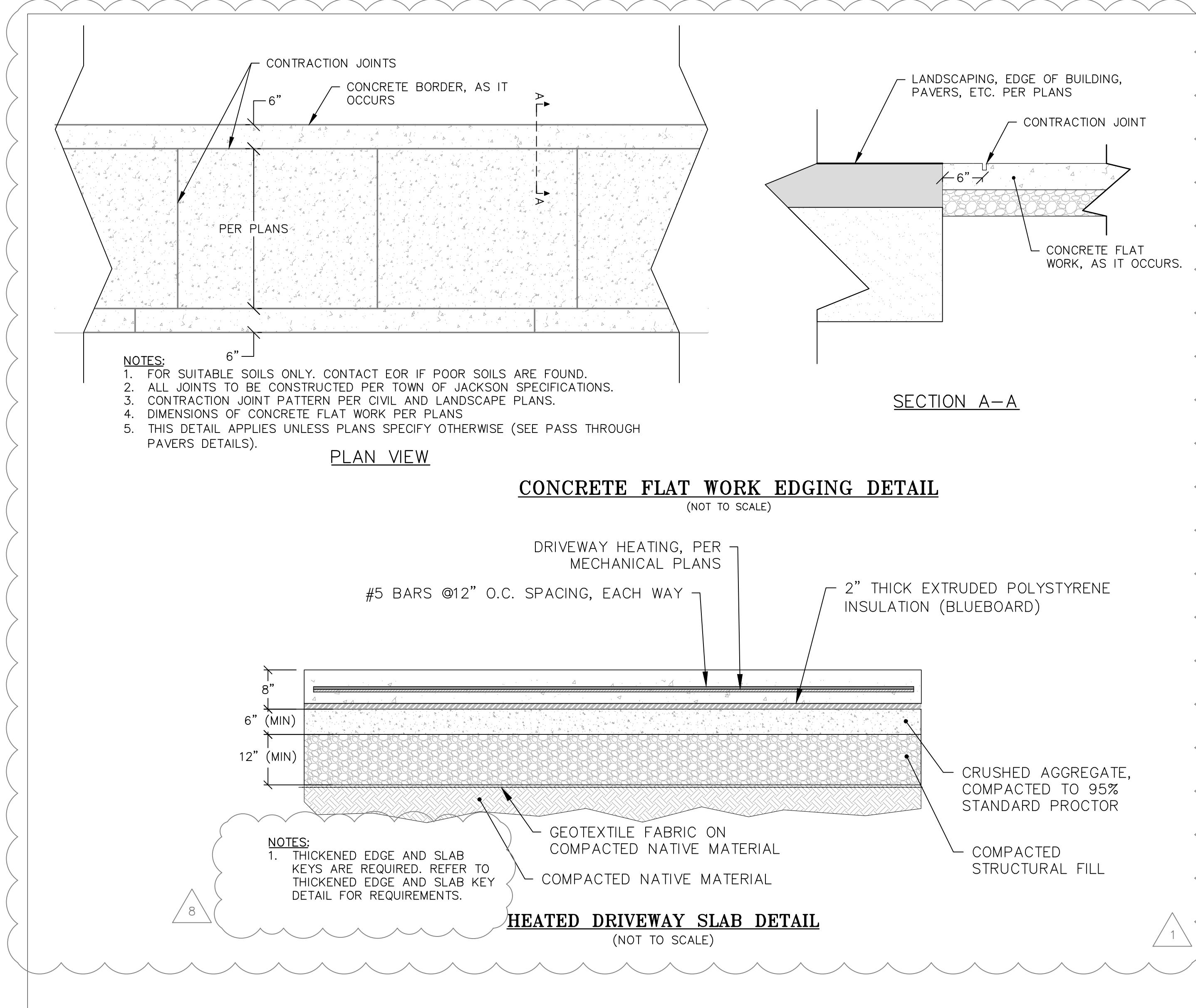
DETAILS 4

C3.4

DRAWING SET TITLE  
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CONST. DOC (REV. 7)  
CONST. DOC (REV. 8)  
CONST. DOC (REV. 9)

DATE  
10/30/2020  
11/23/2020  
05/05/2021  
08/27/2021

DRAWN BY: JG & PE  
CHECKED BY: VR

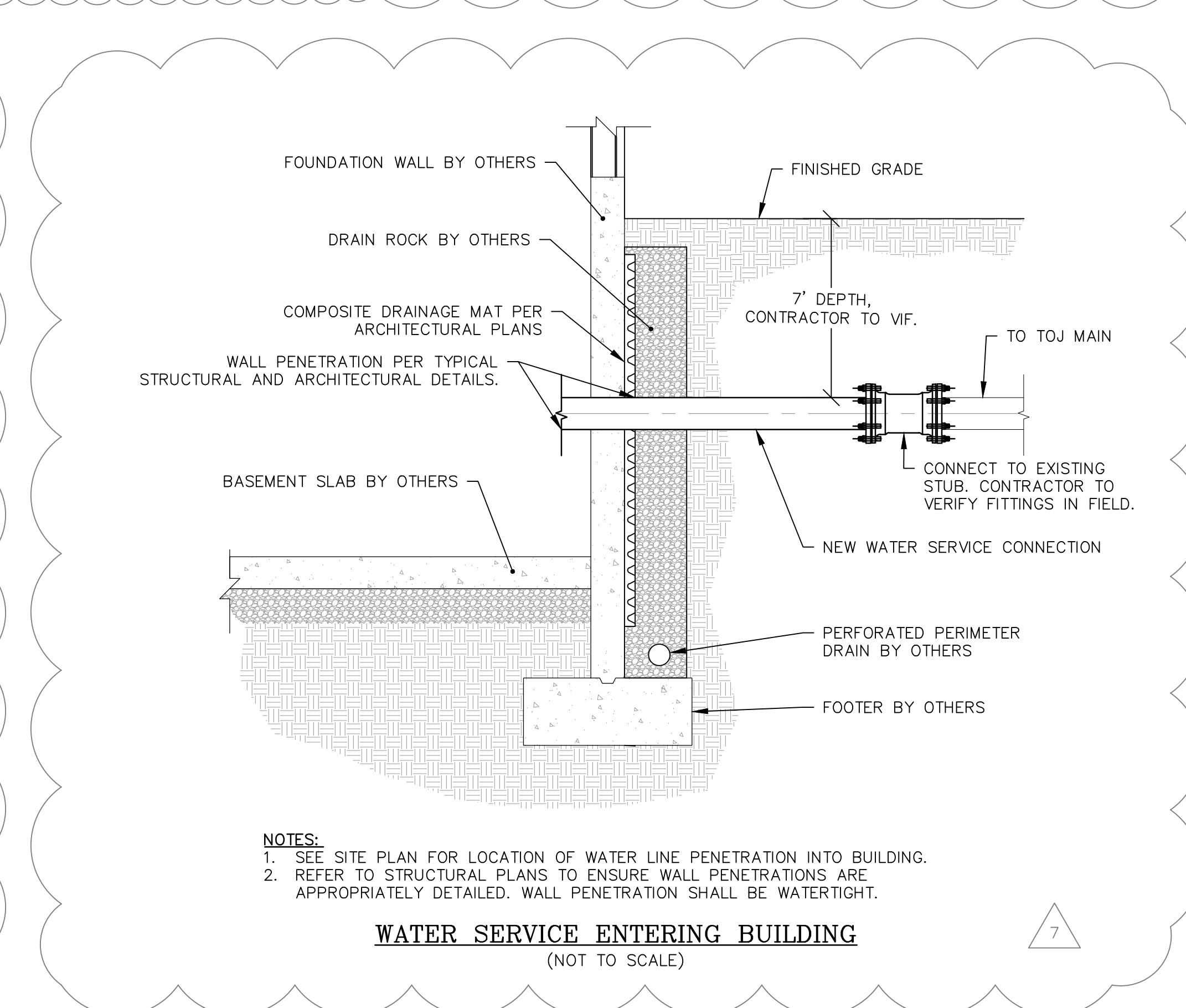
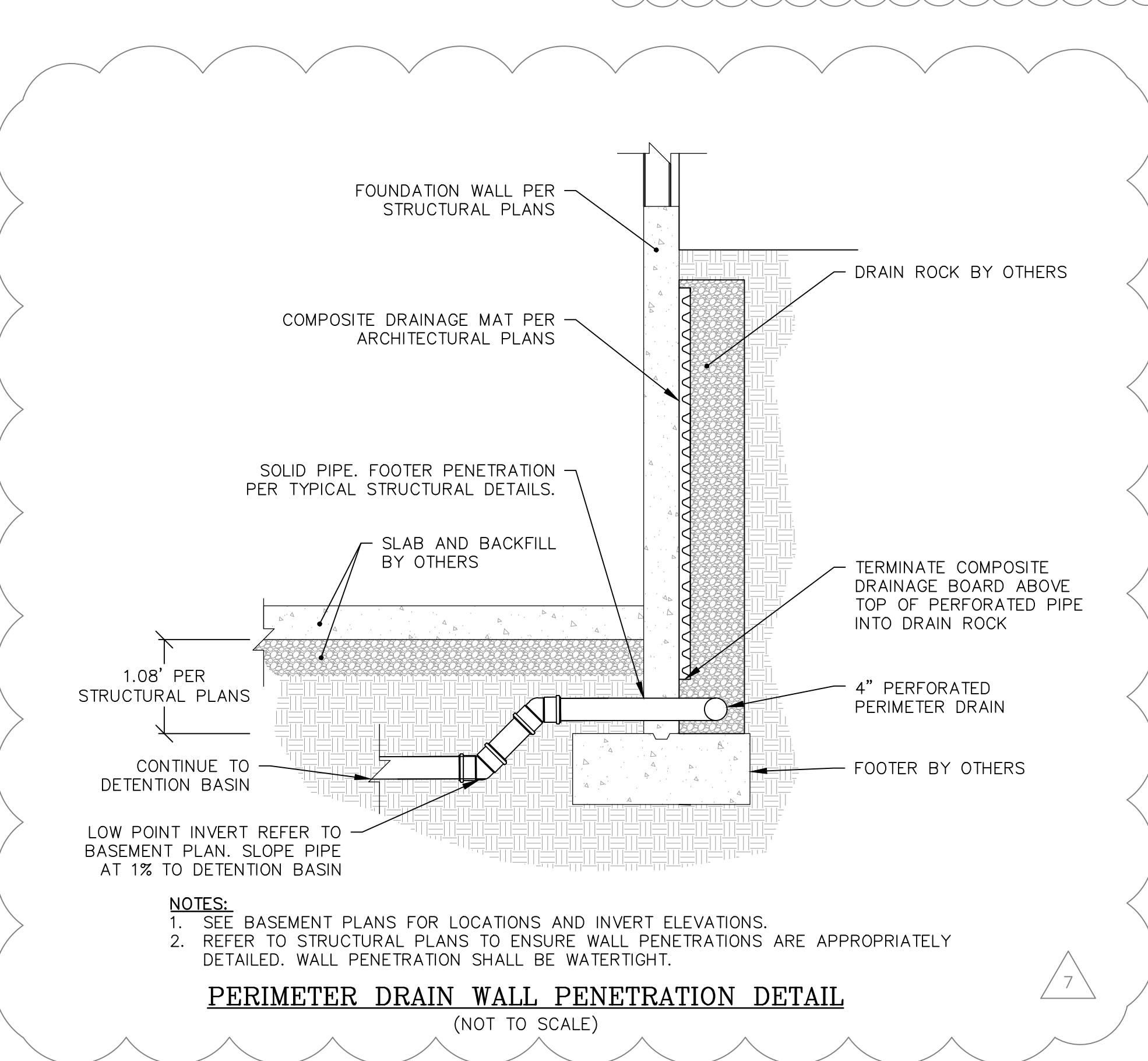
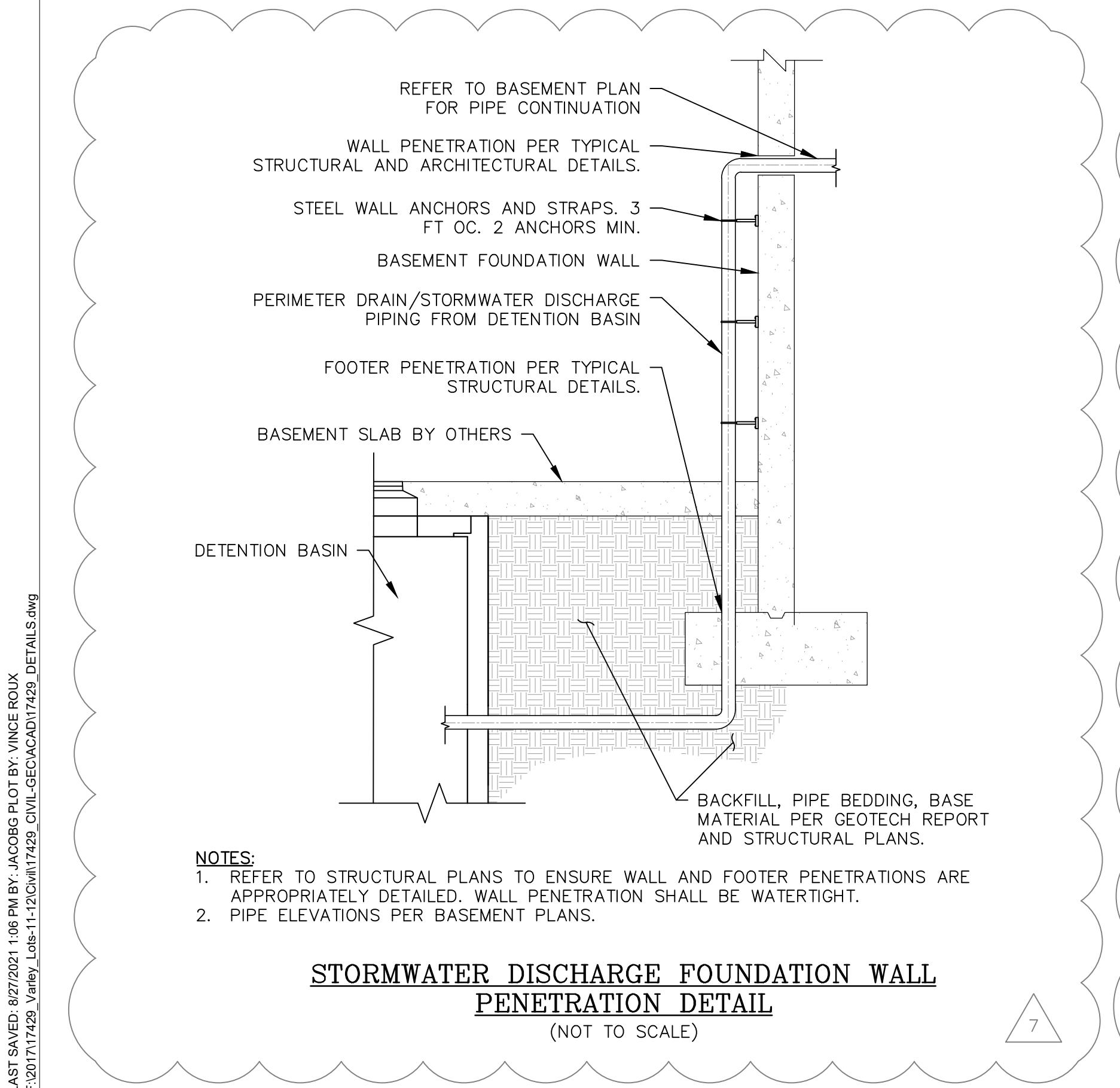


**GLENWOOD & SIMPSON MIXED USE BUILDINGS**  
**ARTS DISTRICT DEVELOPMENT, LLC**  
 175 SOUTH GLENWOOD STREET, LOTS 11 & 12, BLOCK 2  
 SECOND WORT ADDITION, JACKSON WY, 83001

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

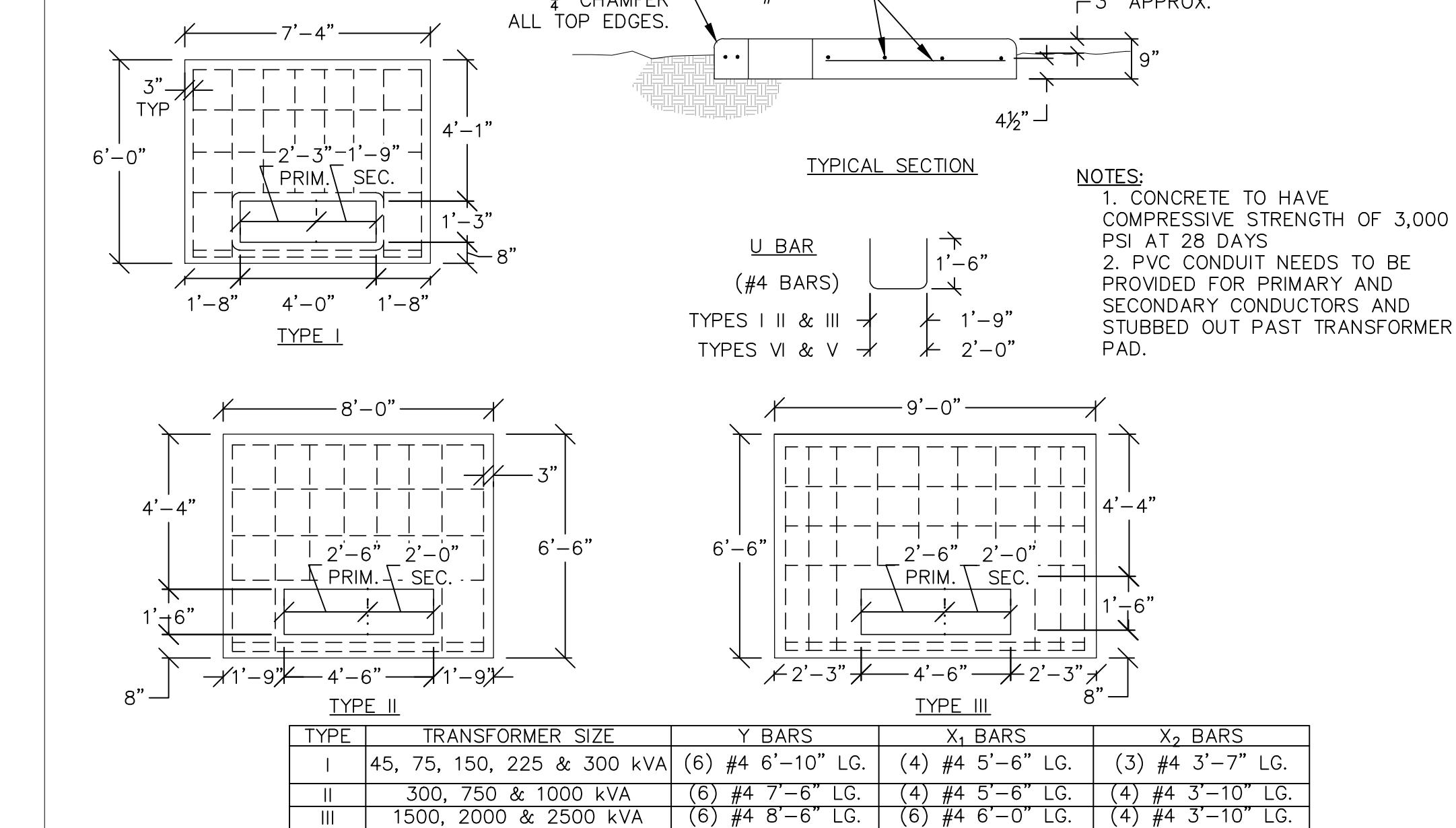
**Y2**  
 y2consultants.com  
 307.733.2888

Professional Engineer  
 SEI# D1A A. YASMIN  
 8902  
 CIVIL  
 8/27/2021



DETAILS 5

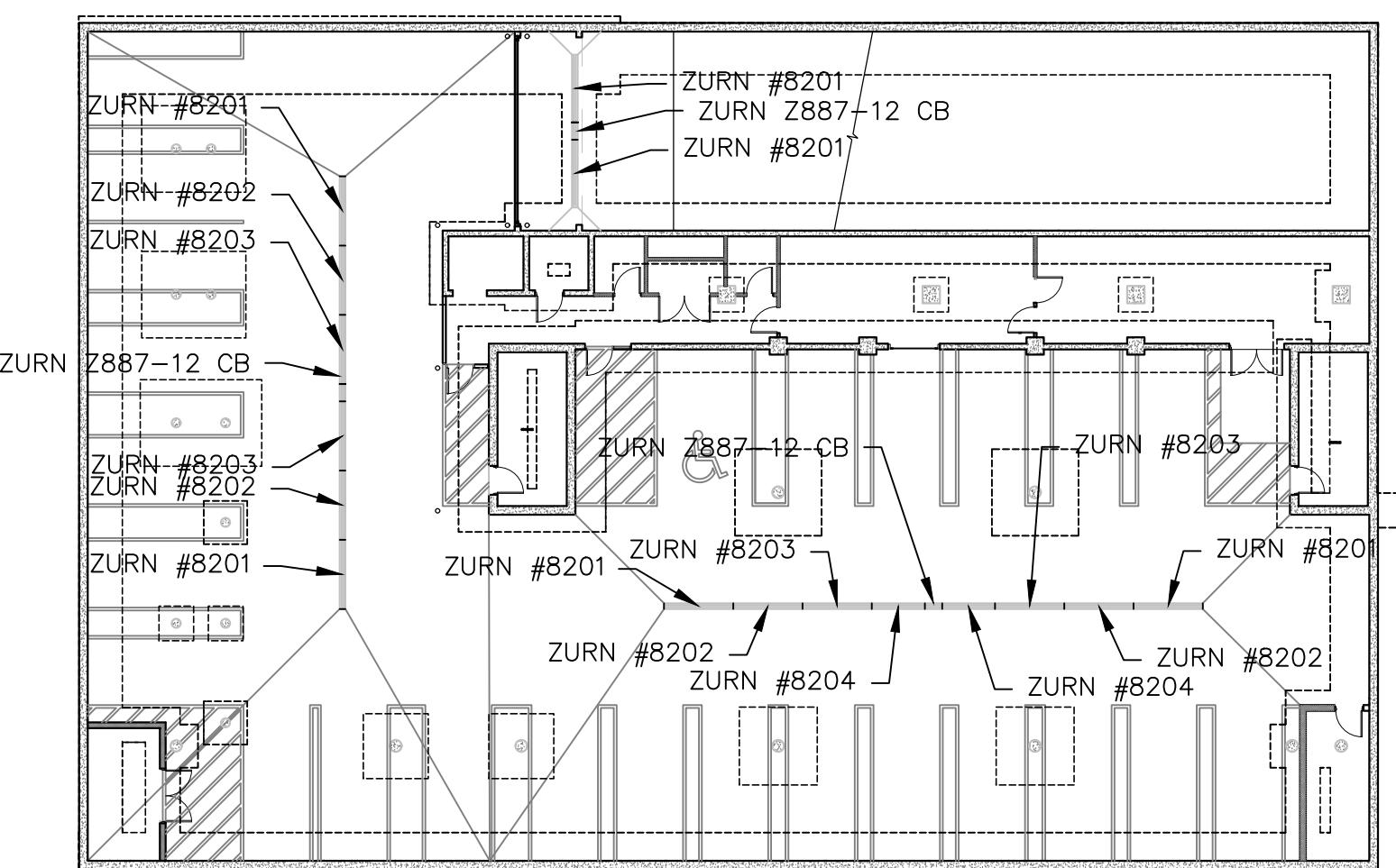
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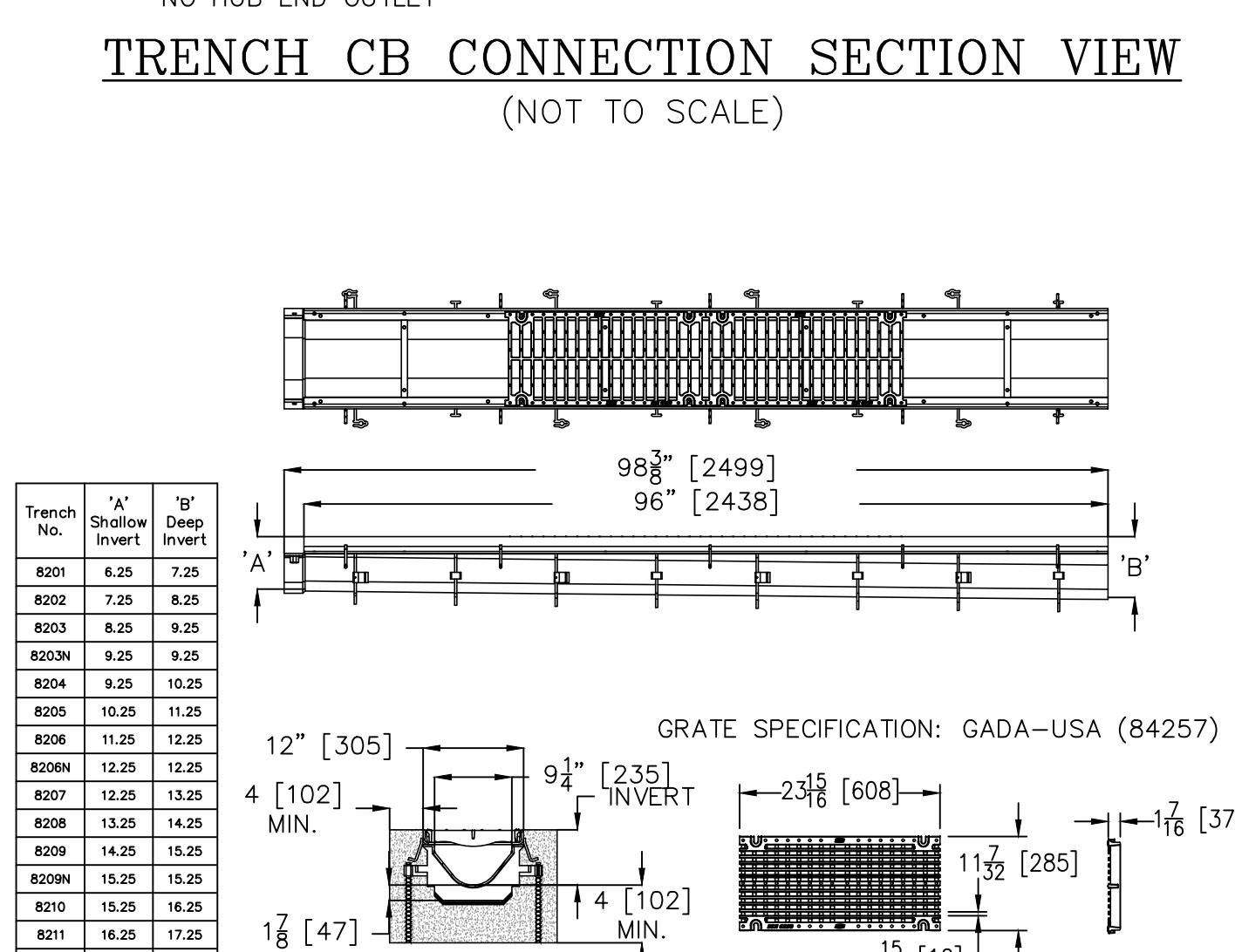
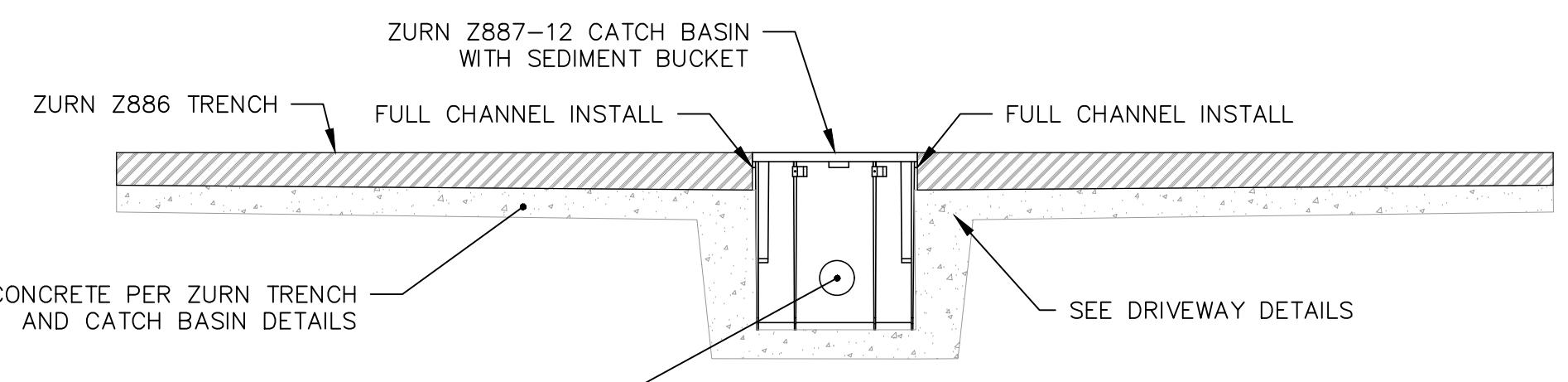
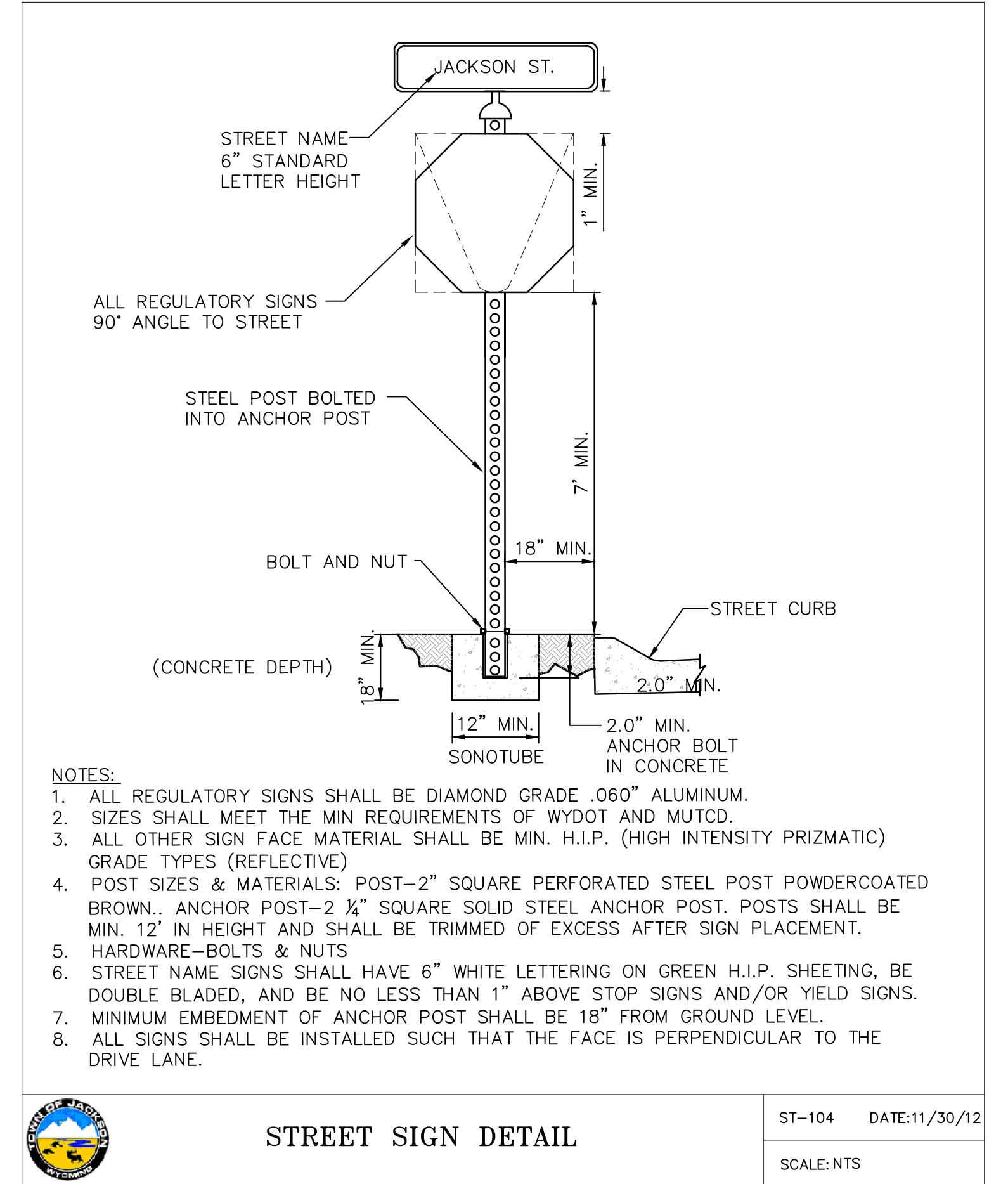
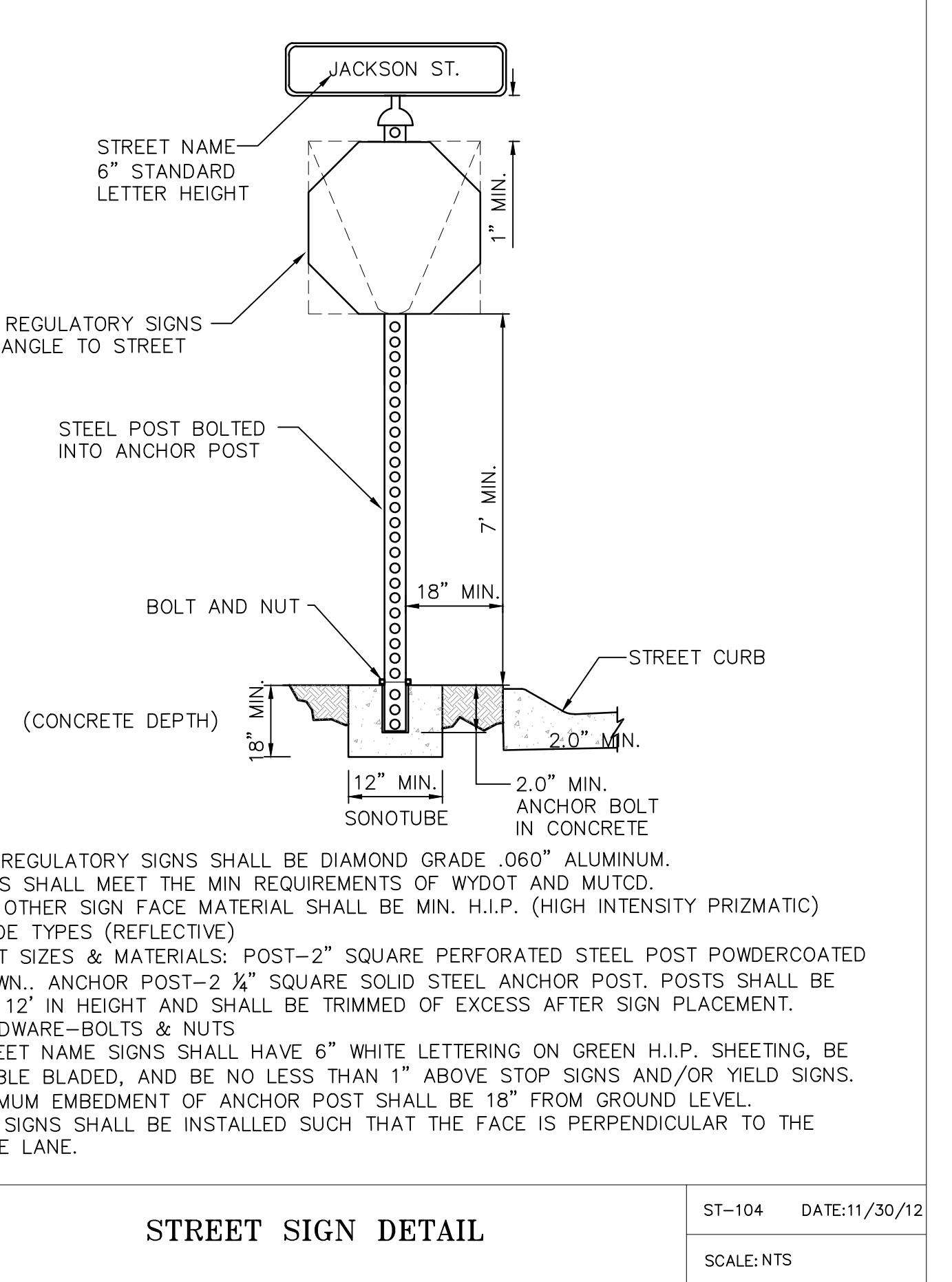
**NOTES:**

1. NO OBSTRUCTIONS ALLOWED OVER TRANSFORMER.
2. NO FOLIAGE MAY BE PLANTED WITHIN 10' OF THE DOOR OPENING OF A PAD MOUNTED TRANSFORMER OR VAULT.
3. CLEARANCES FROM COMBUSTIBLE MATERIALS MUST BE INCREASED, DEPENDING ON APPLICATION.
4. CLEARANCES MAY BE REDUCED FOR TRANSFORMERS FILLED WITH FR3 OIL.

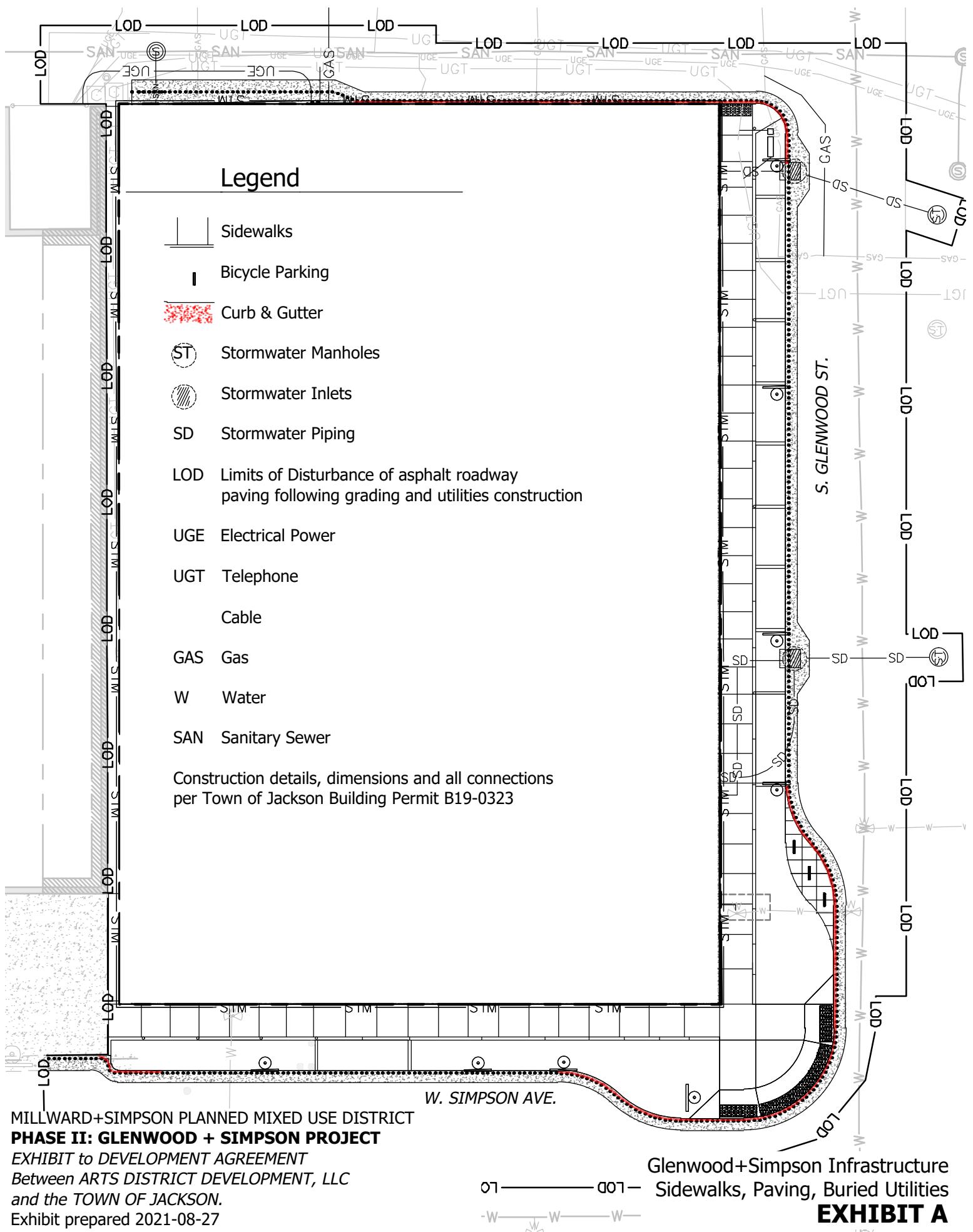
**MINIMUM TRANSFORMER CLEARANCE REQUIREMENTS**  
(NOT TO SCALE)

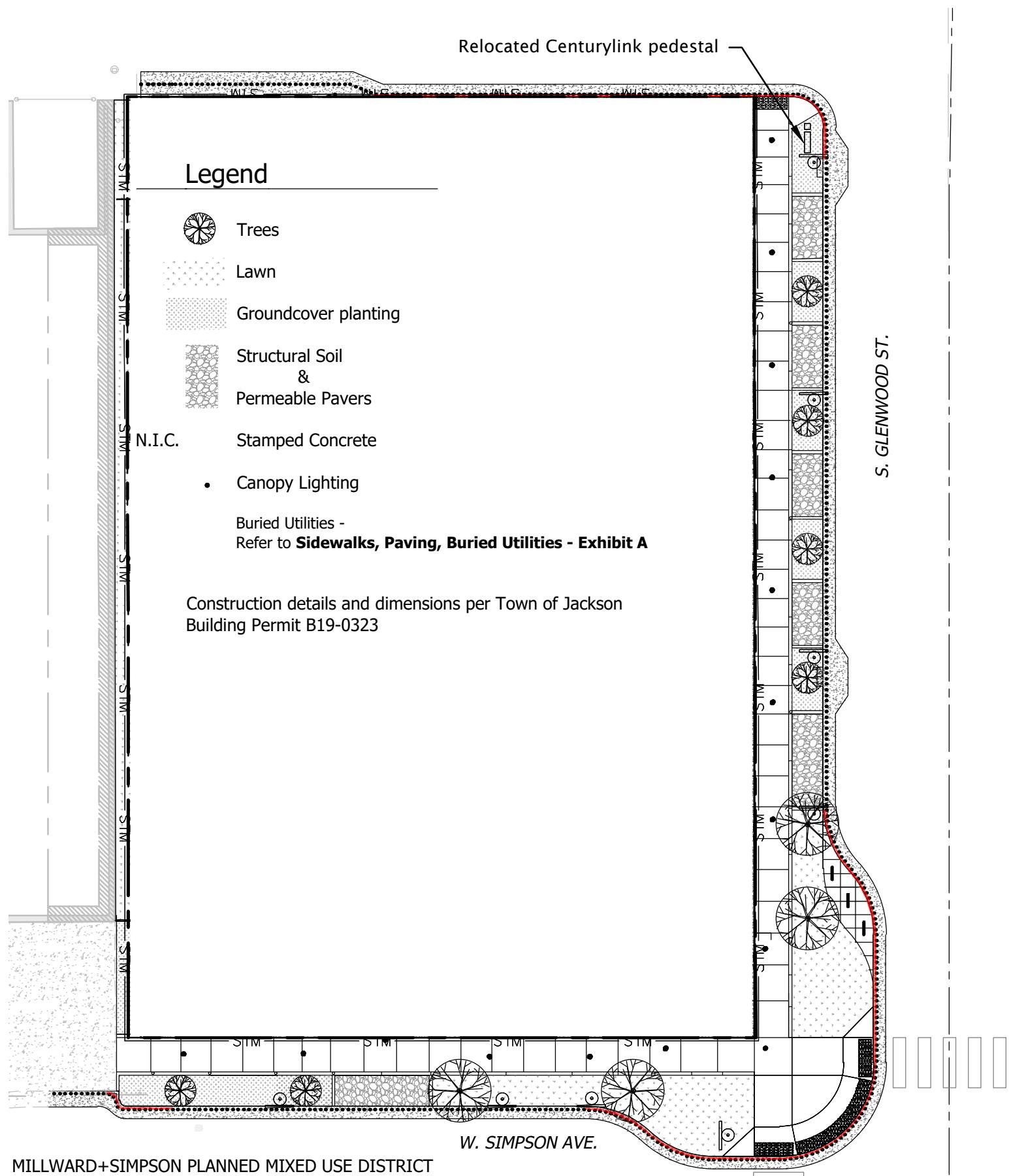


**TRENCH DRAIN  
UNIT SCHEDULE**  
(NOT TO SCALE)



**ZURN Z882 TRENCH DETAIL**  
(NOT TO SCALE)





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, Landscaping, Lighting, Above Ground Utilities  
**EXHIBIT B**