



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
- Joint Housing Dept

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: April 11, 2024

Item #: P24-060

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Email: kpage@jacksonwy.gov

Owner

TETON COUNTY
PO BOX 1727,
JACKSON, WY 83001

Applicant:

Rachel Ravitz
CoRRnice Architecture
PO Box 2406
Jackson, WY 83001

REQUESTS:

The applicant is submitting a request for a Pre-Application Conference for a Conditional Use Permit for expansion of office use at the property addressed 185 S Willow St., legally known as PT. LOT 2, BLK. 5, CACHE-3.

PIDN: 22-40-16-34-2-07-003.02

For questions, please call Katelyn Page at 733-0440 x 1302 or email the address on the left. Thank you.

Please respond by: April 16, 2024 (with Comments)

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov



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

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be processed 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: [General Services Building Addition](#)

Physical Address: [185 South Willow Street, Jackson, WY 83001](#)

Lot, Subdivision: [PT LOT 2, BLK 5 CACHE-3](#) PIDN: [22-41-16-34-2-07-003](#)

PROPERTY OWNER.

Name: [Teton County Facilities Management](#) Phone: [\(307\)203-0545](#)
Mailing Address: [185 South King Street](#) ZIP: [83001](#)
E-mail: jnash@tetoncountywy.gov

APPLICANT/AGENT.

Name, Agency: [Rachel Ravitz, CoRRnice Architecture LLC](#) Phone: [\(307\)699-2454](#)
Mailing Address: [P.O. box 2406 Jackson, WY](#) ZIP: [83001](#)
E-mail: Rachel@coRRnice.com

DESIGNATED PRIMARY CONTACT.

Property Owner

X

Applicant/Agent

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

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

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

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

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

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

Have you attached the following?

No Application Fee. Go to www.townofjackson.com/204/Pre-Application.com for the fees.
Yes 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>.

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

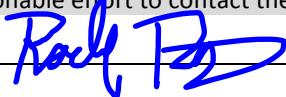
Yes Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary.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

Yes 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



Rachel Ravitz

Name Printed

4-11-24

Date

Architect

Title

LETTER OF AUTHORIZATION

Teton County, "Owner" whose address is: **PO Box 1727**
180 South King Street, Jackson, WY 83001 **Jackson WY 83001**

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Teton County Facilities Management, as the owner of property
more specifically legally described as: General Services Building, East Simpson & South Willow

PT. LOT 2, BLK. 5, CACHE-3 (County CourHouse, Social Services, Jail & Parking Lot)

(If too lengthy, attach description)

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

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

OWNER: Sarah Mann

(SIGNATURE) (SIGNATURE OF CO-OWNER)
Title: Teton County General Services Director

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

STATE OF Wyoming
COUNTY OF Teton

The foregoing instrument was acknowledged before me by Sarah Mann this 30th day of April, 2020.

WITNESS my hand and official seal.

Shelley D Fairbanks

(Notary Public)

My commission expires:

October 29, 2020

(Seal)

Shelley D. Fairbanks - Notary Public

County of Lincoln



State of
Wyoming

My Commission Expires 10/25/2023

C.U.P. NARRATIVE

Teton County Facilities Management
General Services Building Addition

April 11 2024

This project received DRC approval in October of 2023. This Conditional Use Permit is primarily a procedural requirement from Town of Jackson's Planning Department, to give adequate public notice. Teton County Commissioners have approved a construction budget for this project: a workshop and office addition to our General Services Building at Simpson & Willow. The County would like to self perform small building projects and various repairs to their county wide facilities in-house, rather than subcontract this work. The new venue will be a home base for a mobile repair shop and will also expand office space for growing administrative needs.

The addition hugs the gabled roof building as a low-slung skirt to the north and west. Its complex footprint is necessary to provide clearance around existing electrical infrastructure and accommodate a large maintenance vehicle. A shallow, mono-slope roof caps the entire shape, helping to simplify the massing of this additive form. A new west entrance serves both existing building and proposed addition, increasing accessibility and shedding water more logically than the current porch surround. Shed roofs are an increasingly popular solution in the regional vernacular of the intermountain west, and help to simplify this composition. As demonstrated on elevations, wall materials match trim work on the old building and standing seam metal is introduced to cover the low slope roof. New windows are similar in proportion to existing openings in the original building.

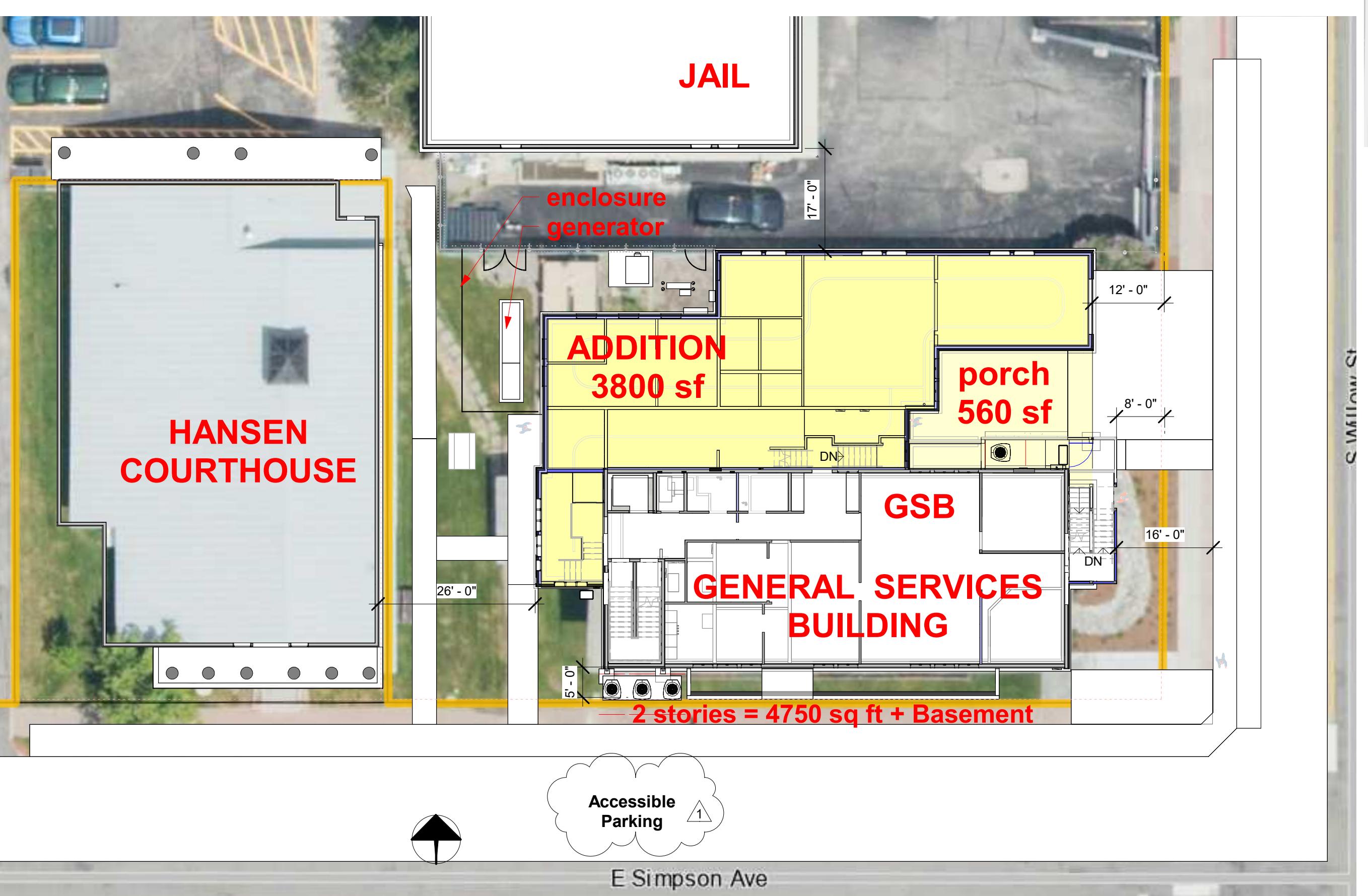
The existing General Services Building, while a handsome volume, does not present an especially friendly face to the pedestrian or end user. While the gabled mass has good proportions, its opaque end walls and stair roofs present bleak and un-inviting entry points. The existing northern porch and yard once served a daycare, but is off limits to the public, and underutilized by staff. The county's desire is to recapture this space for the above programming needs.

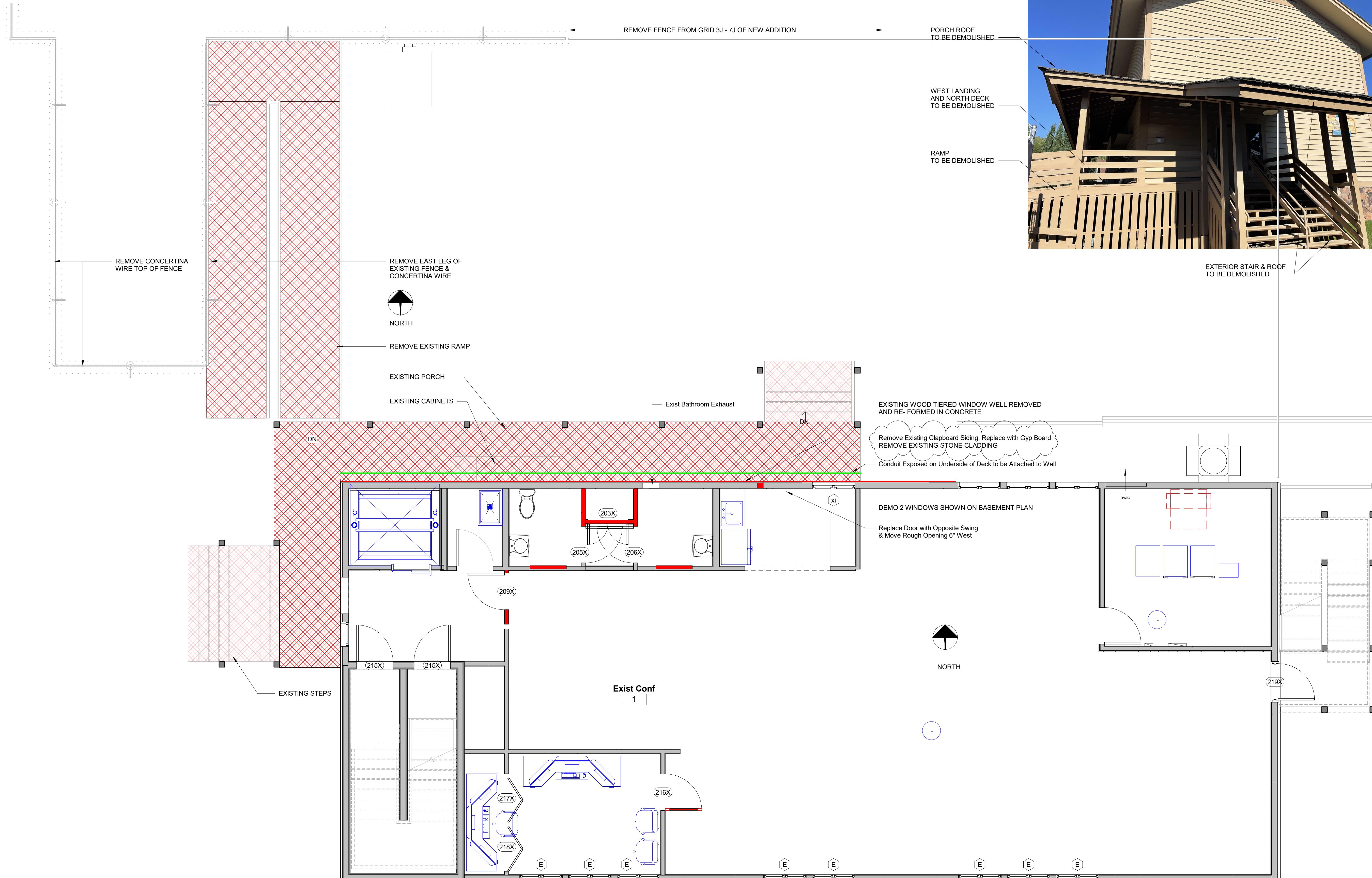
Our new west entrance attempts to rectify the pedestrian approach, by collecting visitors from Simpson Street and redirecting staff who park in the middle of the block to the south west corner of the building. The existing ramp is hard to maintain in winter and is too steep for accessibility standards. It will be replaced with a machine lift, enclosed inside the building. Plantings will be harvested from the disassembled eastern yard and re-installed near the new west entrance to increase vibrancy and emphasize a positive pedestrian experience.

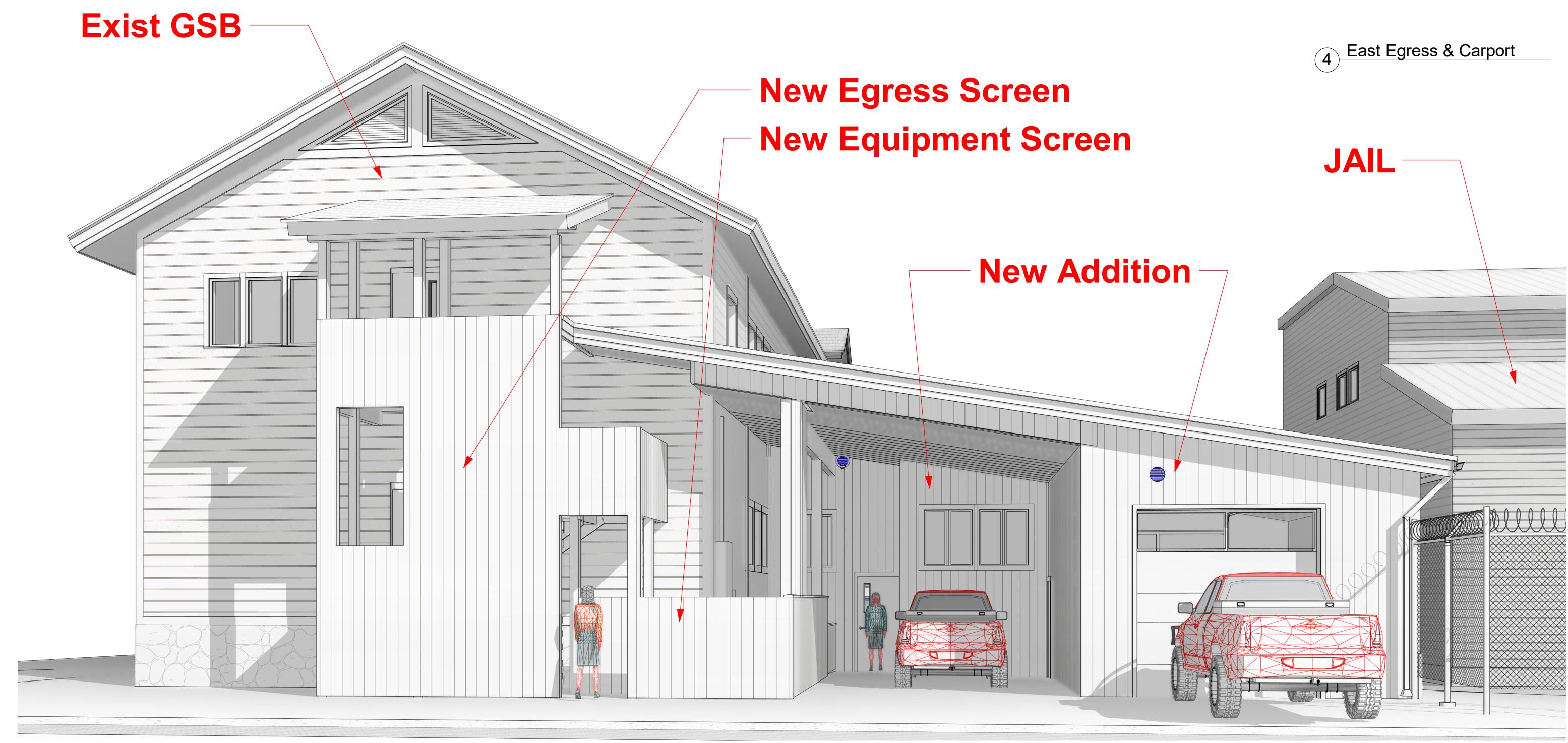
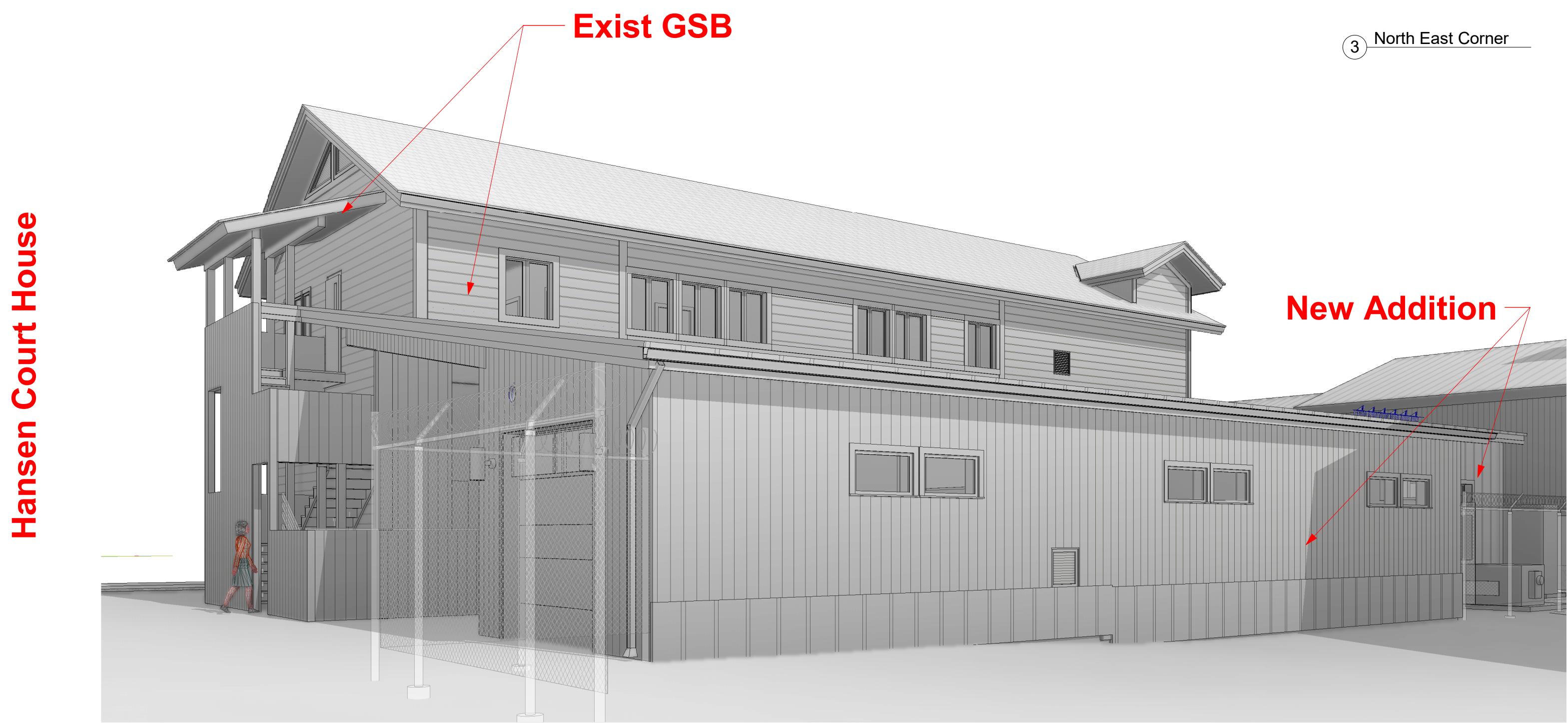
The courthouse / jail / gsb complex is a bit overwhelmed by a variety of materials and forms, due to its piecemeal development history. The intent is to use existing colors and textures to simplify the addition and make it adhere to the existing building as much as possible. The darker beige siding is distinct from the Hansen courthouse blue-gray tones, white Palladian windows, and classical columns. The new standing seam roof will take its cue from both courthouse roofs, so it is evident these buildings are all under one public umbrella. Cooperative efforts will be made to coordinate with our future courthouse on material intent. For certain, the adjacent Hansen structure will remain and serve as interim Courthouse when the primary County Courthouse is rebuilt. In all these ways, we believe the proposed design meets the vision statement of the Town of Jackson Design Guidelines and we enhanced the building design based on DRC input.

The General Services Building is situated in a block which contains the Jail and Courthouse. As such, the Masterplan for the larger block with New Courthouse and Jail will address questions about overall expansion, parking etc. The design team for the GSB Addition is not able to speculate on this larger redevelopment, which is currently in process. It is important to note the lack of LDR restrictions in this Town zone P/SP [Public/ Special Purpose.] Per Division 4.2, “Civic zones accommodate public and semi-public uses that are necessary to the community and require flexibility from the standards of the complete neighborhood and rural area zones.” Per 4.2.1 B Physical development - All typical requirements for setbacks, height, FAR, LSR, etc. are Not Applicable. Likewise, steep slope or proximity to water bodies do not apply. The addition is also exempt from any affordable workforce housing. Parking at 3.3 per 1,000 sq ft is accommodated within the block complex shared with courthouse and jail.

Rachel Raviz, AIA







3D STREET VIEWS
GENERAL SERVICES BUILDING 185 South Willow Street

TETON COUNTY
WYOMING
Facilities Management
Date Feb 15 2024
A201
Scale

REGIONAL RELEVANCE
CORRNICE ARCHITECTURE
AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@CorRnice.com
JORGENSEN
SARGENT SARGENT ENGINEERS, INC.
XL ENGINEERING
CATOR | RUMA & ASSOCIATES, CO.
OUT INSIDE LANDSCAPE ARCHITECTURE, LLC
1 Jan 3 2024
2 Feb 2 2024
3 Feb 15 2024

LICENSED ARCHITECT
RACHEL RAVITZ
B-0227
Date 1-18-24
STATE OF WYOMING

100% CONTRACT DOCUMENTS TETON COUNTY GENERAL SERVICES BUILDING ADDITION

185 SOUTH WILLOW STREET

LOCATED WITHIN
NW $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 34,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



VICINITY MAP

1" = 200' for 22x34 Prints
1" = 400' for 11x17 Prints

OWNER

Teton County
Teton County
P.O. Box 1727
Jackson, WY 83001

ARCHITECT

Rachael Ravitz
coRRnice Architecture, LLC
P.O. Box 2406
Jackson, WY 83001
(307) 699-2454

CIVIL ENGINEER & SURVEYOR

Jorgensen Associates, P.C.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150

INDEX OF SHEETS

- C1.0 - TITLE, VICINITY MAP & SHEET INDEX
- C1.1 - GENERAL NOTES
- C2.0 - EXISTING CONDITIONS
- C3.0 - GRADING & SITE PLAN
- C3.1 - UTILITY AND STORMWATER PLAN
- C4.0 - GRADING & SITE DETAILS
- C4.1 - WATER DETAILS
- C4.2 - SEWER AND CABLE UTILITY DETAILS
- C4.3 - STORMWATER DETAILS

SHEET TITLE: TITLE	
DRAFTED BY:	KB
REVIEWED BY:	RA
PLAN VERSION	DATE
50% CD SET	09/19/2023
100% CD SET	01/18/2024

PROJECT NUMBER
00070

SHEET C1.0



=PROPOSED LEGEND=

5825	MAJOR CONTOUR
5822	MINOR CONTOUR
×162.09	SPOT ELEVATION
×TOS 162.09	TOP OF STEPS SPOT ELEVATION
×BOS 162.09	BOTTOM OF STEPS SPOT ELEVATION
— — — — —	LIMITS OF DISTURBANCE
X — — — X — — —	SECURITY FENCE
— — — — —	STRAW WATTLE
— — — — —	BUILDING FOOTPRINT
— — — — —	ASPHALT DRIVEWAY
— — — — —	CONCRETE SURFACE
— — — UT — — —	CABLE UTILITY TRENCH
— — — S — — —	SEWER LINE
(S)	SEWER MANHOLE
(C)	SEWER CLEANOUT
— — — W — — —	WATER LINE
❖	WATER VALVE
○	WATER CURBSTOP
— — — STM — — —	STORM WATER LINE
(S)	STORM WATER INLET

GENERAL PROJECT NOTES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THE SPECIAL PROVISIONS AND THE SUPPLEMENTARY SPECIFICATIONS.

PROJECT SCOPE: BUILD INFRASTRUCTURE AND GRADING TO ACCOMMODATE AN ADDITION TO THE TETON COUNTY GENERAL SERVICES BUILDING.

PROPERTY ZONE: PUBLIC/SEMI-PUBLIC - TOWN (P/SP-ToJ)

PROPERTY AREA: 1.8 ACRES

TOTAL AREA OF DISTURBANCE: 6420 SF (0.15 ACRES)

PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2024 AND BE COMPLETED BY FALL 2025.

BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY JORGENSEN ASSOCIATES IN MAY 2021 AND SUPPLEMENTED IN MAY AND JULY 2023.

GEOTECHNICAL REPORT PREPARED BY JORGENSEN GEOTECHNICAL IN JUNE 2023.

THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.

NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.

BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TOWN OF JACKSON WATER AND SEWER REGULATIONS

TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE SPECIFICATIONS.

CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.

MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.

WATER SERVICE LINE SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200 WITH A DR OF 9.

SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SCH 40 PVC AND CONFORM TO ASTM D1785. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.

LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER AND ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

VEGETATION SPECIFICATIONS:

FOLLOW MITIGATION PLAN. FOLLOW THESE SPECIFICATIONS WHERE NOTHING IS SPECIFIED ON MITIGATION PLANS OR BY LANDSCAPE ARCHITECT.)

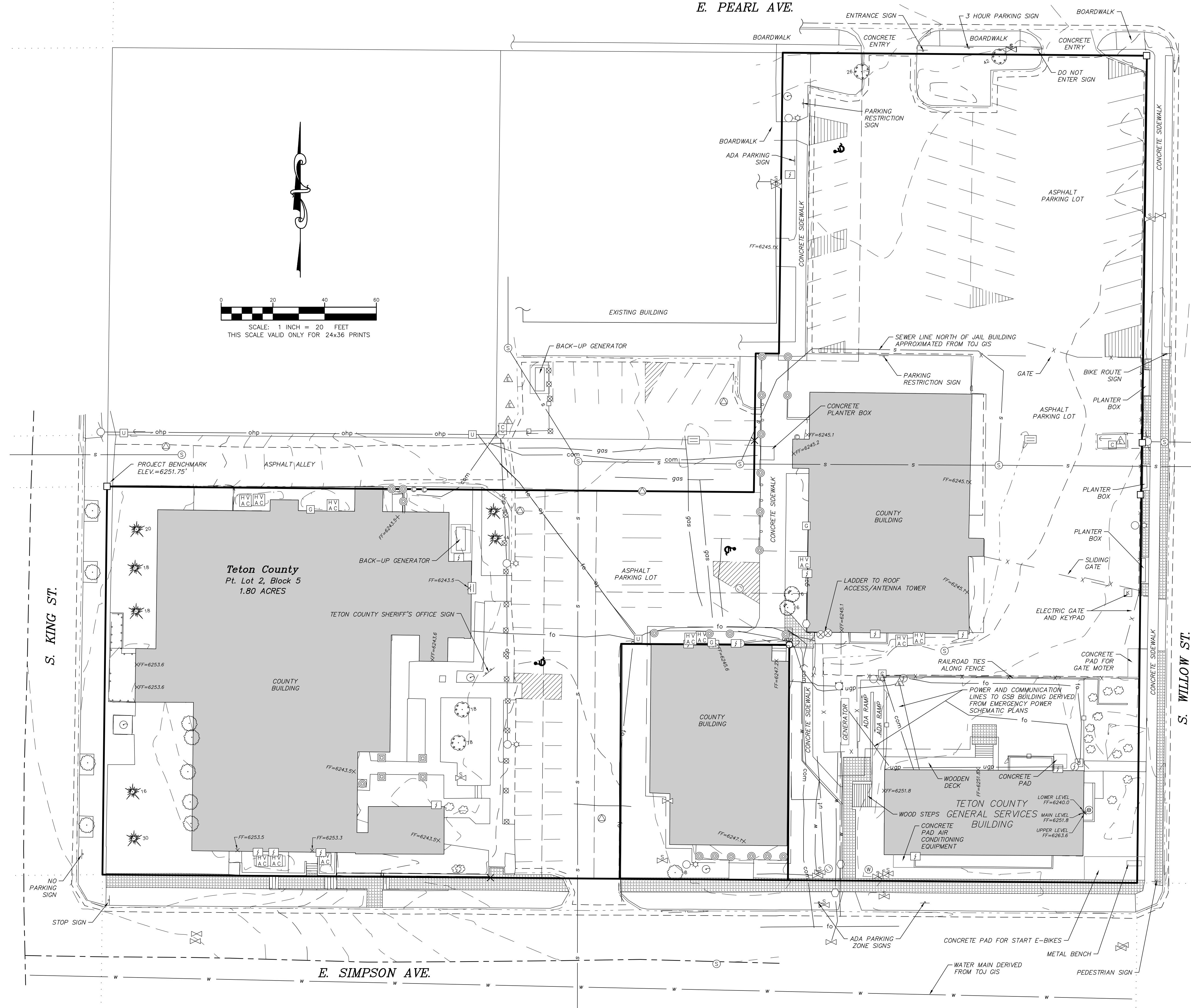
<u>SEED MIXTURE:</u>	
<u>COMMON NAME</u>	<u>LBS./ACRE</u>
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
 TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
 SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.	
 ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.	
 TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.	
 HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.	
 SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.	
 SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.	

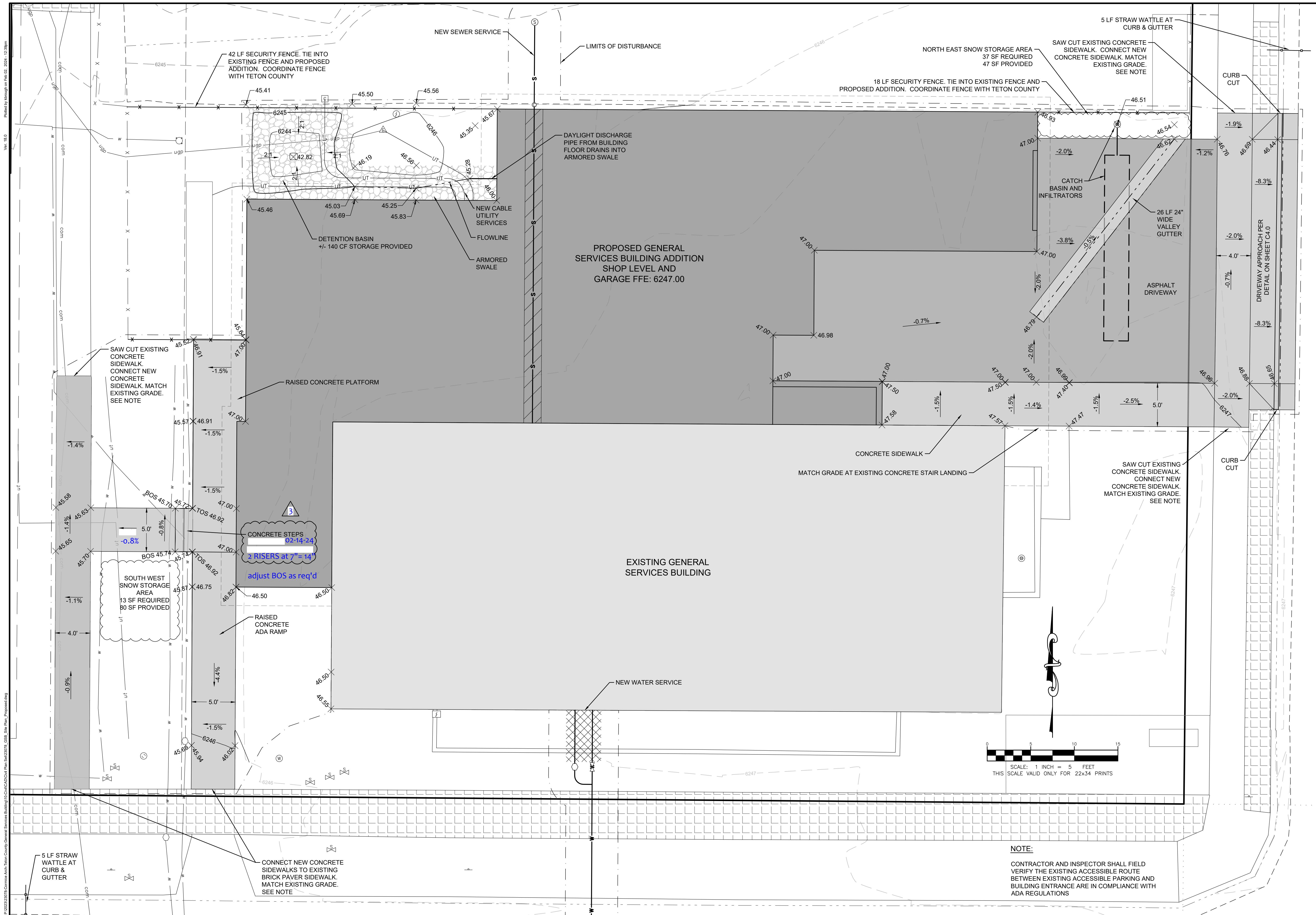
CONSTRUCTION NOTES & SPECIFICATIONS:

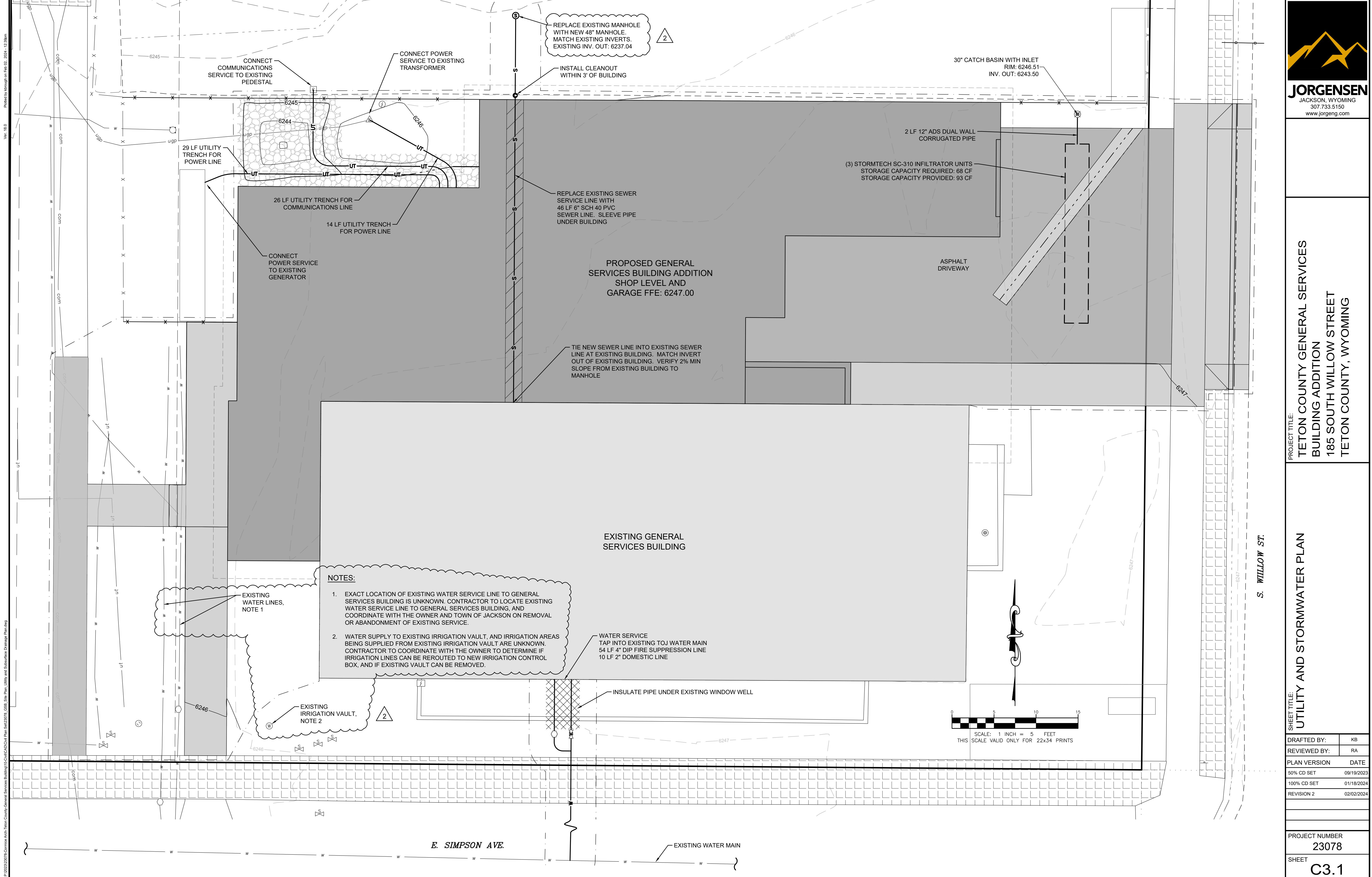
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: TOWN OF JACKSON GRADING AND EROSION CONTROL PERMIT, WYDEQ PERMIT TO CONSTRUCT, WYDEQ WYPDES PERMIT, CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
2. IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER AND SEWER LINES.
5. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
6. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
7. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
8. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPAKTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
9. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
10. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPAKTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
11. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
12. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
13. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
14. REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SUMMER OF 2025.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY OWNER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
19. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
20. NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
21. AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
22. ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
23. ALL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM WETLANDS.
24. ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE TETON COUNTY PLANNING DIRECTOR.
25. BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
26. CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
27. STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
28. ALL AVAILABLE TOPSOIL SHALL BE STORED FOR USE IN REVEGETATION OPERATIONS. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
29. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
30. EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
31. DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWTH OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.
32. UNLESS OTHERWISE SPECIFIED, GRADING SHALL PROVIDE A MINIMUM OF 6 INCHES OF FALL IN THE FIRST 10 FEET AWAY FROM FOUNDATION WALL ADJACENT TO LANDSCAPED AREAS. HARDSCAPES SHALL BE SLOPED AT A MINIMUM 2% AWAY FROM THE BUILDING FOR THE FIRST 10 FEET.

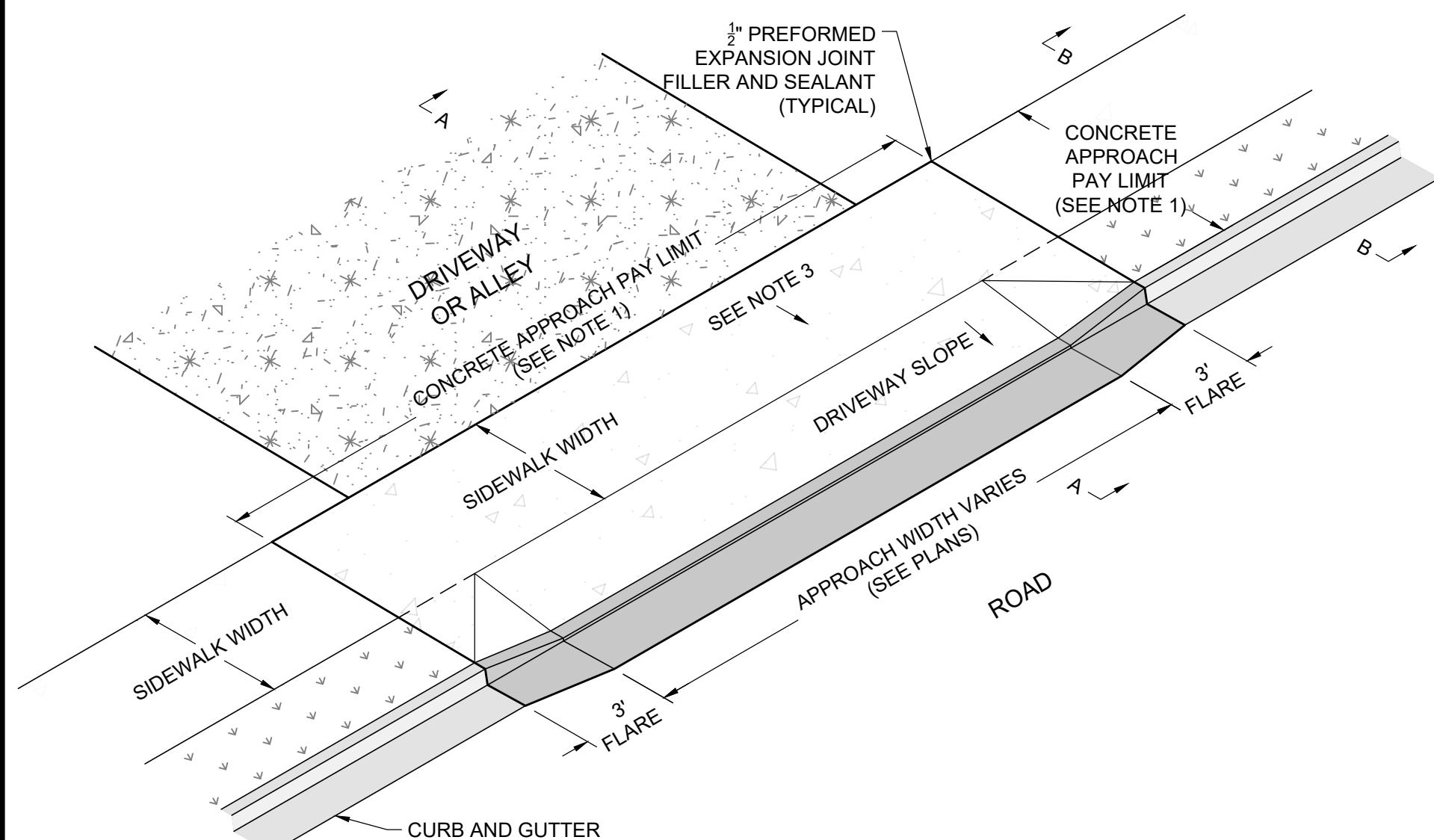
PROJECT TITLE:
**TETON COUNTY GENERAL SERVICES
BUILDING ADDITION
185 SOUTH WILLOW STREET
TETON COUNTY, WYOMING**

SHEET TITLE: **GENERAL NOTES**





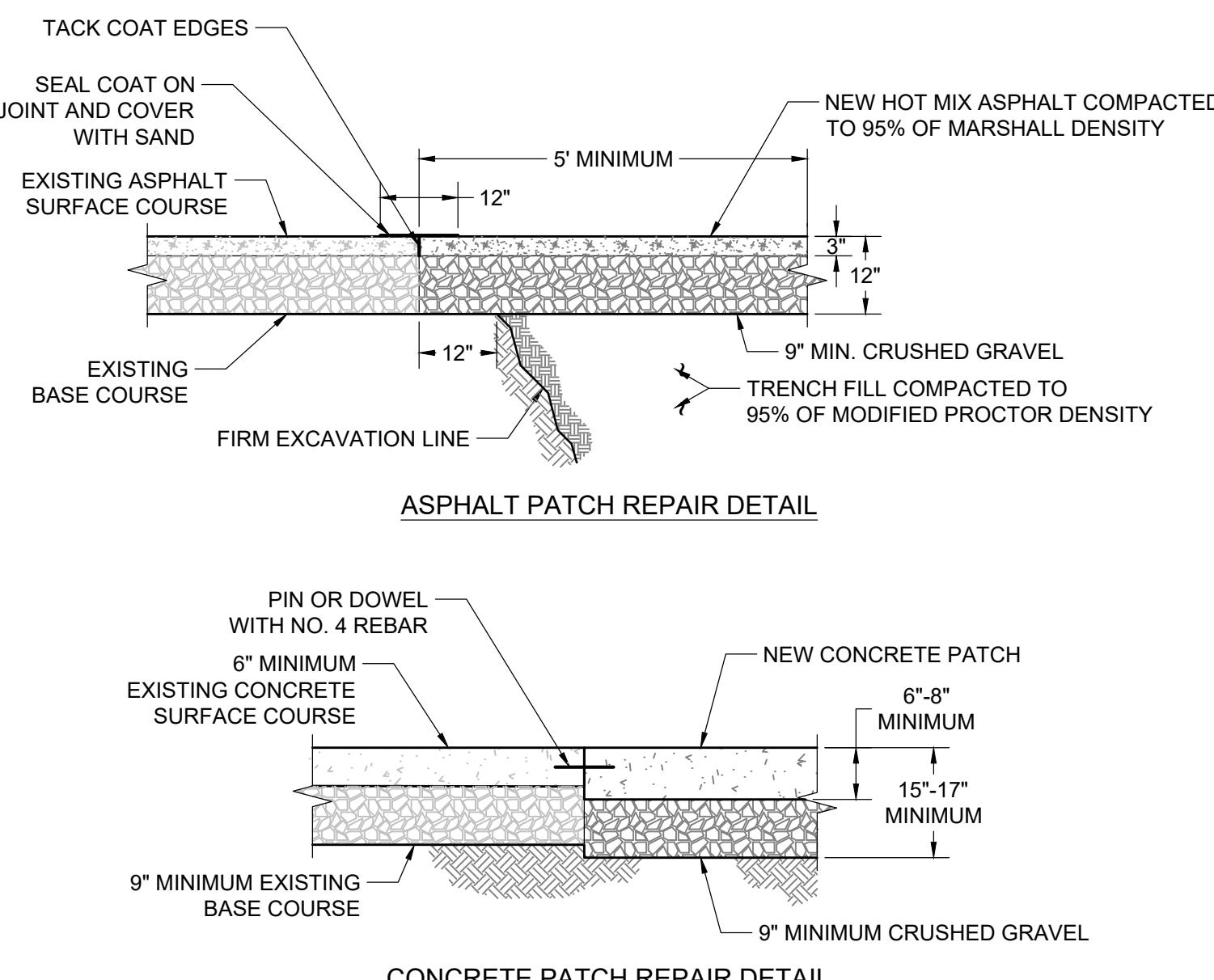




NOTE

1. DRIVEWAYS AND ALLEYWAY APPROACHES: LABELED AREAS ARE PAY LIMITS FOR "CONCRETE APPROACH" BID ITEM. THE FLARES AND/OR RAMPS SHALL BE THE SAME THICKNESS AS THE APPROACH.
2. RAMP SLOPE: DO NOT EXCEED A 1C:12H RAMP SLOPE.
3. CROSS SLOPE: SLOPE SIDEWALK TOWARD STREET. DO NOT EXCEED 1X:50H (2%).

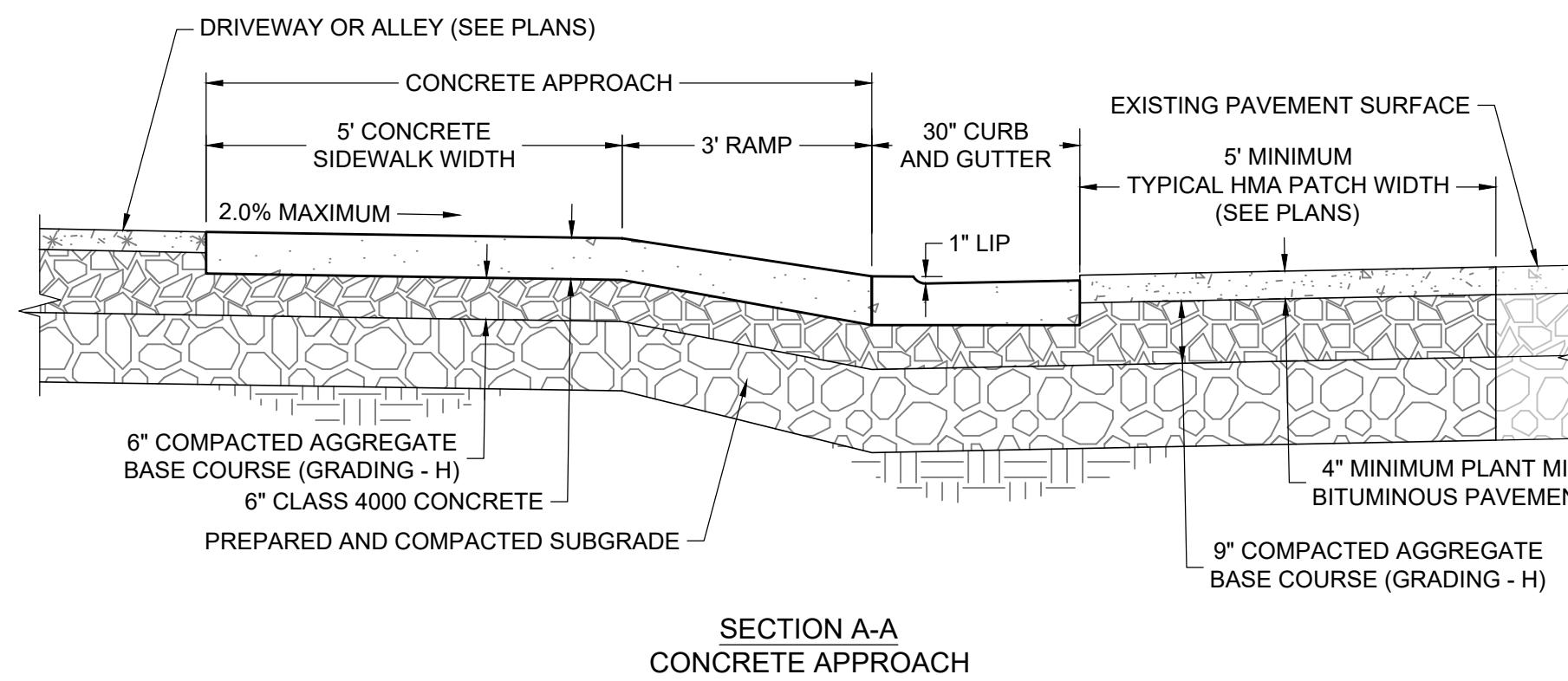
TYPE "A" DRIVEWAY/ALLEY APPROACH DETAIL
NOT TO SCALE



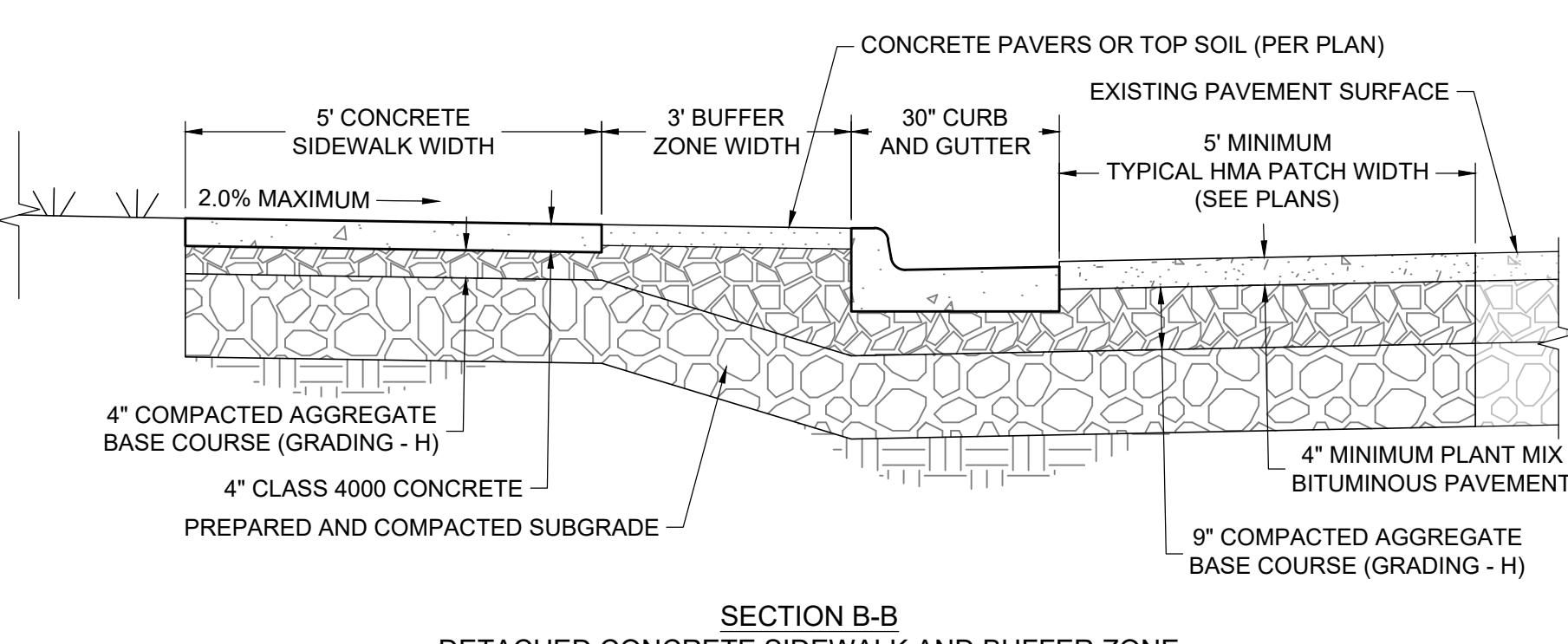
NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN $1\frac{1}{2}$ " IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

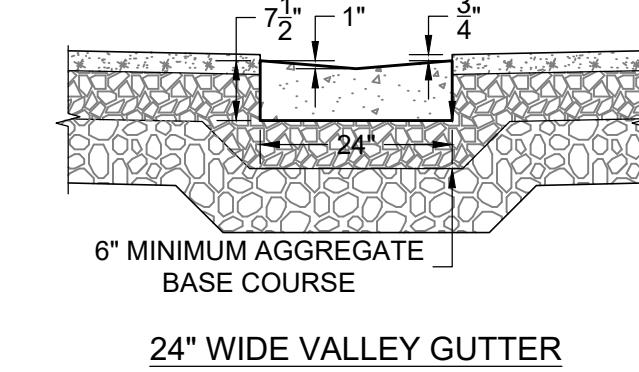
CONCRETE AND ASPHALT PATCH DETAIL
NOT TO SCALE



SECTION A-A
CONCRETE APPROACH



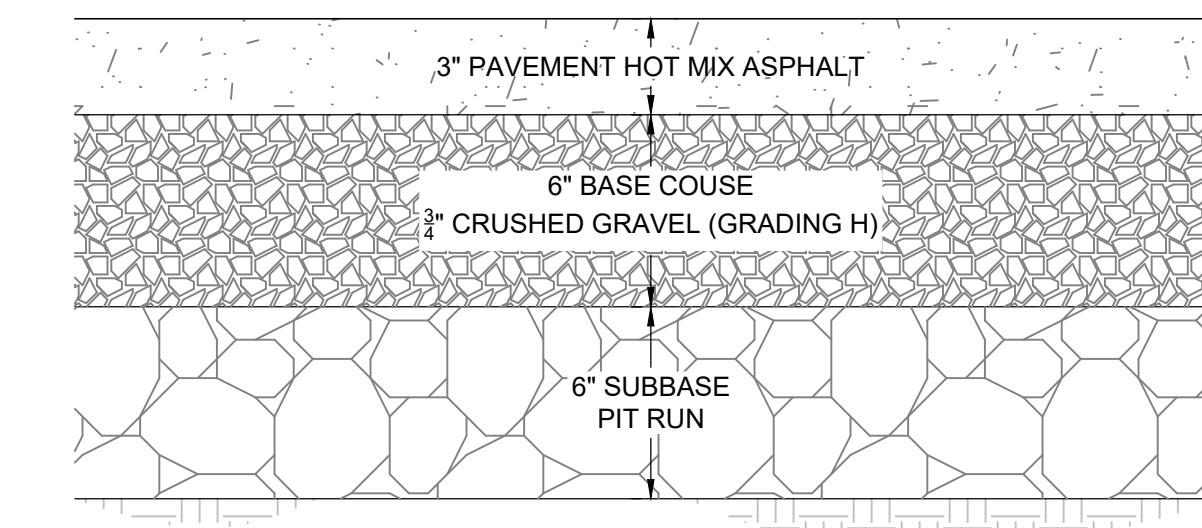
SECTION B-B
DETACHED CONCRETE SIDEWALK AND BUFFER ZONE



NOTE

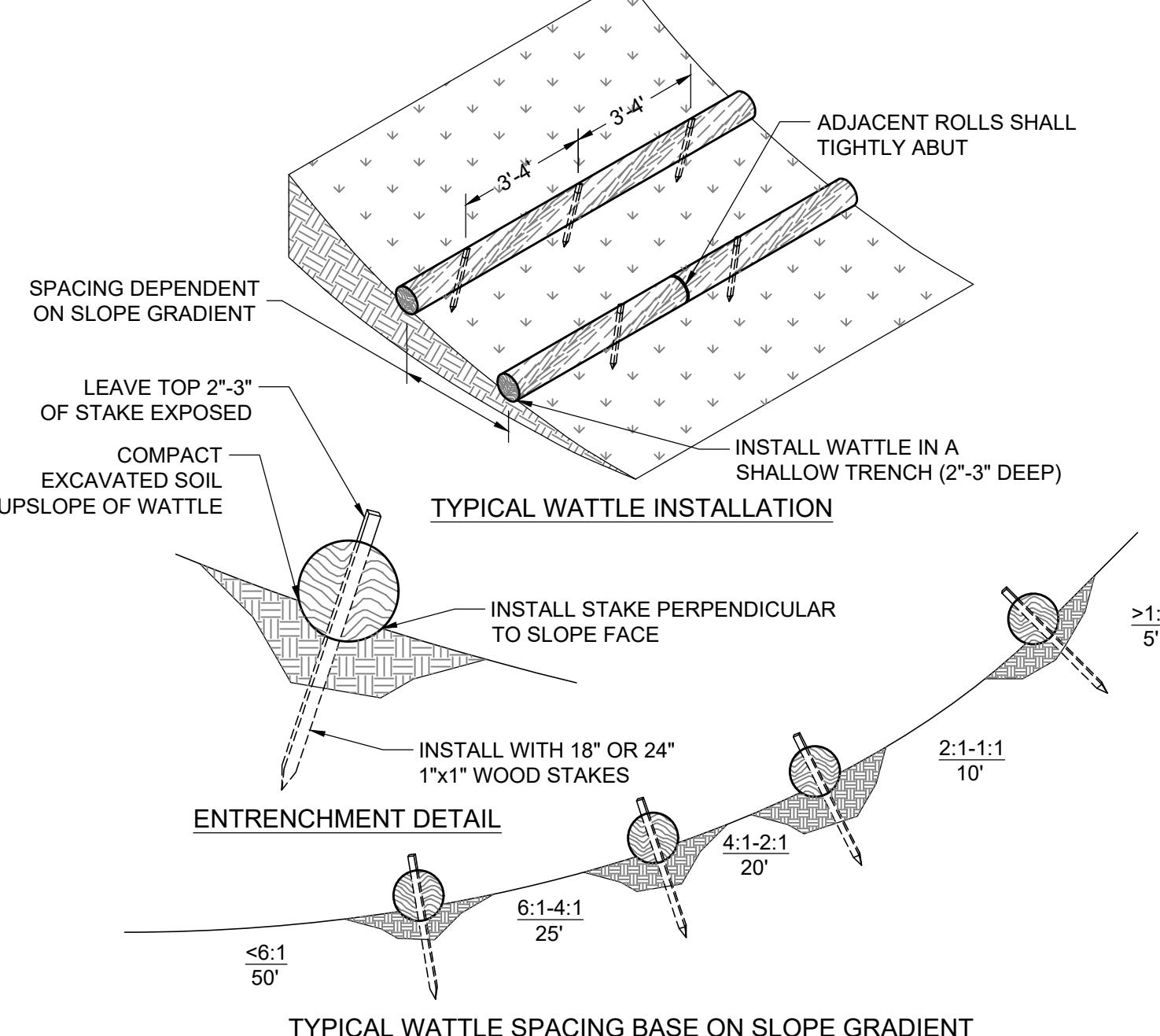
1. VALLEY GUTTER SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.

VALLEY GUTTER DETAIL
NOT TO SCALE



PAVEMENT SECTION
NOT TO SCALE

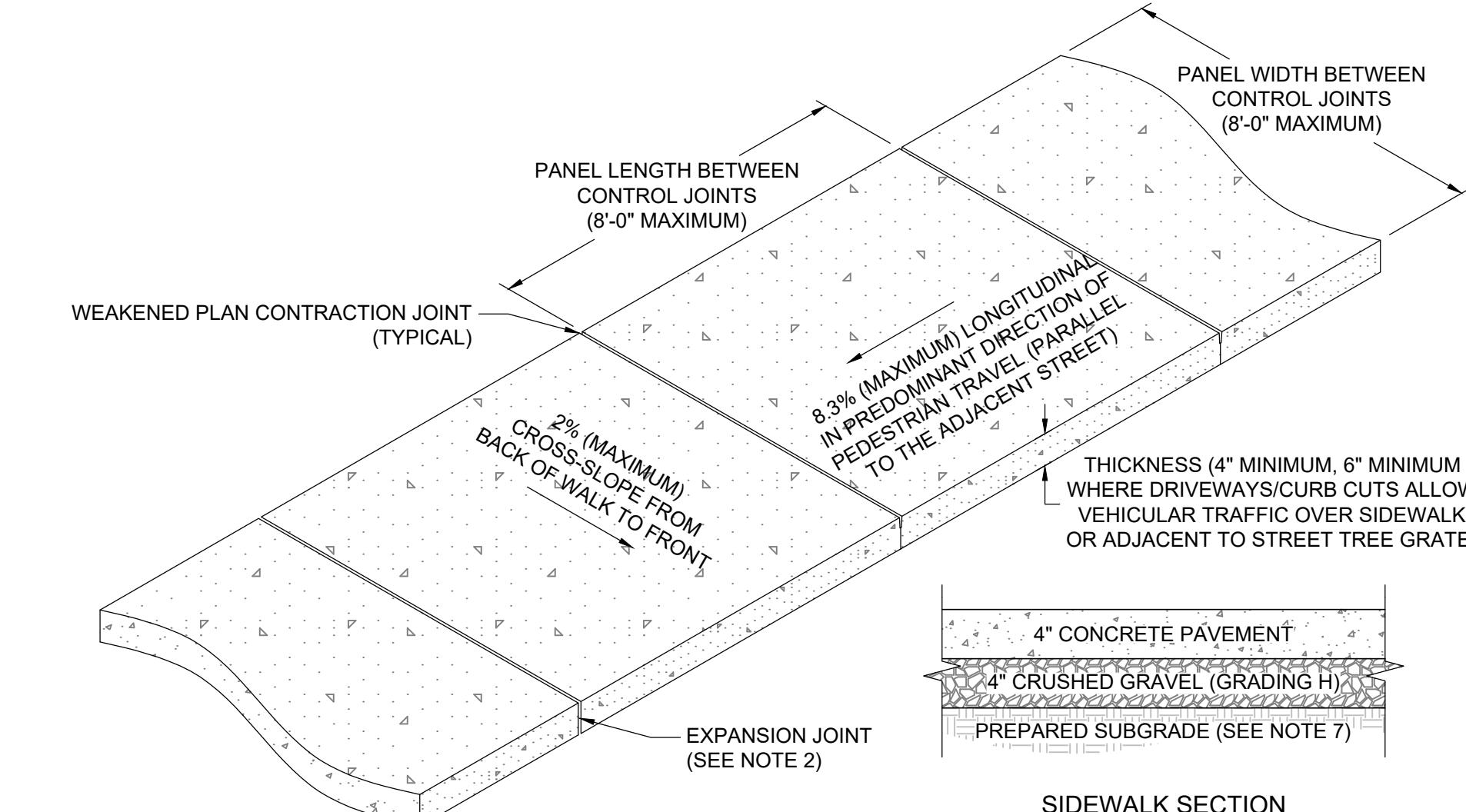
TYPE "A" DRIVEWAY/ALLEY APPROACH SECTIONS
NOT TO SCALE



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 SHALL 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 WATTERS SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4" AND WITH A STAKE ON EACH END. STAKES SHALL BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHALL BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTERS SHALL BE APPROVED BY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

TYPICAL STRAW WATTLE DETAIL
NOT TO SCALE



NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE 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 EIGHT 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.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER.
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRED. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE

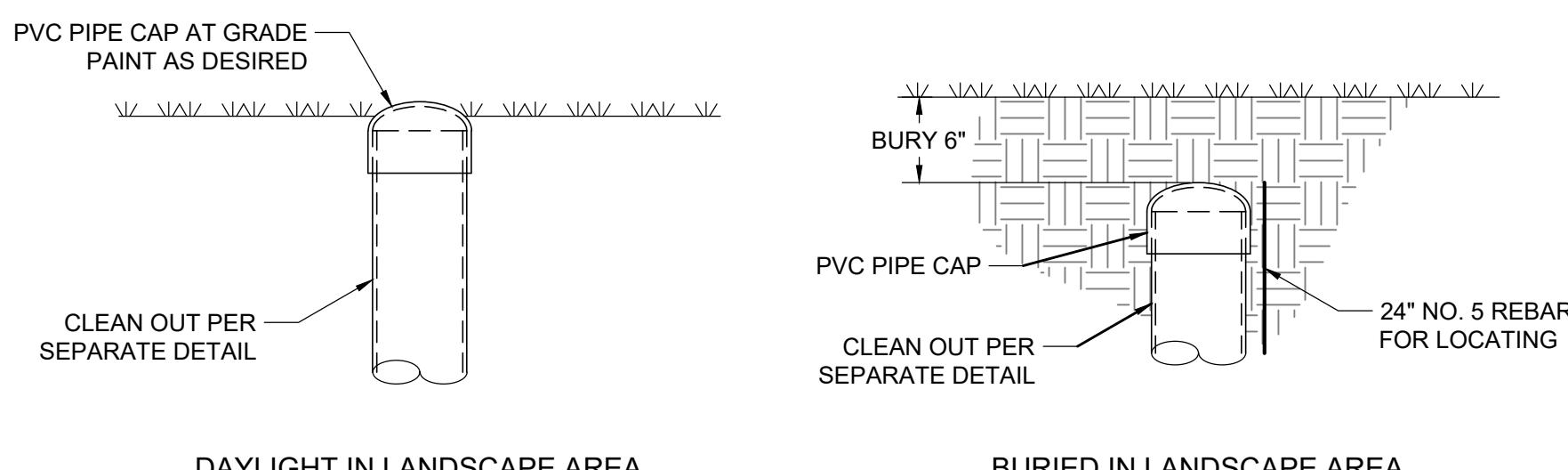
PROJECT TITLE: TETON COUNTY GENERAL SERVICES
BUILDING ADDITION
185 SOUTH WILLOW STREET
TETON COUNTY, WYOMING

SHEET TITLE: GRADING & SITE DETAILS

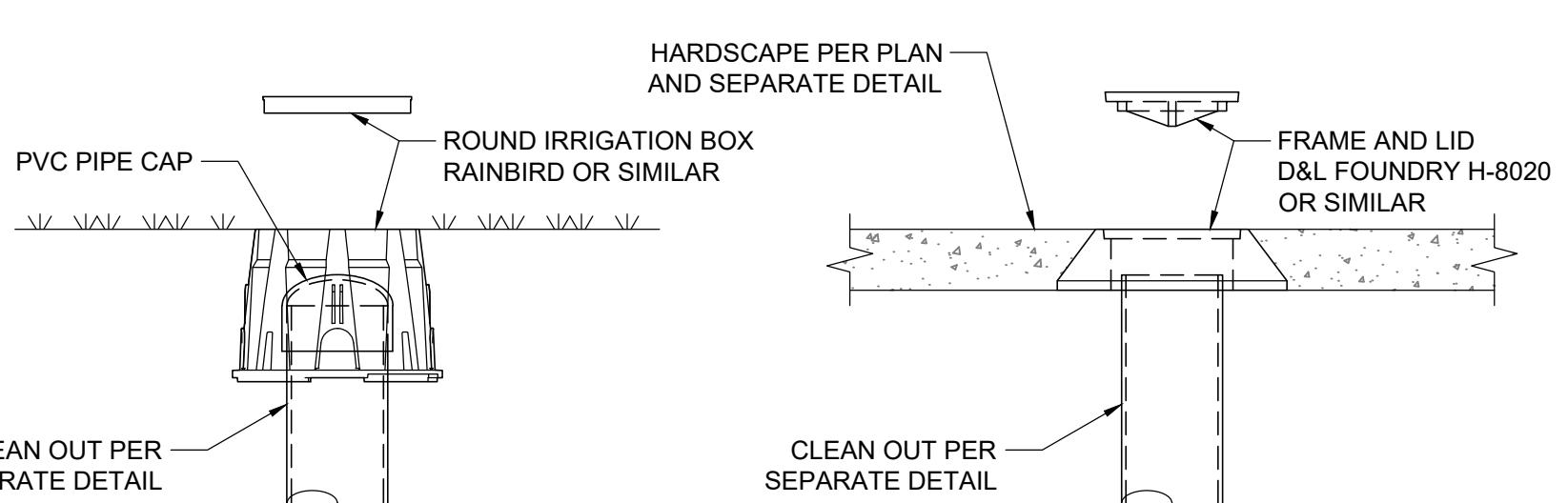
DRAFTED BY:	KB
REVIEWED BY:	RA
PLAN VERSION	DATE
50% CD SET	09/19/2023
100% CD SET	01/18/2024
REVISION 2	02/02/2024
PROJECT NUMBER	23078
SHEET	C4.0

1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK 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 PIPES SHALL MEET ASTM D1785 SPECIFICATIONS, AND ALL PVC FITTINGS SHALL MEET ASTM D2466 SPECIFICATIONS

BUILDING CLEANOUT DETAIL

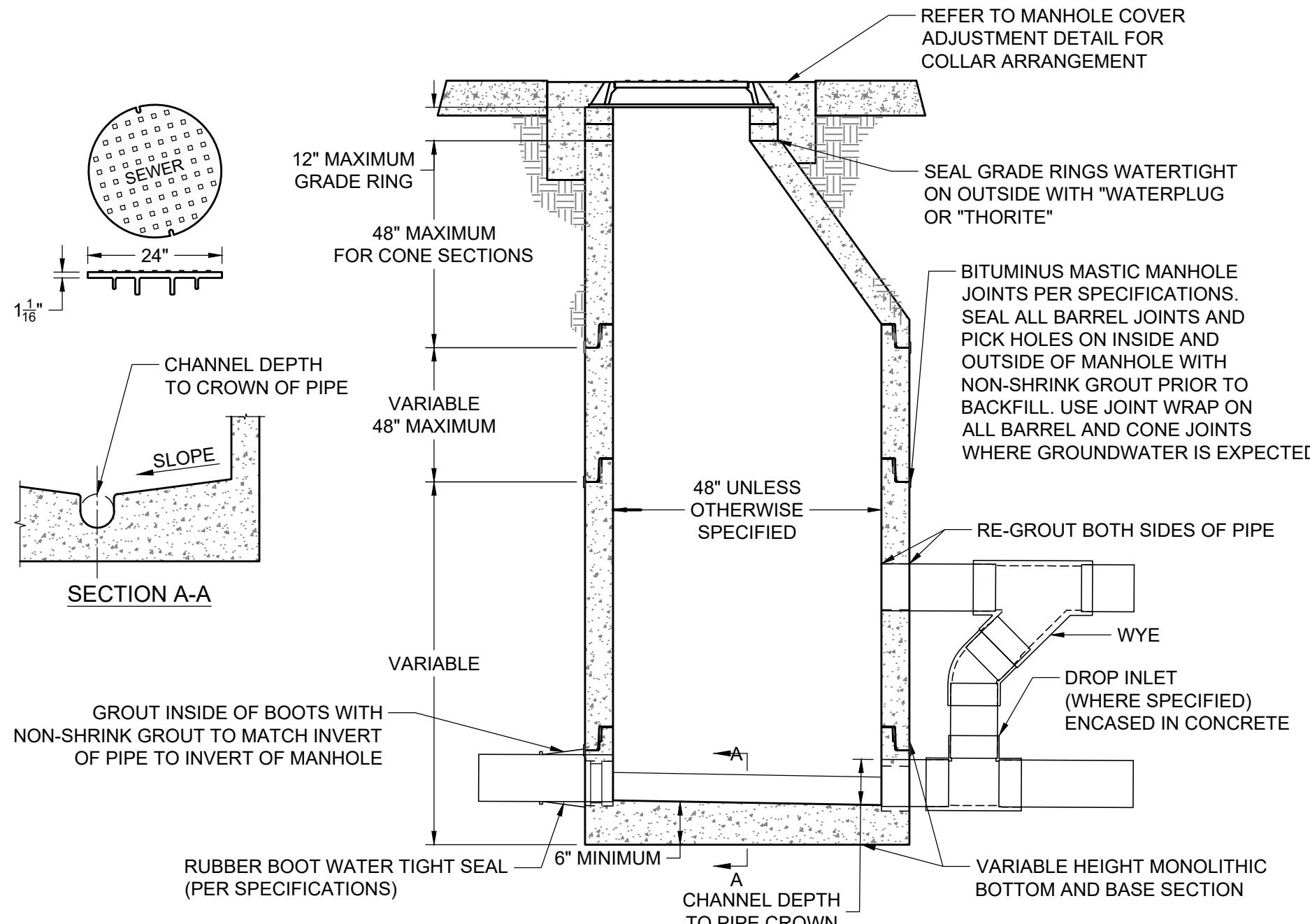


DAYLIGHT IN LANDSCAPE AREA



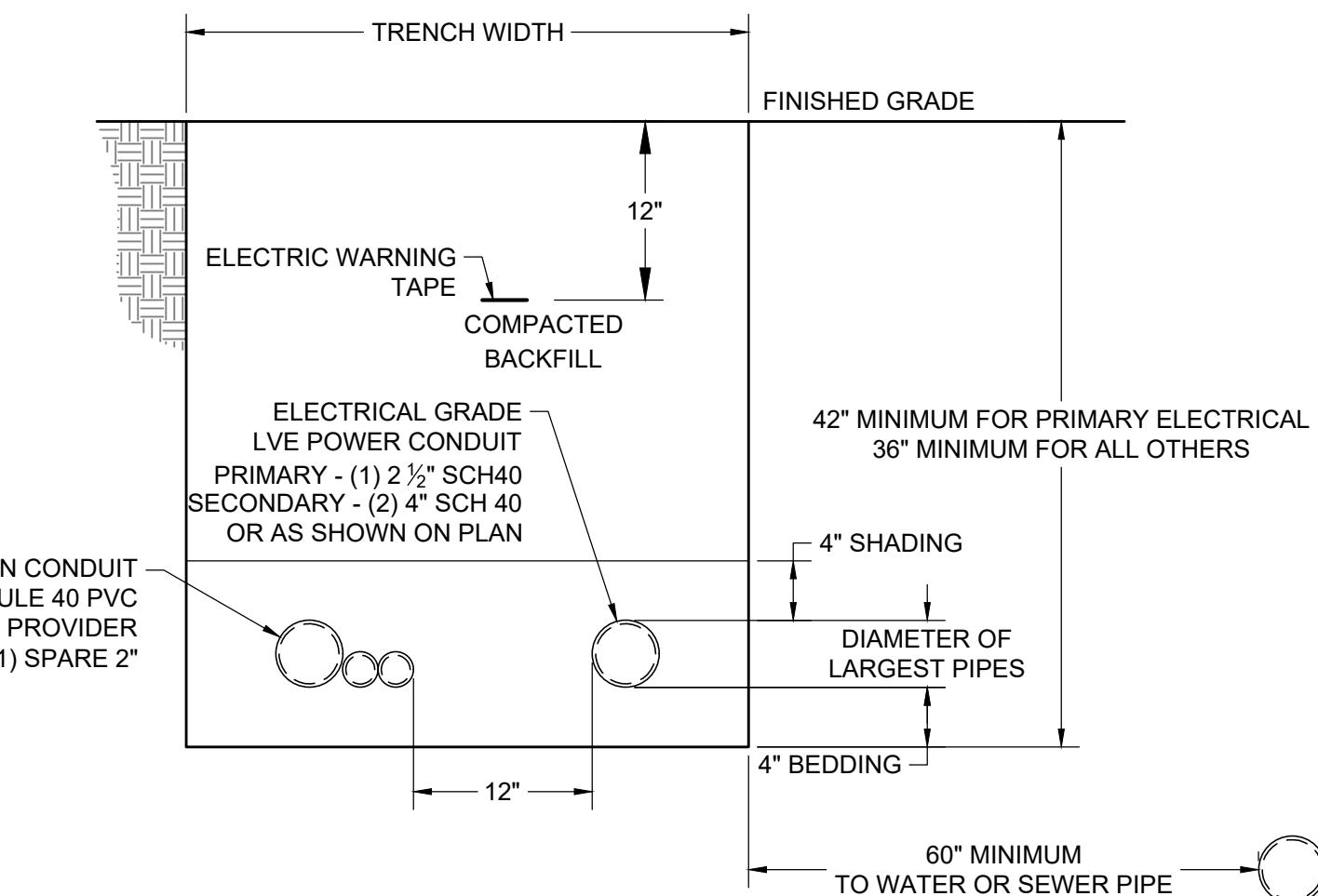
IRRIGATION BOX IN LANDSCAPE AREA

CLEAN OUT SURFACE CONDITION DETAIL
NOT TO SCALE



NOTES:

1. DROP ACROSS INVERT SHALL BE 0.10'. UNLESS OTHERWISE NOTED. INVERT DROPS OF LESS THAN 0.10' AND FLAT GRADE SEWER CONSTRUCTION SHALL GET 2 COATS (RED THEN GRAY) SITKGUARD 62 EPOXY.
2. PRECAST CONCRETE MANHOLE BASES SHALL HAVE A MINIMUM THICKNESS OF 6".
3. MANHOLE BASES SHALL BE REINFORCED TO WITHSTAND THE DEAD LOAD OF THE MANHOLE STRUCTURE AND HS-20 AASHTO LIVE LOAD.
4. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
5. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
6. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
7. ALL MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.



GENERAL 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 HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A $\frac{1}{4}$ " SCREEN (SAND RECOMMENDED).
6. SEAL SPARE CONDUIT WITH PUSH ON CAP AND MARK. WITH 2X4 POST FROM END OF THE CONDUIT TO 3FT ABOVE GROUND. BURY 24" #5 REBAR 3" BELOW FINISHED GRADE TO MARK WOOD POST.

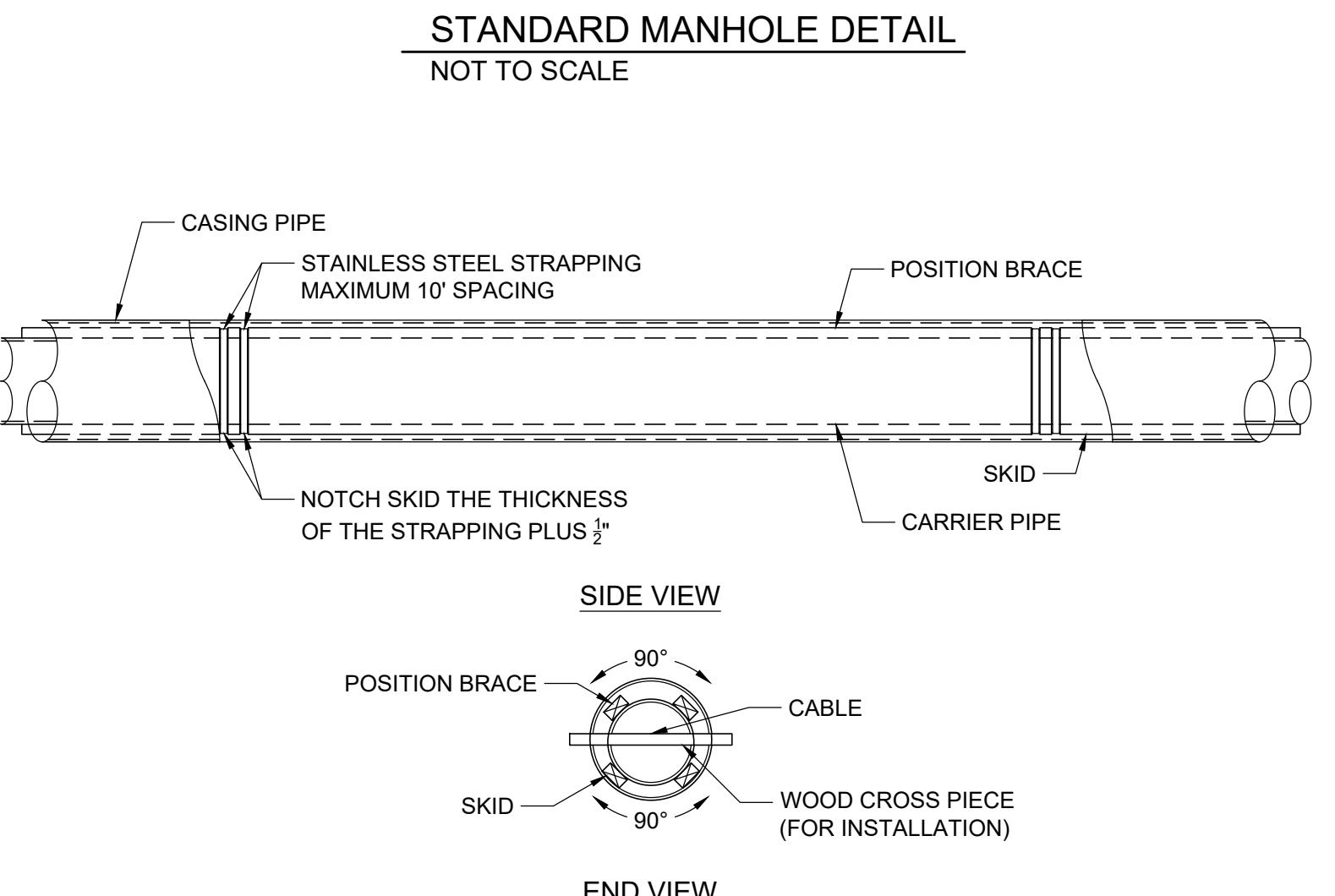


TABLE OF CASING SIZES

NOMINAL PIPE SIZE (DIAMETER IN INCHES)	CASING SIZE (INSIDE DIAMETER IN INCHES)
4	8-10
6	10-12
8	14-16
10	16-18
12	18-20
15	22-24

NOTE

1. NON-PETROLEUM SOAP MAY BE USED TO FACILITATE INSTALLATION OF CARRIER PIPE IN CASING PIPE.
2. SKIDS AND BRACES TO BE PRESSURE TREATED 2x4s.
3. LENGTH OF SKIDS AND BRACES IS EQUAL TO THE PIPE LENGTH MINUS TWICE THE BELL LENGTH.
4. SEE WYOMING PUBLIC WORKS SPECIFICATIONS (1993) FOR CASING CRITERIA

