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: January 26, 2022

Item #: P22-016

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner:
Chabad Lubavitch of Wyoming, Inc.
PO Box 9818
Jackson, WY 83001

Applicant:
Same

REQUESTS:

The applicant is submitting a request for a Grading Pre-Application for the property located at 265 E. Broadway Ave., legally known as PT SE1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PIDN: 22-41-16-27-3-00-005

For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.

Please respond by: February 2, 2022 (with Comments)

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

PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440 fax:
www.townofjackson.com

For Office Use Only

Fees Paid_____ Time & Date Received _____

Application # _____ _____

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

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

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

PROJECT.

Name/Description: Chabad Jewish Center of Wyoming

Physical Address: 265 East Broadway

Lot, Subdivision: _____ PIDN: 22-41-16-27-3-00-005

PROPERTY OWNER.

Name: CHABAD LUBAVITCH OF WYOMING, INC. Phone: (307) 413-6123

Mailing Address: PO BOX 9818 ZIP: 83001

E-mail: Zalman Mendelsohn <zalman.mendelsohn@gmail.com>

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

x Property Owner _____ Applicant/Agent

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

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

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

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

This pre-application conference is:
x Required
____ Optional
____ For an Environmental Analysis
x For grading

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide* ***one electronic copy*** *(via email to planning@jacksonwy.gov) of the submittal packet.*

Have you attached the following?

x **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com for the fees.

____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF.

x **Narrative Project Description.** Please attach a short narrative description of the project that addresses:
- x Existing property conditions (buildings, uses, natural resources, etc)
- x Character and magnitude of proposed physical development or use
- x Intended development options or subdivision proposal (if applicable)
- x Proposed amendments to the LDRs (if applicable)

x **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
- x Property boundaries
- x Existing and proposed physical development and the location of any uses not requiring physical development
- x Proposed parcel or lot lines (if applicable)
- x Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

x **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

____ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Owner or Authorized Applicant/Agent

1/26/22
Date

Shane Z Mendelsohn
Name Printed

Director
Title

Y2 CONSULTANTS

y2consultants.com
307 733 2999

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

January 26, 2022 Delivery via email

RE: GEC Pre-Application Request
Chabad Lubavitch of Wyoming Residence
265 East Broadway, Jackson, WY

Dear Town of Jackon,

I am submitting this pre-application request on behalf of our client, Zalman Mendelsohn. As discussed in the following project narrative, Rabbi Mendelsohn has planned a project to build a residence and four apartments on a lot at 265 East Broadway.

Please find included with this application:

- Pre-app request
- Civil Plans
- Narrative
- Check for $180

Thank you for this opportunity, please contact me at your convenience if you have any questions or concerns.

Sincerely,

Zia Yasrobi
Owner
zia@y2consultants.com

Narrative Project Description

Existing Property Conditions

Chabad Lubavitch of Wyoming, Inc, which employs Rabbi Mendelsohn, owns a 0.30-acre lot at 265 E. Broadway in Jackson. The lot is currently occupied by a garage and single-family home, where the rabbi and his family live. The lot is in the Commercial Residential-1 zone and is also in the Lodging Overlay. The residence was previously used as a pawn shop.

Character and Magnitude of Proposed Use

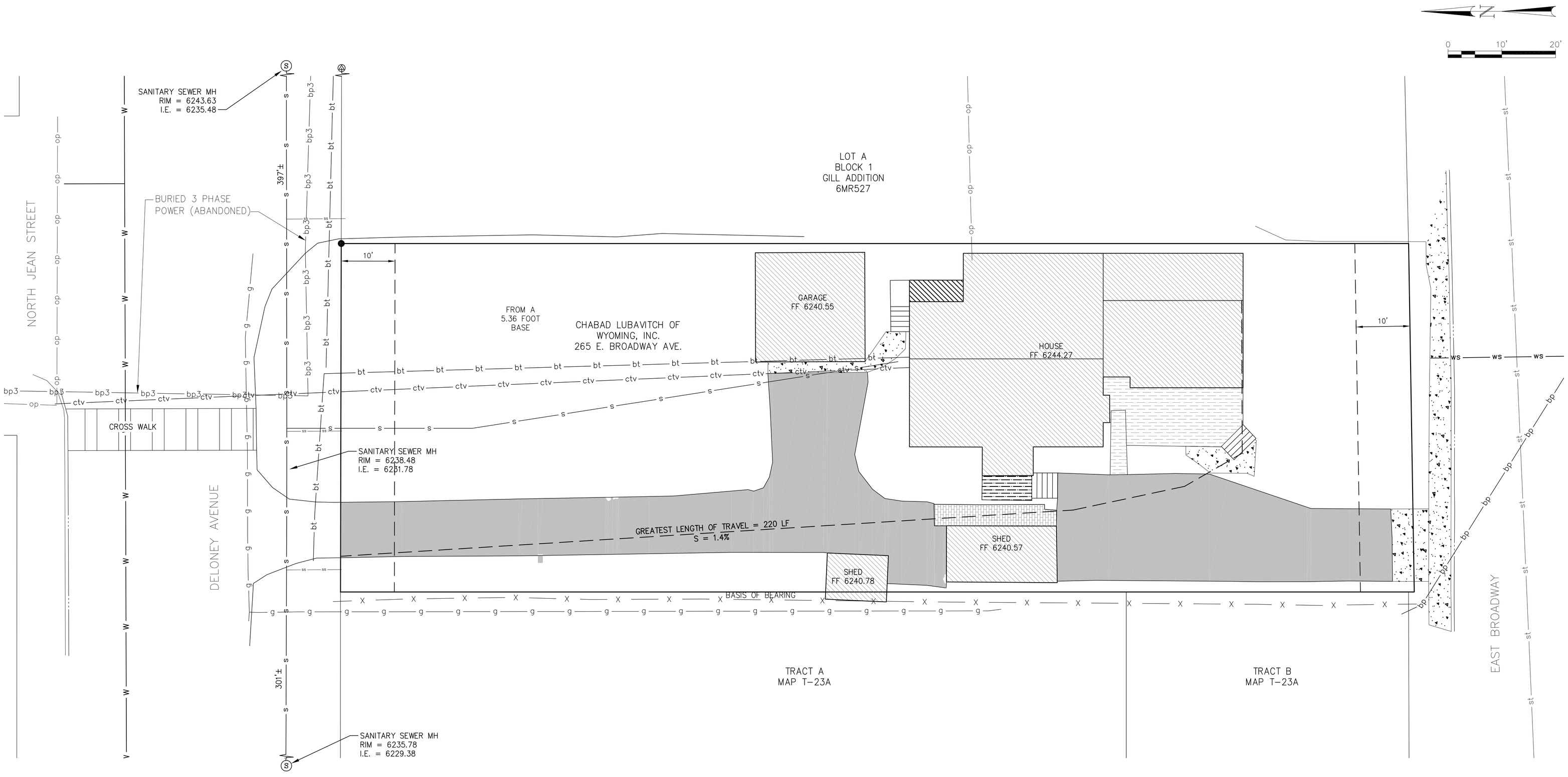
Our client would like to remove the existing residence and construct a new building. The building, facing Deloney, will include a religious Mikvah, four short-term rental units, and an apartment for the Rabbi and his family.

Intended Development Option

N/A.

Proposed Amendments to the LDR's

N/A.



PROJECT NOTES:

TOPO SURVEY BY:
NELSON ENGINEERING

- VEGETATION COVER: MIXED BLUE SPRUCE – ASPEN – COTTONWOOD SEMI–NATURAL PLANTED; DISTURBED IMPERVIOUS; DISTURBED PERVIOUS (SOURCE: TETON COUNTY GIS MAPPING)
- PREDOMINANT SOIL TYPE PER NRCS WEB SOIL SURVEY: GREYBACK GRAVELLY LOAM, 0 TO 3 % SLOPES
- FLOOD ZONE: FLOOD ZONE X, FIRM PANEL: 56039C2907D
- NATIONAL WETLANDS INVENTORY SHOWS NO PRESENCE OF WETLANDS
- PROPERTY IS NOT LOCATED WITHIN WILDLAND URBAN INTERFACE OR LANDSLIDE ZONE (SOURCE: TETON COUNTY GIS MAPPING)

PROPERTY NOTES:
TETON COUNTY ZONE: UC–2 (URBAN COMMERCIAL LODGING OVERLAY)
LOT SIZE = 0.30 AC. (12,891 SF)

SETBACKS:		
STREET	5	FEET
SIDE	5	FEET
REAR	10	FEET
HEIGHT	35	FEET

TOWN OF JACKSON ZONE CR–1 COMMERCIAL RESIDENTIAL

SEE ATTACHED STORMWATER LETTER FOR RUNOFF CALCULATIONS

LEGEND

- = PROPERTY LINE
- = SETBACK LINE
- = BACK OF CURB
- = FLOW LINE OF CURB
- = CENTERLINE OF ROAD
- = GAS LINE
- = SANITARY SEWER LINE
- = WATER LINE
- = BURIED POWER LINE
- = BURIED 3 PHASE POWER (ABANDONED)
- = OVERHEAD POWER LINE
- = BURIED TELEPHONE LINE
- = OVERHEAD CABLE TV LINE
- = WATER SERVICE LINE
- = SEWER SERVICE LINE (PER TOJ GIS)
- = STORM SEWER LINE (PER TOJ GIS)
- = PICKET FENCE LINE
- = CONCRETE WALL
- = BRICK WALKWAY
- = ASPHALT DRIVEWAY

- = COTTONWOOD TREE WITH DIA. OF TRUNK
- = ASPEN TREE WITH DIA. OF TRUNK
- = SPRUCE TREE WITH DIA. OF TRUNK
- = SIGN
- = WATER VALVE
- = POWER POLE
- = TELEPHONE PEDESTAL
- = CURB STOP
- = SANITARY SEWER CLEANOUT
- = ELECTRIC METER
- = POWER TRANSFORMER
- = ELECTRIC VAULT
- = SANITARY SEWER MANHOLE
- = SPOT ELEVATION (TYP.)
- = FOUND REBAR WITH CAP "NE ENG PE&LS 578"
- = FOUND REBAR WITH CAP "PLS 3831"
- = SET REBAR WITH CAP "PLS 6193"

Professional Engineer (Civil)
RICHARD R. CRIPPS
8286
12/29/21
Date
WYOMING

ARCHITECT-ENGINEER STAMP

CHABAD JEWISH CENTER OF WYOMING – RESIDENCE BUILDING

265 East Broadway
Jackson, WY

DUBBE MOULDER ARCHITECTS

JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733–9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354–0151

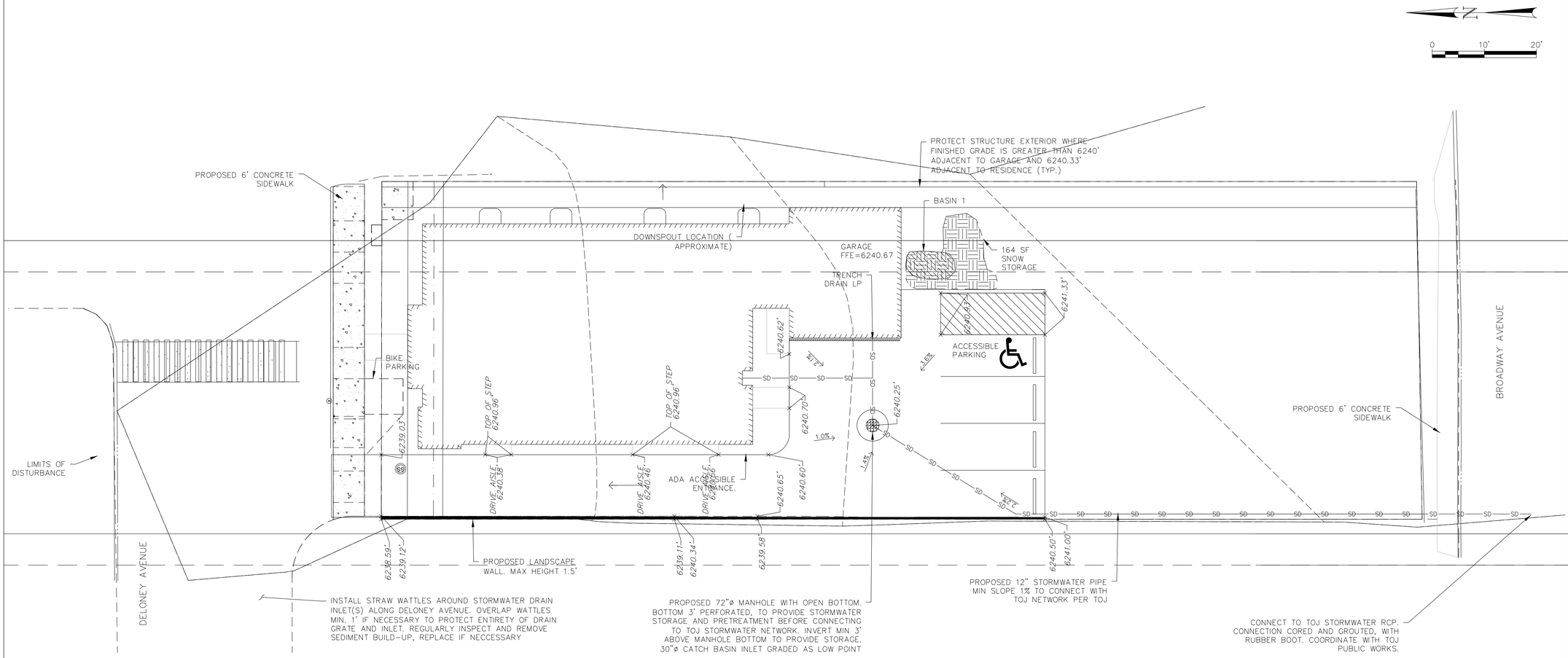
www.dubbe–moulder.com

Drawing Title
EXISTING CONDITONS

Set Title PERMIT SET

Set Title	Set Issue Date
PERMIT SET	DECEMBER 29, 2021

Drawn By HS	**Checked By** RC
Plot Date DECEMBER 29, 2021	**Sheet Number** C1.1
Scale	
Project Number Y1500501	



GENERAL 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 WASTE WATER 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.

1. ALL MATERIAL SHALL BE INSTALLED ACCORDING TO MANUFACTURER GUIDELINES AND RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED.
2. MAINTAIN CONSISTENT PIPE GRADE TO DESIGNATED HIGH AND LOW POINTS.
3. STRIP TOPSOIL FROM AREAS TO BE DISTURBED BY EXCAVATION, FILLING, OR COMPACTION BY EQUIPMENT. STOCKPILE TOPSOIL AS CLOSE TO FINAL PLACEMENT LOCATION AS POSSIBLE, PREVENT MIXING WITH SUBSOIL OR OTHER MATERIALS, AND PROTECT FROM EROSION.
4. GRADE ALL AREAS AS SHOWN ON THE PLANS WHILE PROVIDING FOR SMOOTH TRANSITIONS TO EXISTING GRADE.
5. SITE IMPROVEMENTS SHALL BE INSTALLED PROMPTLY IN ORDER TO REDUCE THE POTENTIAL FOR DUST EMISSIONS.
6. 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.
7. SOIL-DISTURBING ACTIVITIES WILL BE AVOIDED DURING PERIODS OF HEAVY RAIN OR WET SOILS.
8. AREAS DETERMINED TO HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES MAY REQUIRE MECHANICAL SUB-SOILING OR SCARIFICATION TO THE COMPACTED DEPTH TO REDUCE BULK DENSITY AND RESTORE POROSITY.
9. ALL CONSTRUCTION MATERIALS WILL BE REMOVED FROM SITE AS SOON AS POSSIBLE AND NO LATER THAN 30 DAYS AFTER COMPLETION OF CONSTRUCTION.
10. WY BMPS WILL BE FOLLOWED FOR ANY HYDRAULIC OR OIL LEAK IN ACCORDANCE WITH DEQ PROVISIONS.
11. STATE LICENSED FUEL HANDLER COMPANIES WILL BE REQUIRED FOR THE ON-SITE FUELING NEEDS.
12. CONCRETE WASH DISCHARGE SHALL BE CONTAINED AND PREVENTED FROM ENTERING STORMWATER OR PUBLIC WATER WAYS.
13. ALL PUBLIC TRAVEL WAYS SHALL BE KEPT CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS.

GRADING AND EROSION CONTROL PLAN

1. PROJECT START DATE: SUMMER 2022 (PENDING PERMIT APPROVALS)
2. PROJECT COMPLETION DATE: FALL 2023
3. ON-SITE CONSTRUCTION PARKING WILL BE LIMITED. CONTRACTOR TO DETERMINE AND INFORM INVOLVED PARTIES OF APPROPRIATE OFF-SITE CONSTRUCTION PARKING AT LATER DATE.

PROPOSED GRADING PLAN:
- REVEGETATION PER LANDSCAPE ARCHITECT PLANS
- TOPSOIL WILL BE STRIPPED FROM AREAS TO BE DISTURBED BY EXCAVATION, FILLING, OR COMPACTION BY EQUIPMENT.
- STOCKPILE TOPSOIL, PREVENT MIXING WITH SUBSOIL OR OTHER MATERIALS, AND PROTECT FROM EROSION.
- SOIL IN AREAS COMPACTED BY HEAVY EQUIPMENT TRAVEL WILL BE PREPARED FOR RESEEDING BY SCARIFICATION.
- IMMEDIATELY PRIOR TO SPREADING TOPSOIL, LOOSEN THE SUBGRADE BY DISKING OR SCARIFY TO A DEPTH OF 4" TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL. REMOVE ROCKS AND OTHER MATERIAL GREATER THAN 3" IN DIAMETER.
- STOCKPILED AND / OR IMPORTED TOPSOIL WILL BE DISTRIBUTED OVER AREAS TO BE REVEGETATED AT A DEPTH OF 3-6 INCHES.

EROSION CONTROL PLAN:
- EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY BY THE GENERAL CONTRACTOR/CONSTRUCTION SITE MANAGER AND REPAIRED AS REQUIRED.
- STRAW WATTLES SHALL BE INSTALLED AT DELONEY STREET STORMWATER DRAINAGE INLETS. SILT FENCES TO BE INSTALLED ALONG LIMITS OF CONSTRUCTION TO PREVENT SEDIMENT TRANSPORT OFF SITE.
- ONSITE STOCKPILES TO HAVE SILT FENCES INSTALLED AT THE TOE OF THE DOWN-SLOPE SIDE. EXCESS OFFSITE STOCKPILES TO HAVE THE SAME EROSION CONTROL MEASURES.
- 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.

CONSTRUCTION AND PHASING:
- TOJ PUBLIC WORKS WILL REQUIRE A PRE-CONSTRUCTION MEETING ON-SITE.
- CONTRACTOR TO PROVIDE A DETAILED CONSTRUCTION STAGING & SEQUENCING PLAN, PEDESTRIAN & TRAFFIC MITIGATION PLAN, ACCESS PLAN, MATERIAL STAGING PLAN, AND A ROW USE PLAN AND PRESENT IT TO THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT THE ON-SITE PRE-CONSTRUCTION MEETING.

REQUIRED STORAGE IS 0.001 ACRE-FT OR 44 FT'
SEE ATTACHED LETTER FOR CALCULATIONS

AVAILABLE STORAGE:

DETENTION BASIN STORAGE VOLUME:
VOL=(DEPTH/3)*(AREA1+AREA2+SQROOT(AREA1*AREA2))

BASIN 1: DEPTH=1.0 FT, AREA=43 SF
VOL=43 CF

CATCH BASIN STORAGE VOLUME:
VOL=DEPTH BELOW INVERT * AREA = 3' DEPTH BELOW INVERT * pi * 3^2 = 84.8 CF

BASIN ID	VOL (CF)
BASIN 1	43
CATCH BASIN	84.8
TOTAL	127.8 CF

AVAILABLE STORAGE: 127.8 CF > REQUIRED STORAGE: 87 CF

Professional Engineer (Civil) RICHARD R. CRIPE 8288 WYOMING 12/29/21 Date

ARCHITECT-ENGINEER STAMP

CHABAD JEWISH CENTER OF WYOMING - RESIDENCE BUILDING

265 East Broadway
Jackson, WY

DUBBE MOULDER ARCHITECTS

JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

Drawing Title

GRADING PLAN

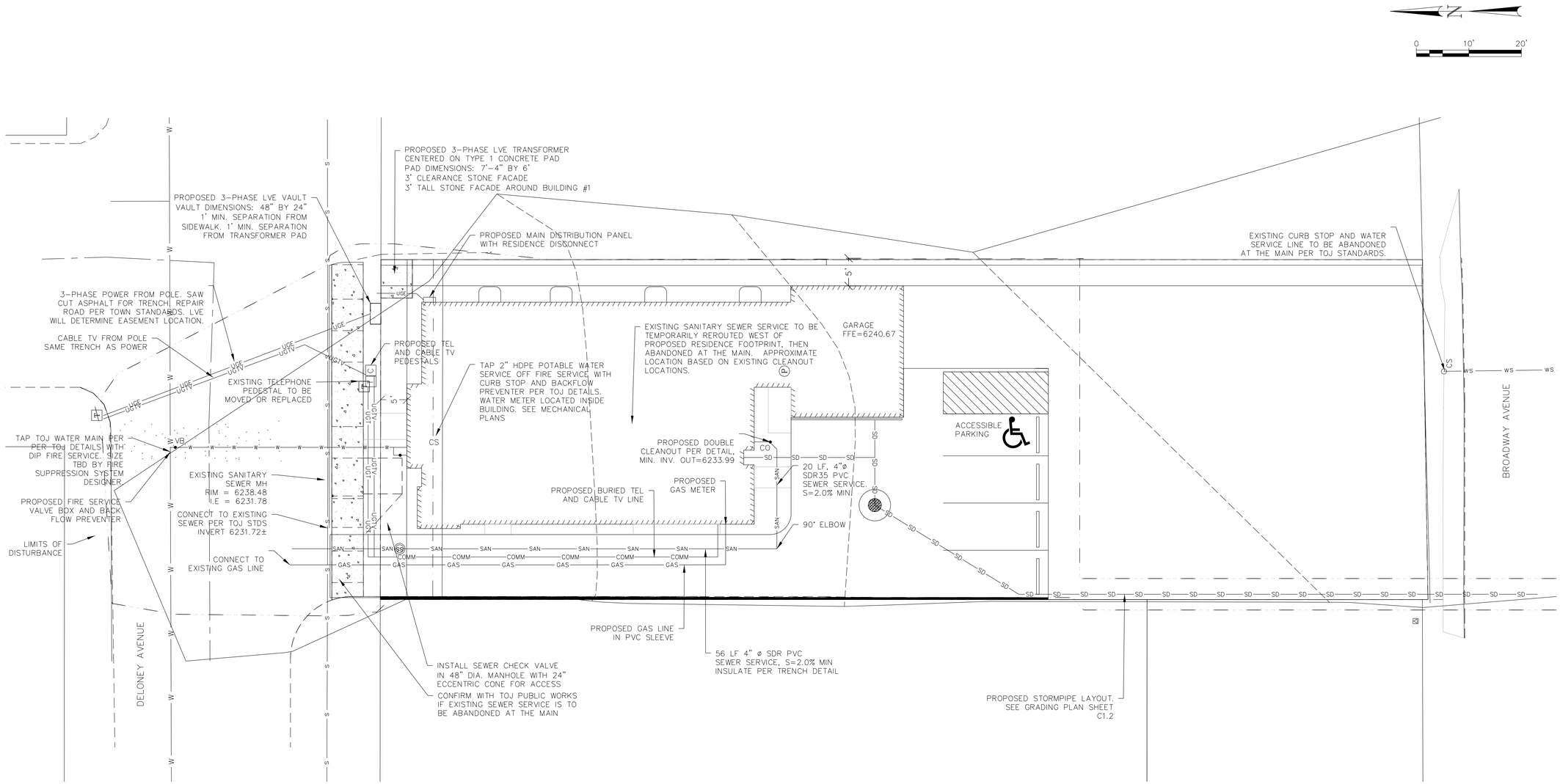
Set Title

Set Title	Set Issue Date
PERMIT SET	Dec 29, 2021

Drawn By HS | Checked By RC

Plot Date Dec 29, 20201
Scale 1"=10'
Project Number Y1500501

Sheet Number
C1.2



NOTE:
THERE IS NO COMMERCIAL KITCHEN IN THE RESIDENCE OR SHORT TERM RENTAL UNITS.

ARCHITECT-ENGINEER STAMP

Professional Engineer (Civil)
RICHARD R. CARPER
8288
12/29/21
Date
WYOMING

CHABAD JEWISH CENTER OF WYOMING - RESIDENCE BUILDING

265 East Broadway
Jackson, WY

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(208) 354-0151

www.dubbe-moulder.com

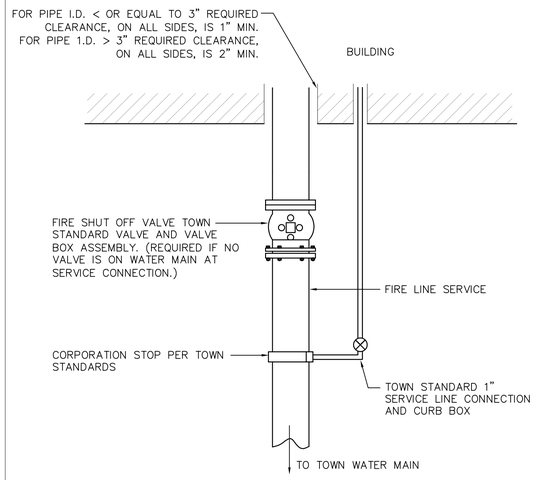
Drawing Title

UTILITY PLAN

Set Title

Set Title	Set Issue Date
PERMIT SET	Dec 29, 2021

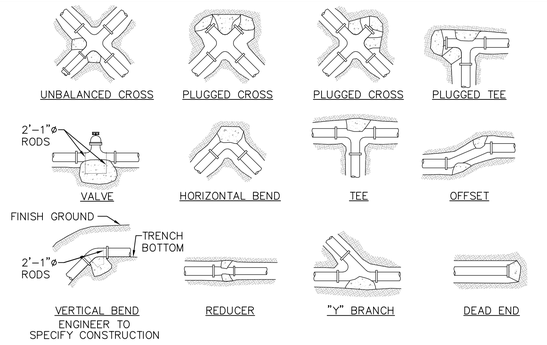
Drawn By HS	Checked By RC
Plot Date Dec 29, 20201	Sheet Number C1.3
Scale 1"=10'	
Project Number Y1500501	



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.

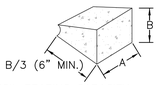
FIRE LINE WITH WATER SERVICE

W-110 DATE: 1/16/13
SCALE: NTS



MINIMUM DIMENSIONS FOR THRUST BLOCKING

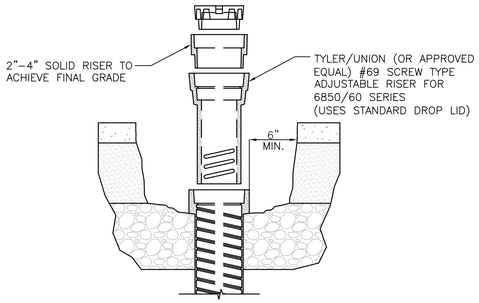
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-0"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	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'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-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"	7'-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 POLYETHELENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE.

THRUST BLOCK DETAILS

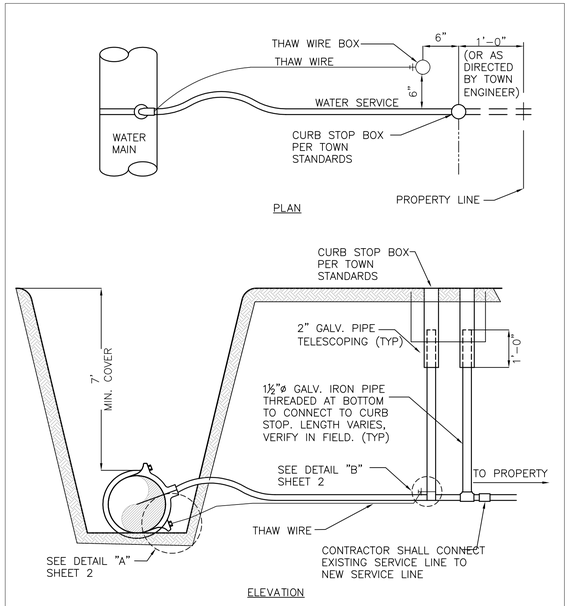
W-111 DATE: 1/16/13
SCALE: NTS



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

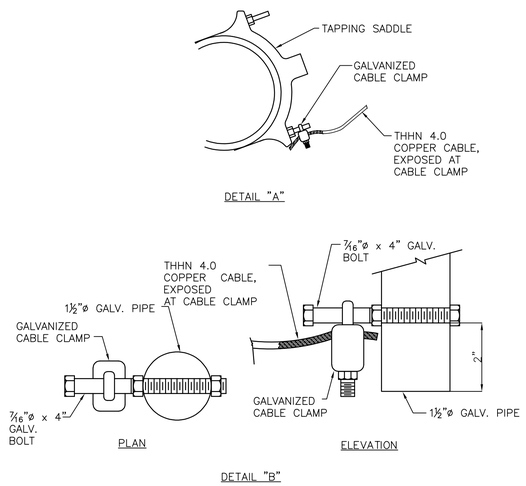
W-106 DATE: 1/16/13
SCALE: NTS



NOTES:
1. THAW WIRE TO BE INSTALLED ON ALL NEW AND EXISTING WATER SERVICES IN THE TOWN OF JACKSON.

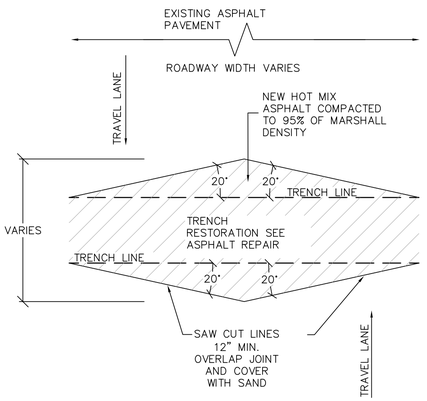
SERVICE CONNECTION THAW WIRE DETAIL 1 OF 2

W-103 DATE: 1/15/13
SCALE: NTS



SERVICE CONNECTION THAW WIRE DETAIL 2 OF 2

W-104 DATE: 1/15/13
SCALE: NTS



NOTES:
1. 20' DIAMOND PATCH TO BE CONSTRUCTED WHEN REQUIRED BY PUBLIC WORKS DEPARTMENT.
2. PLACEMENT OF ASPHALT SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MIN. ALSO SEE THE ASPHALT PATCH REPAIR DETAIL.
3. HOT MIX ASPHALT SHALL MEET THE APPLICABLE REQUIREMENTS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS FOR BITUMINOUS MATERIALS.
4. ALTERNATIVE HOURGLASS LAYOUT MAY BE USED UPON APPROVAL BY TOWN.

TRENCH RESTORATION DETAIL

ST-117 DATE: 12/5/12
SCALE: NTS

Professional Engineer (Civil)
RICHARD R. CHRPEK
8288
12/27/21
Date
WYOMING

ARCHITECT-ENGINEER STAMP

CHABAD JEWISH CENTER OF WYOMING - RESIDENCE BUILDING

265 East Broadway
Jackson, WY

DUBBE MOULDER ARCHITECTS

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Drawn By: HS
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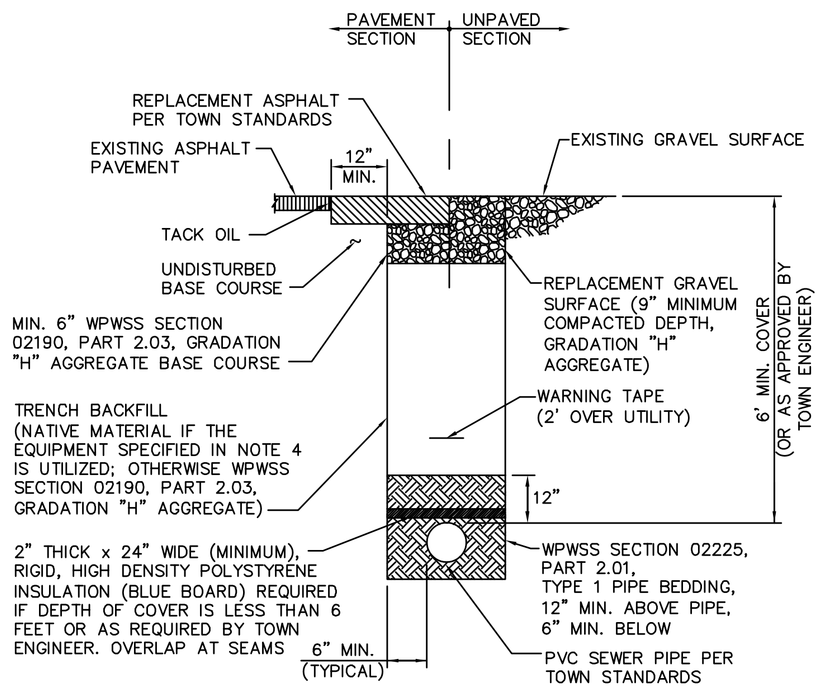
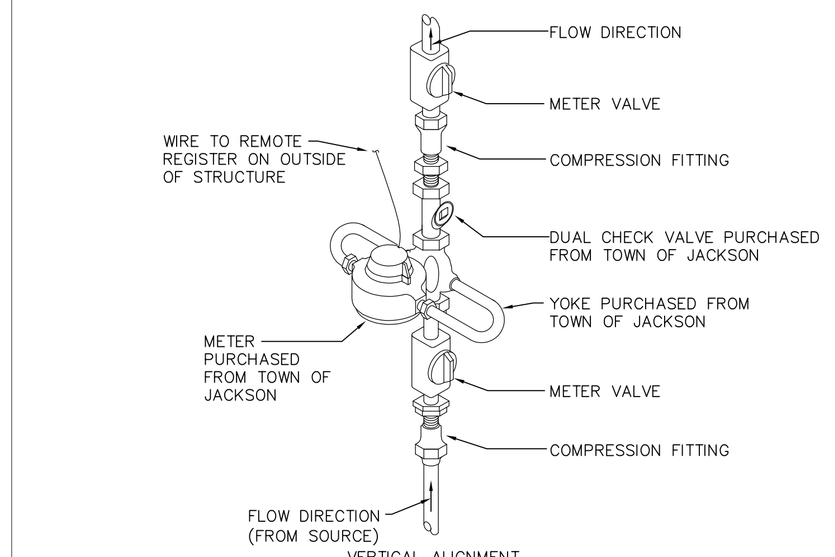
Sheet Number: C2.1
Scale: NTS
Project Number: Y1500501



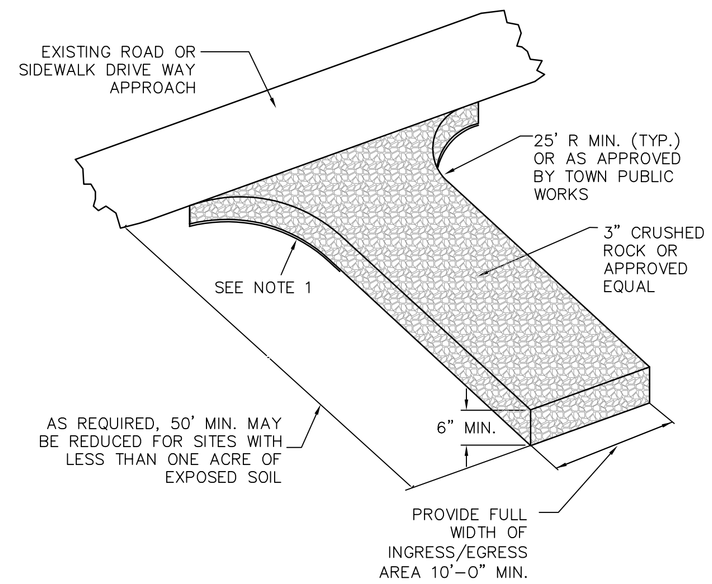
NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   – 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS–OF–WAY.
   – 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS–OF–WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, 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 (WOSHA) REGULATIONS.

SEWER MAIN & SERVICE TRENCH DETAIL | SS–100 DATE: 1/10/13 | SCALE: NTS



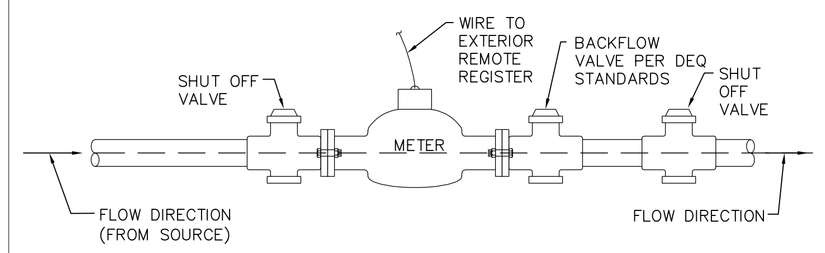
NOTES:
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. METER SHALL BE INSTALLED WITH THE METER FACING UP.
3. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

WATER METER INSTALLATION (¾" & 1" METERS, INTERIOR INSTALLATION) | W–112 DATE: 1/17/07 | SCALE: NTS

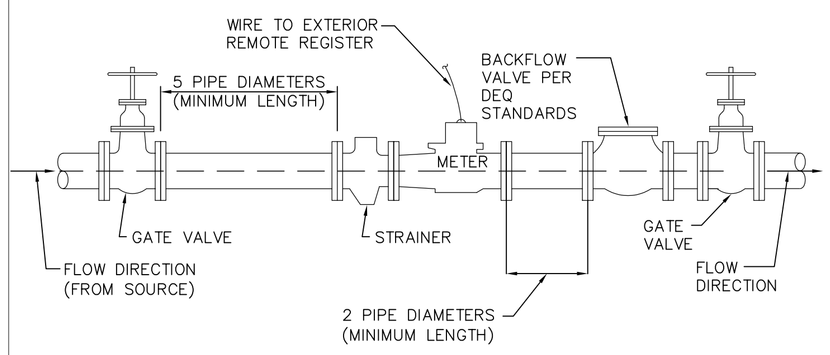


NOTES:
1. PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
2. ENTRANCE SHALL BE REMOVED AND RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS ONTO RIGHT–OF–WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.

STABALIZED CONSTRUCTION ENTRANCE | ST–119 DATE: 12/5/12 | SCALE: NTS



1–1/2" AND 2" DIAMETER ASSEMBLY



3" DIAMETER AND LARGER ASSEMBLY

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

Professional Engineer (Civil) RICHARD R. CRIPE 8288 12/29/21 WYOMING

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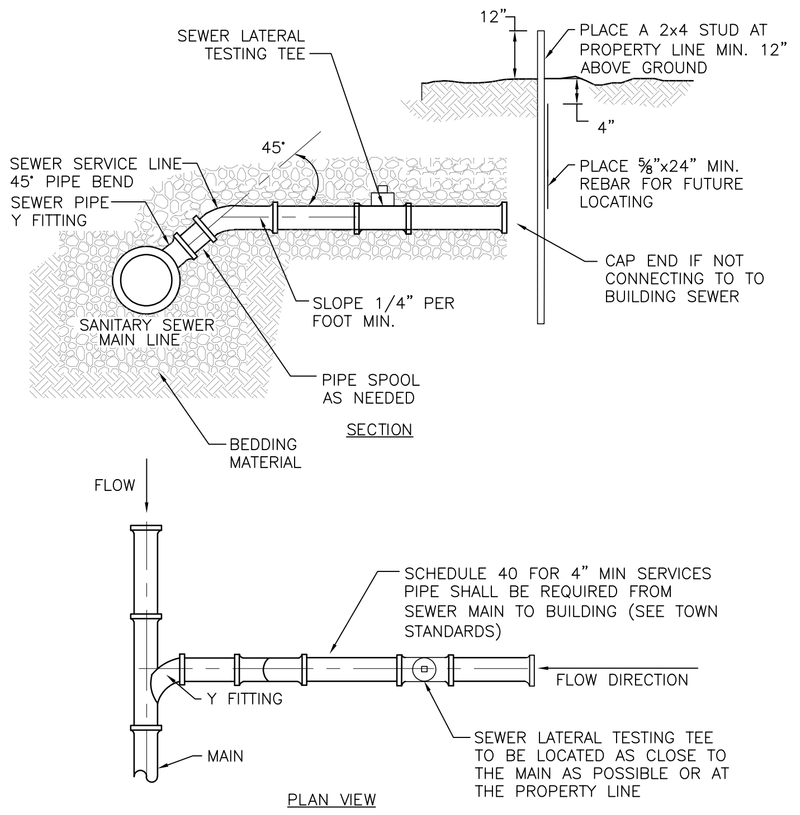
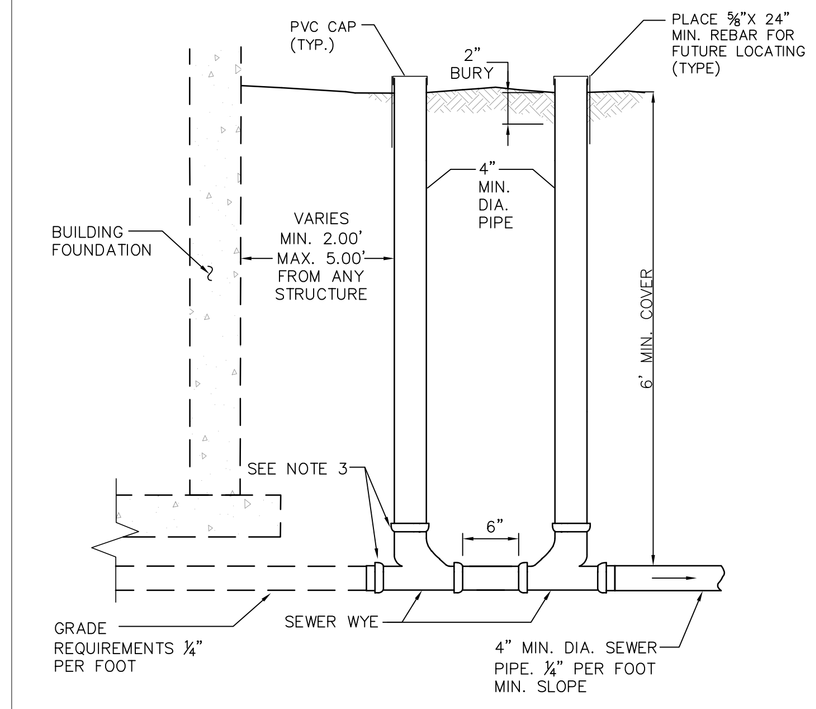


NOTES:
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COMPLETED BY TOWN OF JACKSON. THE PRIVATE PARTY BEING SERVED BY THE NEW CONNECTION SHALL BE RESPONSIBLE FOR CARRYING OUT BACKFILL OPERATIONS.
2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
3. CLEANOUT TO BE PROVIDED ADJACENT TO HOUSE EVERY 100' OR SERVICE LINE AND AT ALL BENDS.

SANITARY SEWER SERVICE LINE

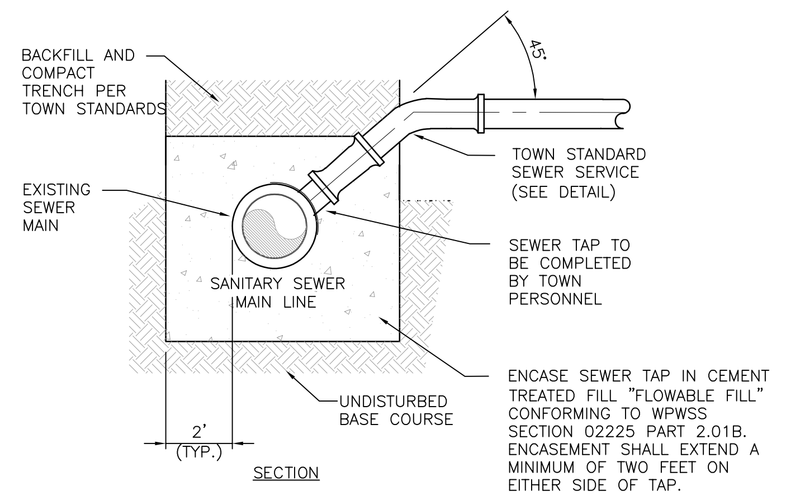
SS-111 DATE: 1/14/13
SCALE: NTS



NOTES:
1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

SERVICE LATERAL BUILDING CLEANOUT

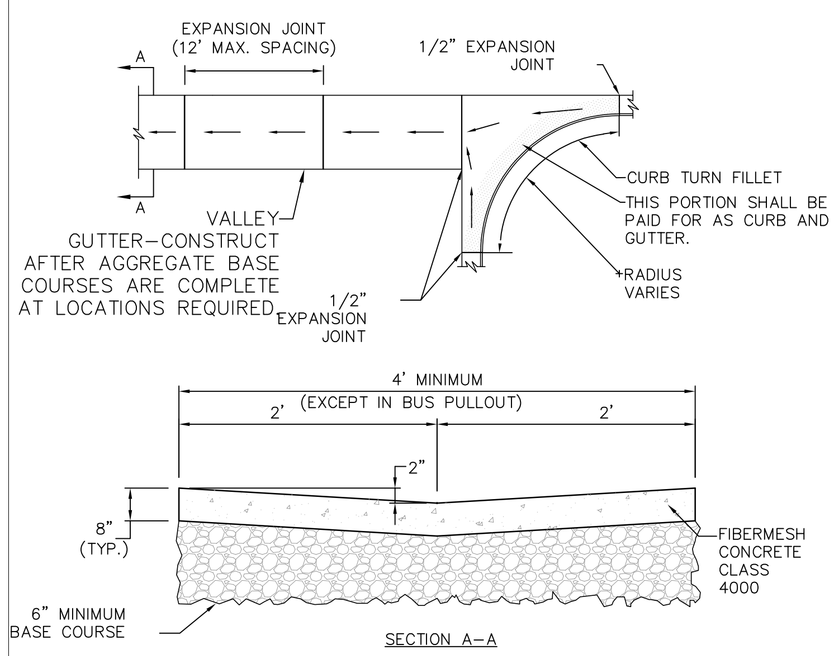
SS-114 DATE: 1/14/13
SCALE: NTS



NOTES:
1. THE TOWN WILL PERFORM TAP AT THE EXPENSE OF THE OWNER. ALL OTHER WORK SHALL BE PERFORMED BY THE OWNERS/CONTRACTOR.
2. THE TOWN SHALL PERFORM TAP ONLY WITHIN TRENCHES WHICH MEET OR EXCEED THE STANDARDS SET BY OSHA. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL TRENCH EXCAVATIONS BE COMPLETED SHOULD IT BE DETERMINED BY TOWN PERSONNEL THAT THE TRENCH IS NOT IN COMPLIANCE WITH OSHA STANDARDS.

SEWER MAIN TAPPING

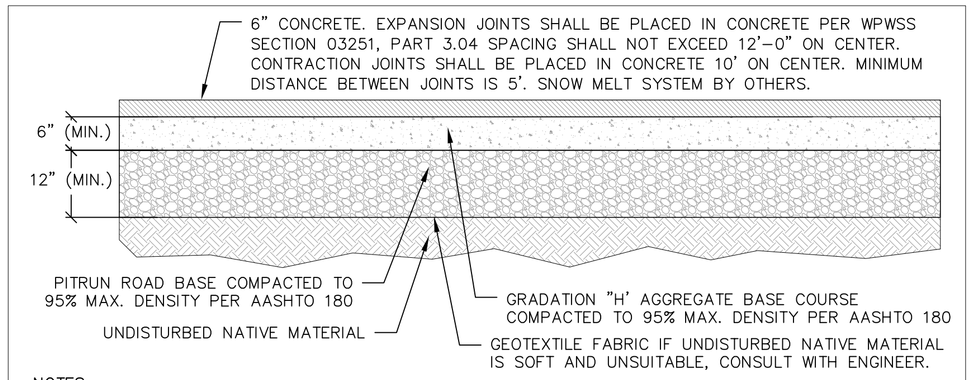
SS-115 DATE: 1/14/13
SCALE: NTS



NOTES:
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

VALLEY GUTTER AND CURB TURN FILLET

ST-109 DATE: 12/4/12
SCALE: NTS



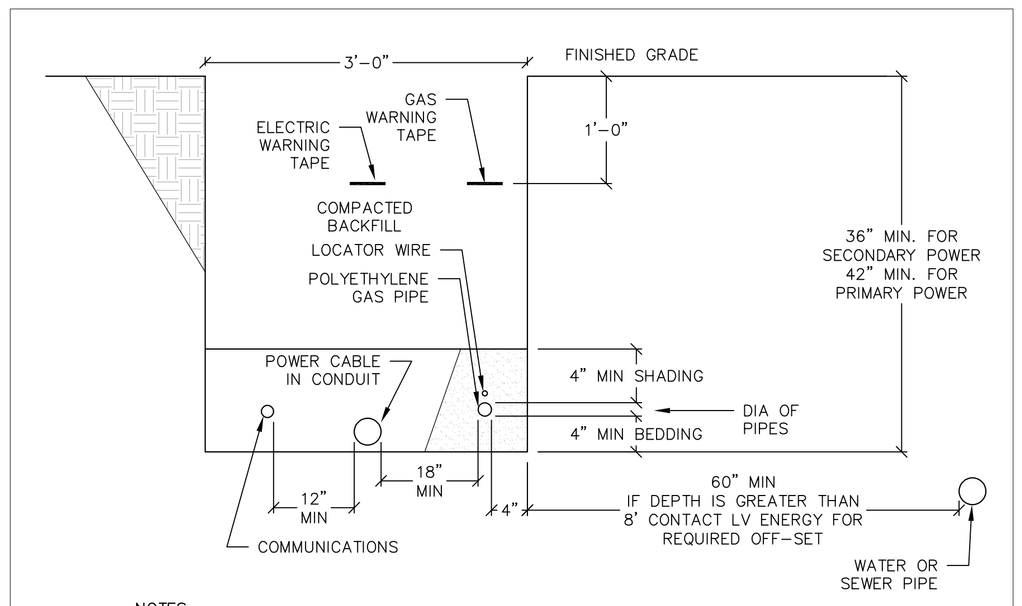
NOTES:
1) AGGREGATE BASE COURSE SHALL CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING "H", AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.

SPECIFICATIONS
ALL WORKS SHALL BE DONE IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS. SPECIAL PROVISIONS AMENDING, SUPPLEMENTING, AND CLARIFYING THE ABOVE REFERENCED SPECIFICATIONS ARE AS FOLLOWS:

SECTION 02231-AGGREGATE SUB-BASE AND BASE COURSES
2.01.A.1 THE AGGREGATE SHALL MEET THE REQUIREMENTS OF SECTION 02190, AGGREGATES.
AGGREGATE SUB-BASE SHALL BE PITRUN OR SCREENED MATERIAL WITH A MAXIMUM SIZE OF 6".
AGGREGATE BASE COURSE SHALL BE GRADING H.

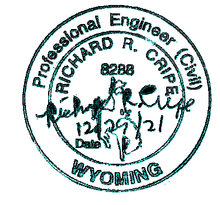
SECTION 02776-CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, CURB TURN FILLETS, VALLEY GUTTERS AND MISCELLANEOUS NEW CONCRETE CONSTRUCTION
2.01.A PORTLAND CEMENT CONCRETE SHALL BE CLASS 4000

TYPICAL PARKING LOT SECTION
(NOT TO SCALE)



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) CONSUMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3) 18" SEPARATION MUST BE OBTAINED BETWEEN PE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
4) BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

ELECTRICAL, GAS, CABLE T.V., AND TEL. UTILITY TRENCH DETAIL
(NOT TO SCALE)



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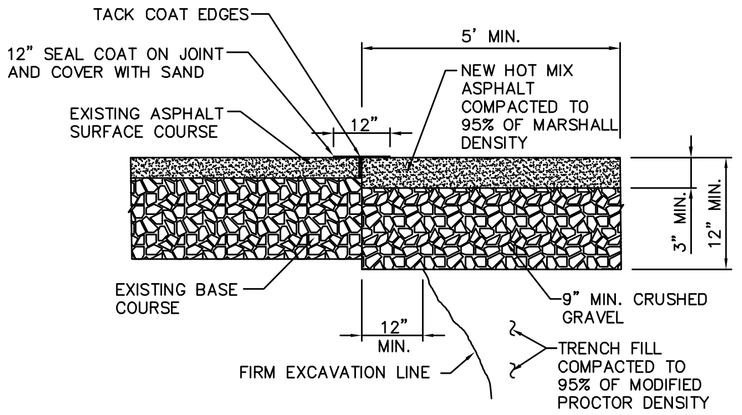
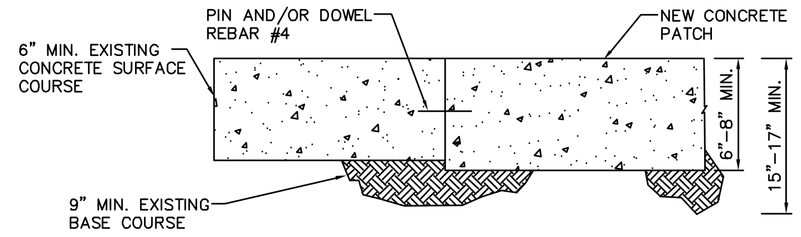


BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIALS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS

ASPHALT PATCH REPAIR DETAIL

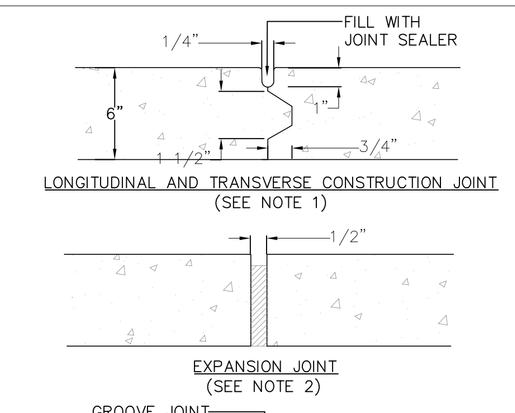


CONCRETE PATCH REPAIR DETAIL

NOTES:
1. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM.
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN PUBLIC WORKS DEPARTMENT.

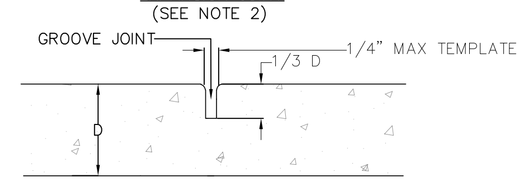
ASPHALT & CONCRETE PATCH REPAIR CROSS SECTIONS

ST-118 DATE: 12/5/12
SCALE: NTS

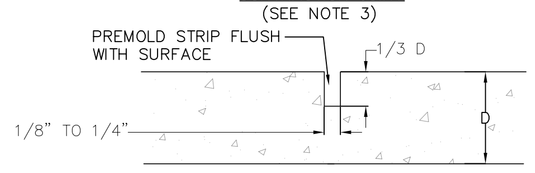


LONGITUDINAL AND TRANSVERSE CONSTRUCTION JOINT (SEE NOTE 1)

EXPANSION JOINT (SEE NOTE 2)



CONTRACTION JOINT (SEE NOTE 3)

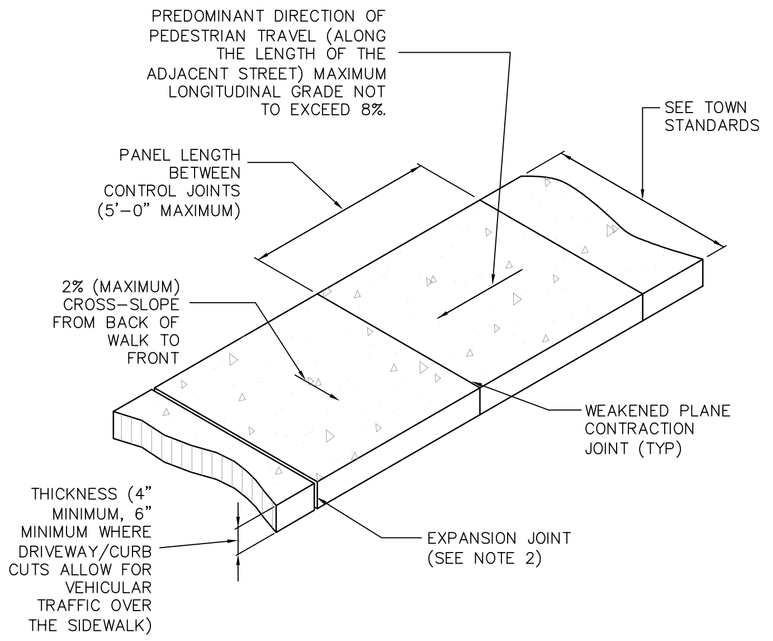


SAWED OR PREMOLDED STRIP LONGITUDINAL OR TRANSVERSE JOINT

NOTE:
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
2. ½" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'.
4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

PAVING & CONCRETE JOINT DETAILS

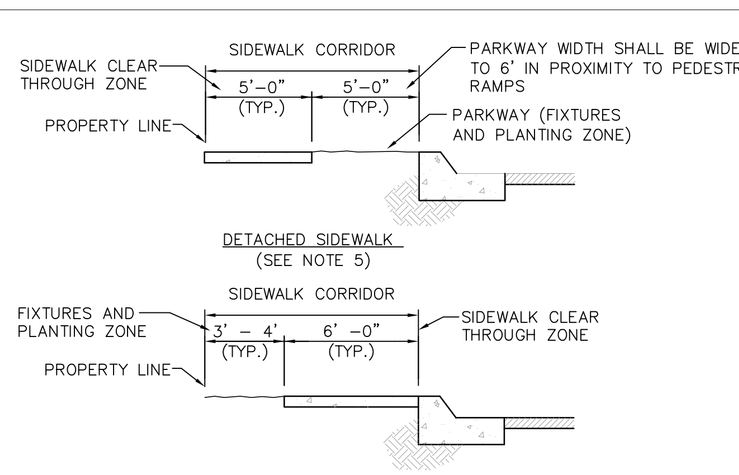
ST-123 DATE: 12/6/12
SCALE: NTS



NOTES:
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN SIX FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

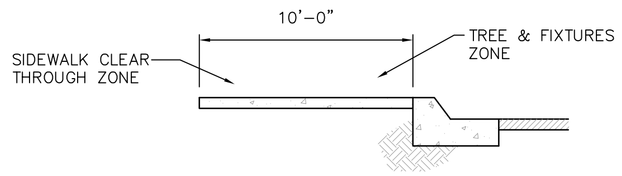
CONCRETE SIDEWALK

ST-127 DATE: 12/4/12
SCALE: NTS



DETACHED SIDEWALK (SEE NOTE 5)

ATTACHED SIDEWALK (NON-COMMERCIAL STREETS) (SEE NOTE 4)

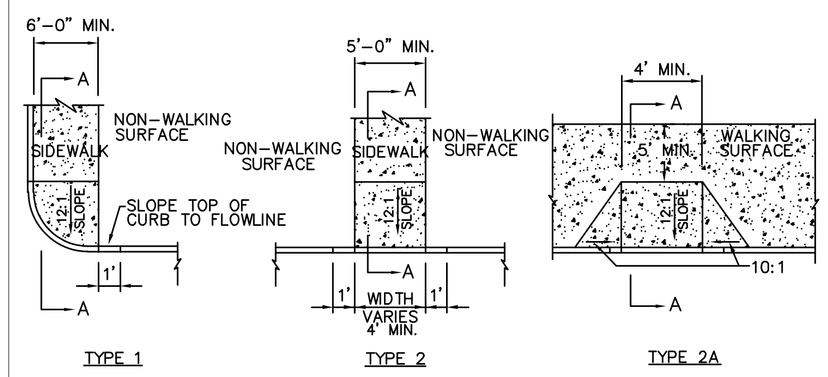


ATTACHED SIDEWALK (COMMERCIAL STREETS)

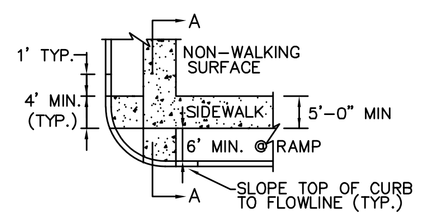
NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS
2. SIDEWALK, PEDESTRIAN RAMPS AND CURB & GUTTER CONSTRUCTION SHALL BE PER
3. TOWN STANDARDS WITHIN THE TOWN'S BOARDWALK DISTRICT, BOARDWALK (RATHER THAN SIDEWALK) SHALL
4. BE INSTALLED.
5. MINIMUM CLEARANCE AROUND ALL OBSTRUCTIONS SHALL BE 5'-0".
6. ON NON-COMMERCIAL STREETS DETACHED SIDEWALK SHALL BE THE PREFERRED OPTION. IN ORDER TO MAINTAIN THE CLEAR THROUGH ZONE, THE FIXTURES ZONE SHALL BE WHERE FIRE HYDRANTS, UTILITY POLES, GUY WIRES, PULL BOXES, NEWSPAPER BOXES, PHONE BOOTHS, AND OTHER SUCH OBSTRUCTIONS ARE LOCATED.

SIDEWALK CORRIDOR

ST-128 DATE: 12/7/12
SCALE: NTS



TYPE 1 TYPE 2 TYPE 2A



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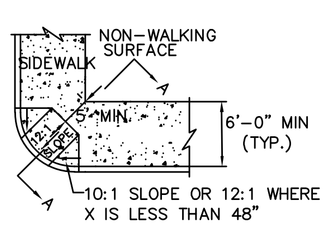

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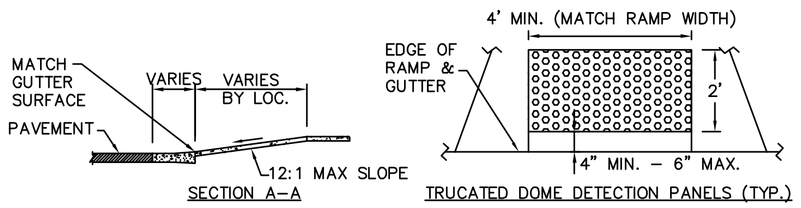
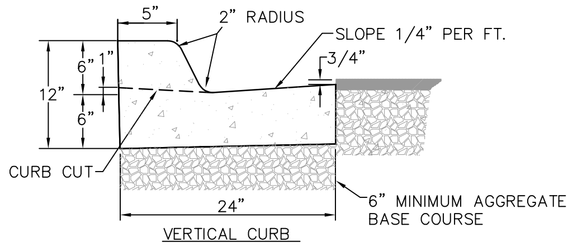


SECTION A-A TRUCATED DOME DETECTION PANELS (TYP.)

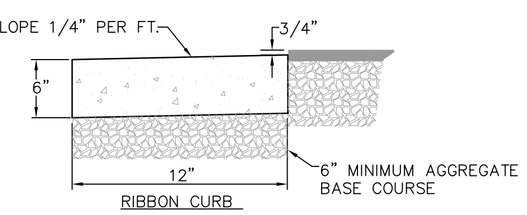
NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH.
3. CONCRETE TO BE A BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

PEDESTRIAN RAMPS

ST-112 DATE: 12/4/12
SCALE: NTS



VERTICAL CURB



RIBBON CURB

NOTES:
1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.

CURB SECTIONS

ST-110 DATE: 12/4/12
SCALE: NTS

Professional Engineer (Civil) RICHARD R. CRIPE 8288 12/29/21 WYOMING

ARCHITECT-ENGINEER STAMP

CHABAD JEWISH CENTER OF WYOMING - RESIDENCE BUILDING

265 East Broadway
Jackson, WY

DUBBE MOULDER ARCHITECTS

JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

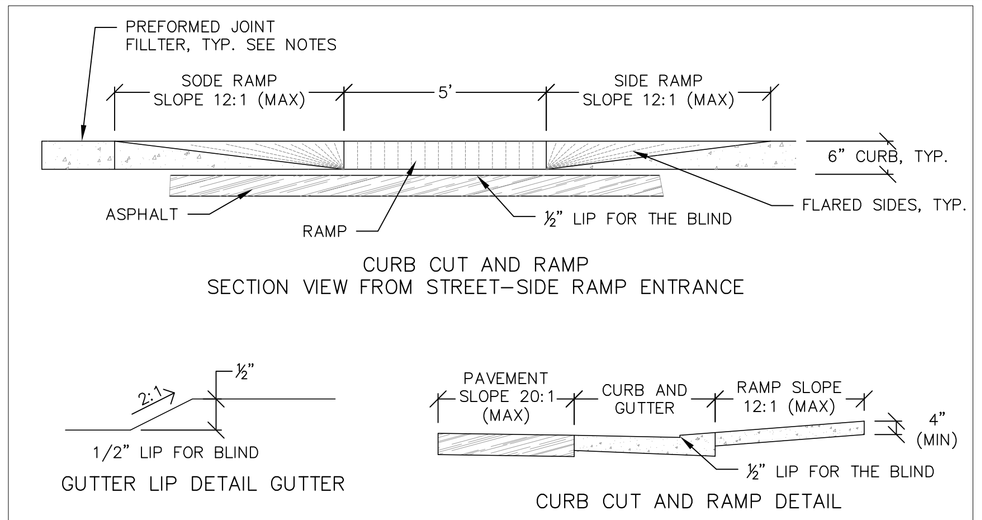
www.dubbe-moulder.com

Drawing Title
DETAILS

Set Title PERMIT SET

Set Title	Set Issue Date
PERMIT SET	DECEMBER 29, 2021

Drawn By HS
Checked By RC
Plot Date DECEMBER 29, 2021
Scale NTS
Project Number Y1500501
Sheet Number C2.4

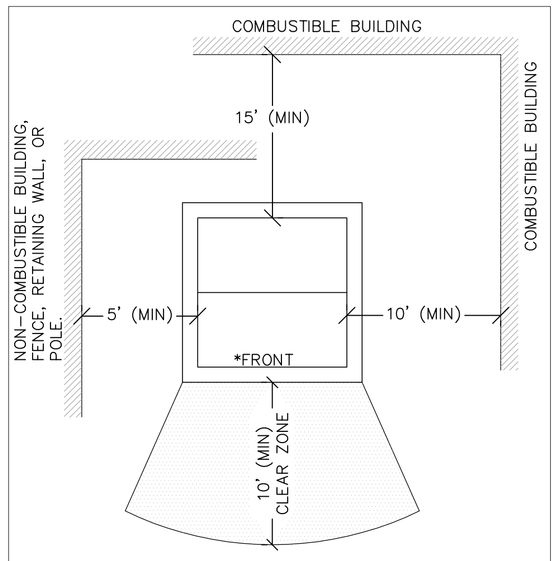


NOTES

1. WHEELCHAIR RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, FREE FROM SAGS AND SHORT GRADE CHANGES.
3. RAMP INSTALLATION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR SIDEWALKS, WYOMING PUBLIC WORKS (STANDARD SPECIFICATIONS SECTION 504) EXCEPT THAT THE RAMP SURFACE SHALL HAVE A TEXTURED SURFACE. THE SURFACE TEXTURE SHALL BE PERPENDICULAR TO THE SLOPE OF THE RAMP PER TOWN OF JACKSON PEDESTRIAN RAMP DETAILS.
4. NORMAL GUTTER SLOPES SHALL BE MAINTAINED. DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH WHEELCHAIR RAMPS. THE PLACEMENT OF RAMPS SHALL TAKE PRECEDENCE OVER THE LOCATION OF DRAINAGE INLETS.
5. PREFORMED JOINT FILLER SHALL BE USED WHERE THE RAMPS JOIN EXISTING CONCRETE OR STRUCTURES.
6. ALL RAMPS SHALL BE 1 IN/FT OR FLATTER.
7. A HALF INCH LIP SHALL BE CONSTRUCTED AT THE GUTTER FLOWLINE. THE LIP IS FOR THE SAFETY AND CONVENIENCE OF BLIND PEDESTRIANS.

ADA RAMP, CURB AND GUTTER DETAILS

NOT TO SCALE

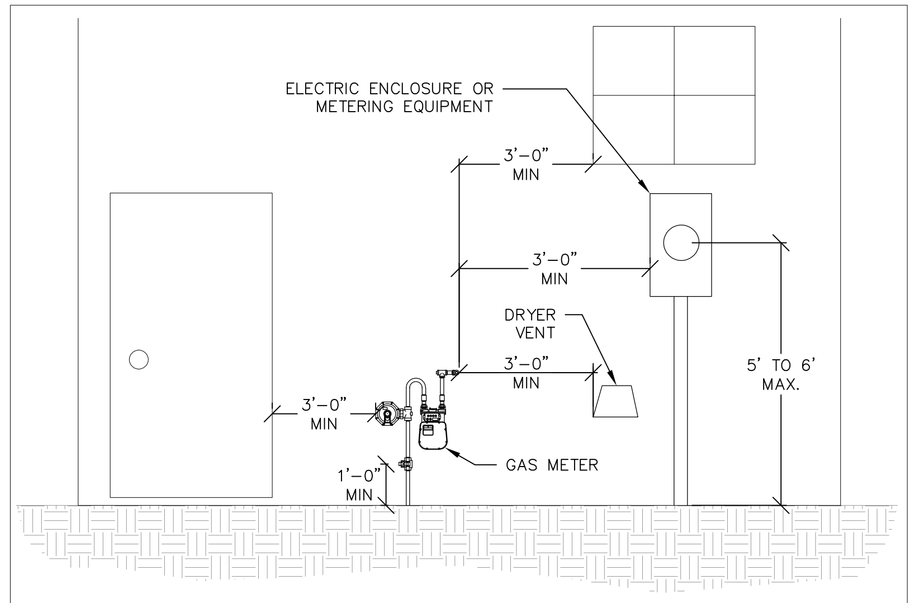


NOTES:

1) NO OBSTRUCTIONS ALLOWED OVER TRANSFORMER.
2) *FRONT OF TRANSFORMER (IDENTIFY BY LV ENERGY TRANSFORMER NUMBER, LOCKING DEVICE AND "KEEP CLEAR" 10' STICKER.)
3) TRANSFORMER MUST BE BETWEEN 10' AND 100' FROM THE METER.

MINIMUM TRANSFORMER CLEARANCE REQUIREMENTS

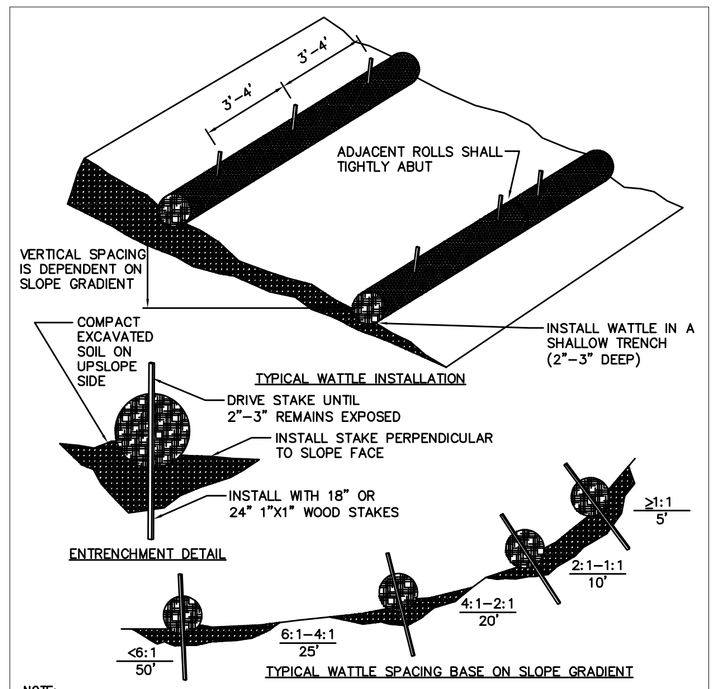
(NOT TO SCALE)



3'–0" MINIMUM CLEARANCE REQUIRED BETWEEN ELECTRIC METER AND GAS METER AND BETWEEN ANY OPENINGS AND GAS METER.

GAS METER CLEARANCE REQUIREMENTS

(NOT TO SCALE)



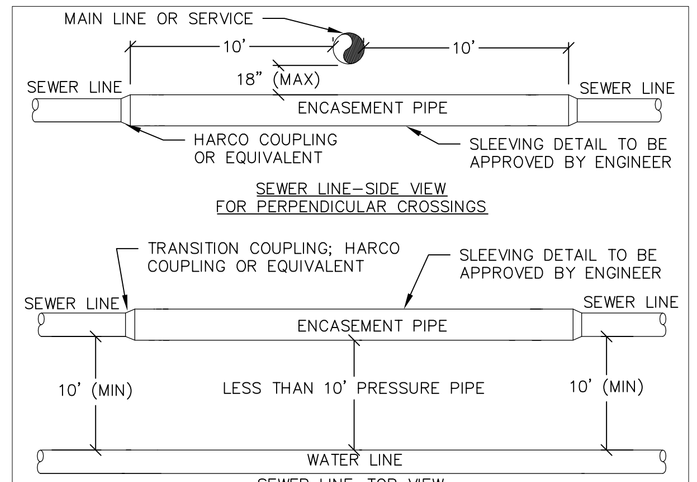
NOTE:

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

STRAW WATTLE DETAILS

STM–107 DATE: 1/21/13

SCALE: NTS



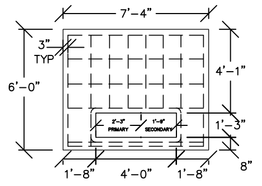
NOTES:

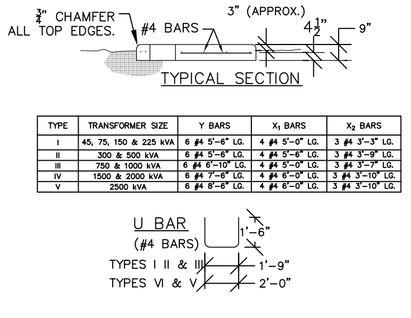
1) IF WATER LINE IS 18" OR LESS ABOVE SEWER LINE OR IF WATER LINE AND SEWER LINE COME WITHIN 10 FEET HORIZONTALLY, THEN THE INSTALLED SEWER LINE IS TO BE CONSTRUCTED OF C–900 PVC PRESSURE PIPE OR ENGINEER APPROVED EQUAL PIPE. PRESSURE PIPE MUST EXTEND UNTIL THE WATER AND SEWER PIPE ARE SEPARATED BY MORE THAN 10 FEET HORIZONTALLY AND OR MORE THAT 18" VERTICALLY AS MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL, OR THE JOINTS OF THE SEWER LINE ARE OFFSET BY 10 FEET HORIZONTALLY FROM THE CENTER OF THE WATER LINE.
2) IF APPROVED SEWER PRESSURE PIPE IS INSTALLED,ENCASEMENT PIPE MAY NOT BE REQUIRED AT DISTANCES LESS THAN 10 FEET.

WATER–SEWER CROSSING

(NOT TO SCALE)

NOTE:
CONCRETE TO HAVE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. PVC CONDUIT NEEDS TO BE PROVIDED FOR PRIMARY AND SECONDARY CONDUCTORS AND STUBBED OUT PAST TRANSFORMER PAD.

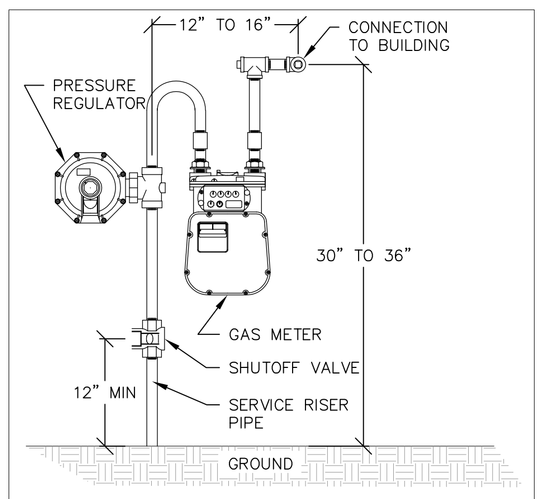




TYPE	TRANSFORMER SIZE	Y BARS	X_1 BARS	X_2 BARS
I	45, 75, 150 & 225 kVA	6 #4 5'–4" LG.	4 #4 5'–0" LG.	3 #4 2'–7" LG.
II	300 & 500 kVA	6 #4 5'–4" LG.	4 #4 5'–0" LG.	3 #4 3'–3" LG.
III	750 & 1000 kVA	6 #4 5'–10" LG.	4 #4 5'–0" LG.	3 #4 3'–7" LG.
IV	1500 & 2000 kVA	6 #4 7'–4" LG.	4 #4 5'–0" LG.	3 #4 5'–10" LG.
V	2500 kVA	6 #4 8'–4" LG.	4 #4 5'–0" LG.	3 #4 5'–10" LG.

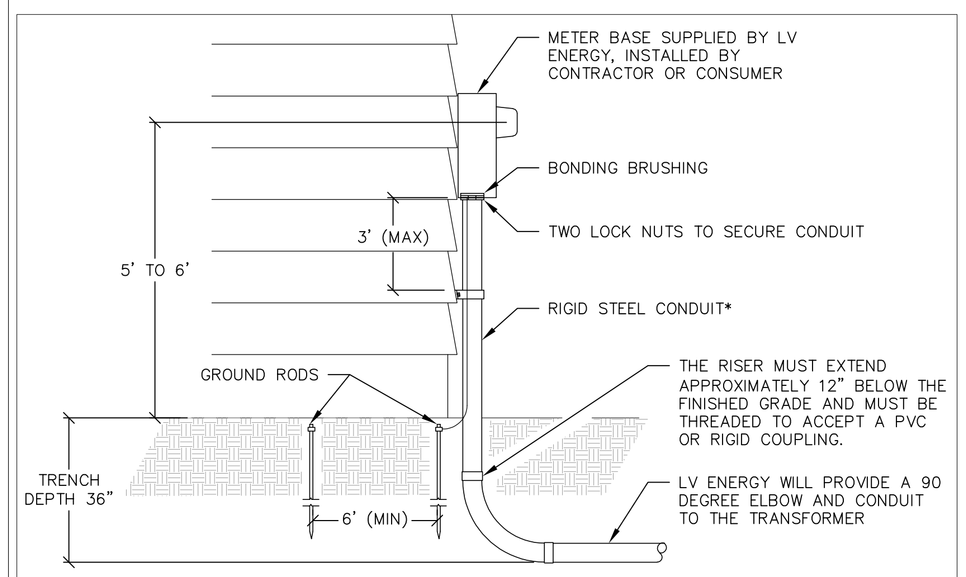
TRANSFORMER PAD REQUIREMENTS

(NOT TO SCALE)



GAS METER INSTALLATION

(NOT TO SCALE)

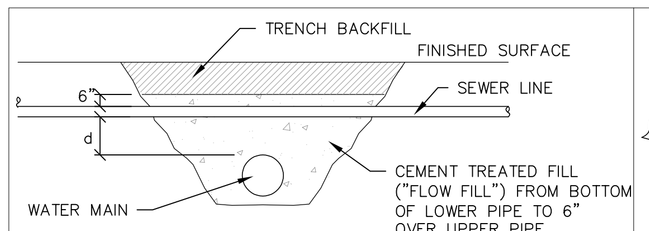


NOTES:

1) THIS SKETCH IS INTENDED TO SHOW THE BASIC ITEMS USED IN A 200–AMPERE SERVICE ENTRANCE, AND IS NOT TO BE CONSTRUED AS AN APPROVED DESIGN FOR ALL SERVICES. FOR EXAMPLE, THIS DOES NOT ILLUSTRATE THE INSTALLATION OF A MAIN DISCONNECT SWITCH OR ANY OTHER EQUIPMENT.
2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR CONSUMER TO INSTALL THE METER BASE, RISER, LOCK NUTS, BONDING BUSHINGS AND THE PROPER GROUNDING. LV ENERGY WILL INSTALL AND PROVIDE THE SERVICE WIRES TO THE LINE SIDE OF THE METER TERMINALS.
3) IN ALL CASES, THE METER LOCATION SHALL BE APPROVED BY LV ENERGY BEFORE INSTALLATION BY THE CONTRACTOR OR CONSUMER.
4) GROUNDING AND CONNECTIONS TO THE CONSUMER'S PANEL SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND STATE CODES. LV ENERGY REQUIRES AT LEAST TWO DRIVEN OR ONE UFER AND ONE DRIVEN GROUND ROD TO PROVIDE A VISIBLE GROUND.
5) *CONDUIT SHALL BE OF 2 1/2" RIGID STEEL FOR SERVICES UP TO 200–AMPERES. SERVICES LARGER THAN 200–AMPERES WILL REQUIRE LARGER CONDUIT AS APPROVED BY LV ENERGY.
6) THE REQUIRED ELECTRIC PERMIT STICKER NEEDS TO BE ATTACHED TO THE METER BASE BEFORE LOWER VALLEY ENERGY CAN ENERGIZE THE SERVICE.

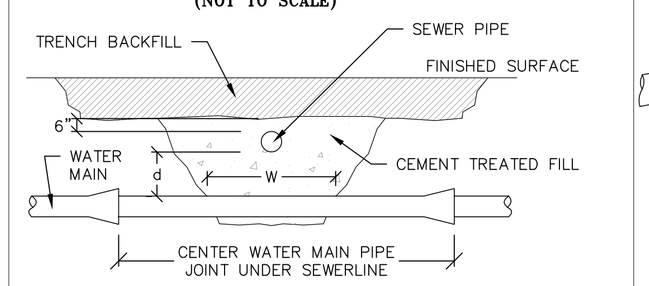
GUIDE FOR UNDERGROUND SERVICE ENTRANCE

(NOT TO SCALE)



TRENCH SECTION VIEW

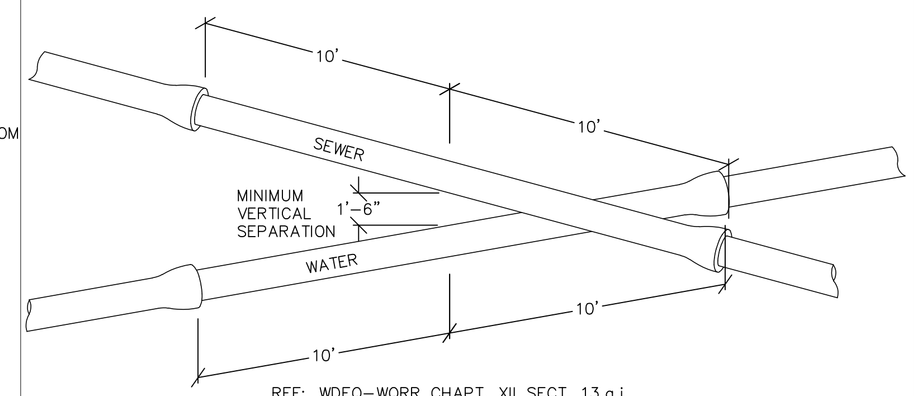
(NOT TO SCALE)



DETAIL FOR CEMENT TREATED FILL AT WATER MAIN/SEWER LINE CROSSING WHENEVER SEWER LINE IS ABOVE WATER MAIN.

TRENCH PROFILE

(NOT TO SCALE)



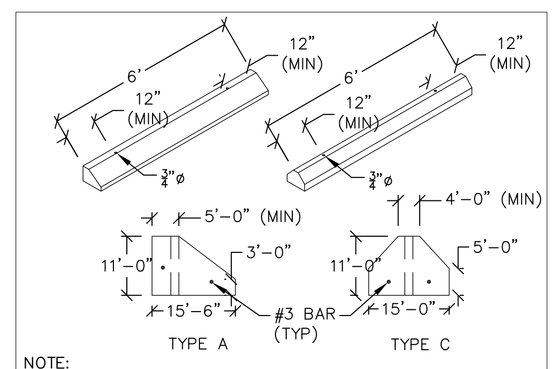
REF: WDEQ–WQRR CHAPT. XII SECT. 13.g.i.

NOTES:

1) WHERE VERTICAL SEPARATION IS LESS THAN 1'–6", AS SHOWN ABOVE, WATER LINES AND SEWER LINE SHALL BE AT LEAST 10' APART HORIZONTALLY.
2) MINIMUM VERTICAL SEPARATION, AS SHOWN ABOVE, WHERE PIPES CROSS SHALL BE 1'–6" AND SEWER LINE JOINTS SHALL BE CENTERED AS SHOWN TO PROVIDE A MINIMUM OF 10' HORIZONTAL SEPARATION.
3) THE UPPER PIPE SHALL BE SPECIALLY SUPPORTED BY A CONDUIT CASING OR EMBEDDED IN CONCRETE.
4) WHERE HORIZONTAL OR VERTICAL SEPARATION MINIMUMS CAN NOT BE MAINTAINED, EITHER PIPE SHALL BE SLEEVED THROUGH A CONDUIT PIPE OR EMBEDDED IN CONCRETE.

WATER–SEWER PIPE CROSSING

(NOT TO SCALE)



NOTE:
CONCRETE TO BE 3,000 PSI, WITH FIBER MESH REINFORCING

WHEEL STOPS–REINFORCED CONCRETE

(NOT TO SCALE)

Professional Engineer (Civil) RICHARD R. CRIPE 8288 WYOMING 12/21/21 Date

ARCHITECT-ENGINEER STAMP

CHABAD JEWISH CENTER OF WYOMING - RESIDENCE BUILDING

265 East Broadway
Jackson, WY

DUBBE MOULDER ARCHITECTS

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DETAILS

Set Title PERMIT SET

Set Title	Set Issue Date
PERMIT SET	DECEMBER 29, 2021

Drawn By	Checked By
HS	RC
Plot Date: DECEMBER 29, 2021	Sheet Number: C2.5
Scale: NTS	
Project Number: Y1500501	

Y2 CONSULTANTS
y2consultants.com
307 733 2999
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

December 29, 2021

Town of Jackson
Planning & Building Department
Building Division
150 East Pearl Ave
PO Box 1687
Jackson, WY 83001

RE: Stormwater Calculations to Accompany Grading Permit Application for 265 East Broadway

Dear Sir/Madam,

The purpose of this letter is to elaborate on the stormwater calculations conducted for site redevelopment at 265 East Broadway. The existing site has a house, a couple of sheds, a garage and an asphalt driveway. The proposed changes to the site include demolition of the existing structures and pavement and construction of a residence building and parking and utilities for the Chabad Jewish Center of Wyoming.

Urban Drainage and Flood Control District (UDFCD) manuals and software were used to calculate the required detention for the developed site. Specifically Chapters 5 (Rainfall), 6 (Runoff), and 12 (Storage) of the Urban Storm Drainage Criteria Manual Volume 1 were referenced.

The UDFCD runoff spreadsheet utilizes the rational method to calculate peak runoff. The site is 0.30 acres in size. The existing impervious area is 47% and the proposed impervious area is 49%. These areas were measured from the CAD drawings from the existing conditions survey and the site plan, respectively.

The entire site is on a type B soil as categorized by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey. The soil map is excerpted below as well as the soil description and hydrologic soil grouping for the site.

14—Greyback gravelly loam, 0 to 3 percent slopes

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B
Ecological site: R043BY212WY - Gravelly (Foothills And Mountains West)
Hydric soil rating: No

The time of concentrations were estimated from the highest point of the site, which is the southeast corner at an elevation of 6242 feet. For the existing conditions, the longest flow path is towards the northeast corner of the site, ending at an elevation of 6238.85 feet. This elevation change occurs over a flow path of 220 feet. The developed condition starts at the same location and elevation of the site but ends at a stormwater manhole with a top elevation of 6240.25 feet over a flow path of 115 feet. Rainfall intensity equation coefficients were adjusted so that the rainfall intensity for the given time of concentrations for the various years of storms corresponded with the Town of Jackson (TOJ) Land Development Regulations (LDRs)

Intensity-Duration-Frequency Curve Data in Section 5.7.4. B.2.a. The 100-year peak flow for pre and post development scenarios is 0.45 cubic feet per second (CFS). The spreadsheet demonstrating these calculations is attached at the end of this letter.

In order to meet the TOJ LDRs requirement 5.7.4. B.1, "All stormwater facilities shall be designed with sufficient capacity to maintain a post-development runoff rate that is equal to or lower than the pre-development runoff rate" the UDFCD method of determining required detention for a 100 year storm was calculated for both pre and post development for the site. Those calculations are attached at the end of this letter. The difference between the pre and post development required detention volumes is 0.001 acre feet, or 44 cubic feet. Per design, we are providing a total of 128 cubic feet. A stormwater catch basin is to be installed, providing 85 cubic feet of detention as well as 43 cubic feet from a low spot that will also serve as snow storage. The design is providing more than is required for the development and will protect stormwater quality on site and eliminate runoff issues for the Town and adjacent landowners.

Sincerely,

Adrienne Lemmers, PE
Senior Civil Engineer
adrienne@y2consultants.com

Calculation of Peak Runoff using Rational Method

Designer: Adrienne Lemmers
Company: Y2 Consultants, LLC
Date: 12/29/2021
Project: Chabad Jewish Center - Residence
Location: 265 Broaway, Jackson, WY

Version 2.00 released May 2017

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_i^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

Computed $t_c = t_i + t_t$

Regional $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

$t_{minimum} = 5$ (urban)
$t_{minimum} = 10$ (non-urban)

Selected $t_c = \max\{t_{minimum}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1-hour rainfall depth, P1 (in) =	0.40	0.60	0.75	0.90	1.05	1.25	

Rainfall Intensity Equation Coefficients =	a	b	c
	20.00	10.00	0.786

$$I(in/hr) = \frac{a * P_1}{(b + t_c)^c}$$

$$Q(cfs) = CIA$$

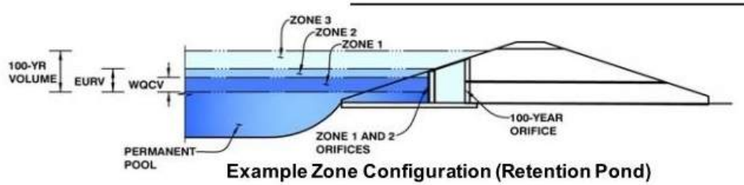
Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time					Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_i (ft/ft)	Overland Flow Time t_i (min)	Channelized Flow Length L_t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
Existing	0.30	B	47.0	0.35	0.38	0.44	0.54	0.59	0.64	0.71	70.00	6242.00	6241.00	0.014	9.71	150.00	6241.00	6238.85	0.014	20	2.39	1.04	10.75	19.35	10.75	0.74	1.11	1.38	1.66	1.94	2.31		0.08	0.13	0.18	0.27	0.34	0.45	
Developed	0.30	B	49.0	0.36	0.39	0.45	0.56	0.60	0.65	0.72	70.00	6242.00	6241.33	0.010	10.81	35.00	6241.33	6240.25	0.031	20	3.51	0.17	10.98	17.88	10.98	0.73	1.10	1.37	1.65	1.92	2.29		0.08	0.13	0.19	0.27	0.35	0.45	

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)

Project: Chabad Jewish Center of Wyoming Residence Building - Post Development

Basin ID: 265 East Broadway Jackson, WY



Example Zone Configuration (Retention Pond)

Watershed Information

Flood Control Only

Selected BMP Type =	No BMP	
Watershed Area =	0.30	acres
Watershed Length =	115	ft
Watershed Length to Centroid =	55	ft
Watershed Slope =	0.015	ft/ft
Watershed Imperviousness =	49.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	N/A	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

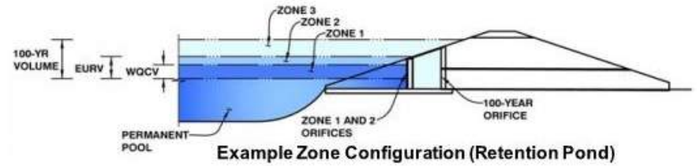
			Optional User Override	
Water Quality Capture Volume (WQCV) =	0.005	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.016	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.4 in.) =	0.003	acre-feet	0.40	inches
5-yr Runoff Volume (P1 = 0.6 in.) =	0.005	acre-feet	0.60	inches
10-yr Runoff Volume (P1 = 0.75 in.) =	0.007	acre-feet	0.75	inches
25-yr Runoff Volume (P1 = 0.9 in.) =	0.009	acre-feet	0.90	inches
50-yr Runoff Volume (P1 = 1.05 in.) =	0.012	acre-feet	1.05	inches
100-yr Runoff Volume (P1 = 1.25 in.) =	0.016	acre-feet	1.25	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.060	acre-feet		inches
Approximate 2-yr Detention Volume =	0.004	acre-feet		
Approximate 5-yr Detention Volume =	0.006	acre-feet		
Approximate 10-yr Detention Volume =	0.009	acre-feet		
Approximate 25-yr Detention Volume =	0.011	acre-feet		
Approximate 50-yr Detention Volume =	0.012	acre-feet		
Approximate 100-yr Detention Volume =	0.014	acre-feet		

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)

Project: Chabad Jewish Center of Wyoming Residence Building - Pre Development

Basin ID: 265 East Broadway Jackson, WY



Example Zone Configuration (Retention Pond)

Watershed Information

Flood Control Only

Selected BMP Type =	No BMP	
Watershed Area =	0.30	acres
Watershed Length =	220	ft
Watershed Length to Centroid =	110	ft
Watershed Slope =	0.014	ft/ft
Watershed Imperviousness =	47.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	N/A	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.005	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.015	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.4 in.) =	0.003	acre-feet	0.40	inches
5-yr Runoff Volume (P1 = 0.6 in.) =	0.005	acre-feet	0.60	inches
10-yr Runoff Volume (P1 = 0.75 in.) =	0.007	acre-feet	0.75	inches
25-yr Runoff Volume (P1 = 0.9 in.) =	0.009	acre-feet	0.90	inches
50-yr Runoff Volume (P1 = 1.05 in.) =	0.012	acre-feet	1.05	inches
100-yr Runoff Volume (P1 = 1.25 in.) =	0.016	acre-feet	1.25	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.062	acre-feet		inches
Approximate 2-yr Detention Volume =	0.004	acre-feet		
Approximate 5-yr Detention Volume =	0.006	acre-feet		
Approximate 10-yr Detention Volume =	0.009	acre-feet		
Approximate 25-yr Detention Volume =	0.010	acre-feet		
Approximate 50-yr Detention Volume =	0.011	acre-feet		
Approximate 100-yr Detention Volume =	0.013	acre-feet		