

AGENDA

Planning and Zoning Commission

August 7, 2019 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of August 21, 2019 or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
 - I. June 19, 2019
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
 - I. **ITEM P19-164:** REQUEST TO AMEND A CONDITION FROM A PREVIOUSLY APPROVED VARIANCE AT THE PROPERTY LOCATED AT 795 SNOW KING DRIVE.
8. PLANNING COMMISSION
 - I. **ITEMS P19-137 & 138:** REQUEST FOR APPROVAL OF A DEVELOPMENT PLAN FOR A 20 UNIT APARTMENT COMPLEX AT 640 & 650 SOUTH GLENWOOD STREET.
 - II. **ITEM P19-146:** DEVELOPMENT PLAN FOR A LOT SPLIT AT 725 CACHE CREEK DRIVE IN THE NEIGHBORHOOD LOW DENSITY - 3 ZONING DISTRICT.
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP

11. MATTERS FROM STAFF

12. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
JUNE 19, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 6/19/19, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri, ☒ Chris Beaulieu,
☒ William Gale, ☒ Thomas Smits

STAFF: Paul Anthony & Tyler Valentine

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

June 5, 2019

A motion was made by: Anne seconded by: Katie
Motion approved or denied by a 7 to 0 vote

NEW BUSINESS: Abby Petri recused herself due to company involvement with the applicant/Genny Block.

PLANNING COMMITTEE

1. ITEM P19-105: REQUEST FOR APPROVAL TO AMEND THE OFFICIAL ZONING MAP FROM URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) FOR A PORTION OF TWO PROPERTIES LOCATED AT 135 & 175 EAST BROADWAY AVENUE.

STAFF PRESENTATION: Paul Anthony.

APPLICANT PRESENTATION: George Putnam & Robin Levy.

PUBLIC COMMENT: None.

PC DISCUSSION: Took Place. PC had several questions about the timing of the request in relation to the larger TS zone/Historic Preservation efforts.

MOTION:

Based upon the findings for an amendment to the Official Zoning Map as presented by staff, and the applicant for Item P19-105 related to 1) Consistency with the purposes and organization of the LDRs; 2) Improved implementation of the desired future character in the Comprehensive Plan; 3) Need to address changing conditions or a public necessity; and 4) Consistency with other adopted

Town Ordinances, I move to recommend **approval** to the Town Council to change the zoning from Urban Commercial (UC) to Downtown Core (DC) for a portion of the properties located at 135 & 175 East Broadway Avenue subject to this staff report and the departmental reviews attached hereto.

A motion was made by: Thomas seconded by: Anne
Motion approved or denied by a _6_ to _0_ vote

2. ITEM P19-114: REQUEST FOR APPROVAL TO AMEND THE OFFICIAL ZONING MAP FROM URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) FOR THE PROPERTY LOCATED AT 105 EAST BROADWAY.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: John Stennis.

PUBLIC COMMENT: None.

PC DISCUSSION: Short discussion took place.

MOTION:

Based upon the findings for an amendment to the Official Zoning Map as presented by Staff and the applicant for Item P19-114 related to 1) consistency with the purposes and organization of the LDRs; 2) improved implementation of the desired future character in the Comprehensive Plan; 3) need to address changing conditions or a public necessity; and 4) consistency with other adopted Town Ordinances, I move to recommend **approval** to the Town Council to change the zoning from Urban Commercial (UC) to Downtown Core (DC) for the property located at 105 East Broadway Avenue, subject to this staff report and the departmental reviews attached hereto.

A motion was made by: Will seconded by: Abby
Motion approved or denied by a _7_ to _0_ vote

3. ITEM P19-097 & P19-098: SKETCH PLAN AND ADMINISTRATIVE ADJUSTMENT TO DEVELOP 29-UNIT CONDOMINIUM BUILDING AT 165 AND 185 NORTH GLENWOOD STREET

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: S.R. Mills, Arne Jorgensen & Joe Luvit.

PUBLIC COMMENT: Kimles Wilson

PC DISCUSSION: Discussion took place about shifting Glenwood Street, snow on the roofs, short-term rentals, etc.

MOTION:

Item A: Based on the findings as presented in the staff report and made by the applicant for an **Administrative Adjustment** (Item P19-098), I move to make findings 1-5 in Section 8.8.1.C of the Land Development Regulations relating to 1) applicability; 2) unusual constraint, better protects natural or visual resources, or better supports purpose of zone; 3) consistency with zone or Comprehensive Plan; 4) danger to public safety; and 5) incremental administrative adjustments, and to **recommend approval** to the Town Council of an Administrative Adjustment to reduce to reduce the pedestrian frontage “Trees in Grate” pedestrian frontage from 13’6” to 13’1” on the Glenwood frontage and to 10’1” on the Gill frontage for the property located at 185 North Glenwood Street, legally known as Lots 1 – 4, BLK. 6, JACKSON, subject to the departmental reviews and one condition of approval.

1. Final design approval of the curb and Glenwood Street cross section shall be obtained from the Town Engineer and Planning Director prior to approval of the Building Permit.

A motion was made by: Abby seconded by: Anne
Motion approved or denied by a _7_ to _0_ vote

Item B: Based upon the findings as presented in the staff report and made by the applicant for a **Sketch Plan** (Item P19-097), I move to make findings 1-5 in Section 8.3.13.C of the Land Development Regulations related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with relevant LDRs & Town Ordinances; 5) Conformance with past permits & approvals, and to **recommend approval** to the Town Council of a Sketch Plan for a 29-unit condominium building for the property located at 165 and 185 North Glenwood Street, legally known as Lots 1 – 6, BLK. 6, JACKSON, subject to the departmental reviews and the following conditions.

1. The applicant shall pave the alley adjacent to the property for the full length of the 300’-wide project site.
2. As part of the Development Plan submittal, the applicant shall clarify how they plan to ensure that long-term residential units are not used for short-term rental use.

A motion was made by: Abby seconded by: Chris
Motion approved or denied by a _7_ to _0_ vote

OLD BUSINESS: None.

MATTERS FROM COMMISSION: None.

AGENDA FOLLOWUP: None.

MATTERS FROM STAFF: Update on TS zoning & Historic Preservation. Updates on Tyler Sinclair's new Community Development Director Position and Paul Anthony's new Planning Director position. Further updates on other new town positions. Brief discussion on the budget being passed.

ADJOURN:

A motion was made by: Anne seconded by: Thomas
Motion approved or denied by a _7_ to _0_ vote



TOWN OF JACKSON BOARD OF ADJUSTMENT AGENDA DOCUMENTATION

PREPARATION DATE: AUGUST 2, 2019
MEETING DATE: AUGUST 7, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P19-164:** REQUEST TO AMEND A CONDITION FROM A PREVIOUSLY APPROVED VARIANCE AT THE PROPERTY LOCATED AT 795 SNOW KING DRIVE.

APPLICANT/OWNER: BARBARA ALLEN

STATEMENT/PURPOSE

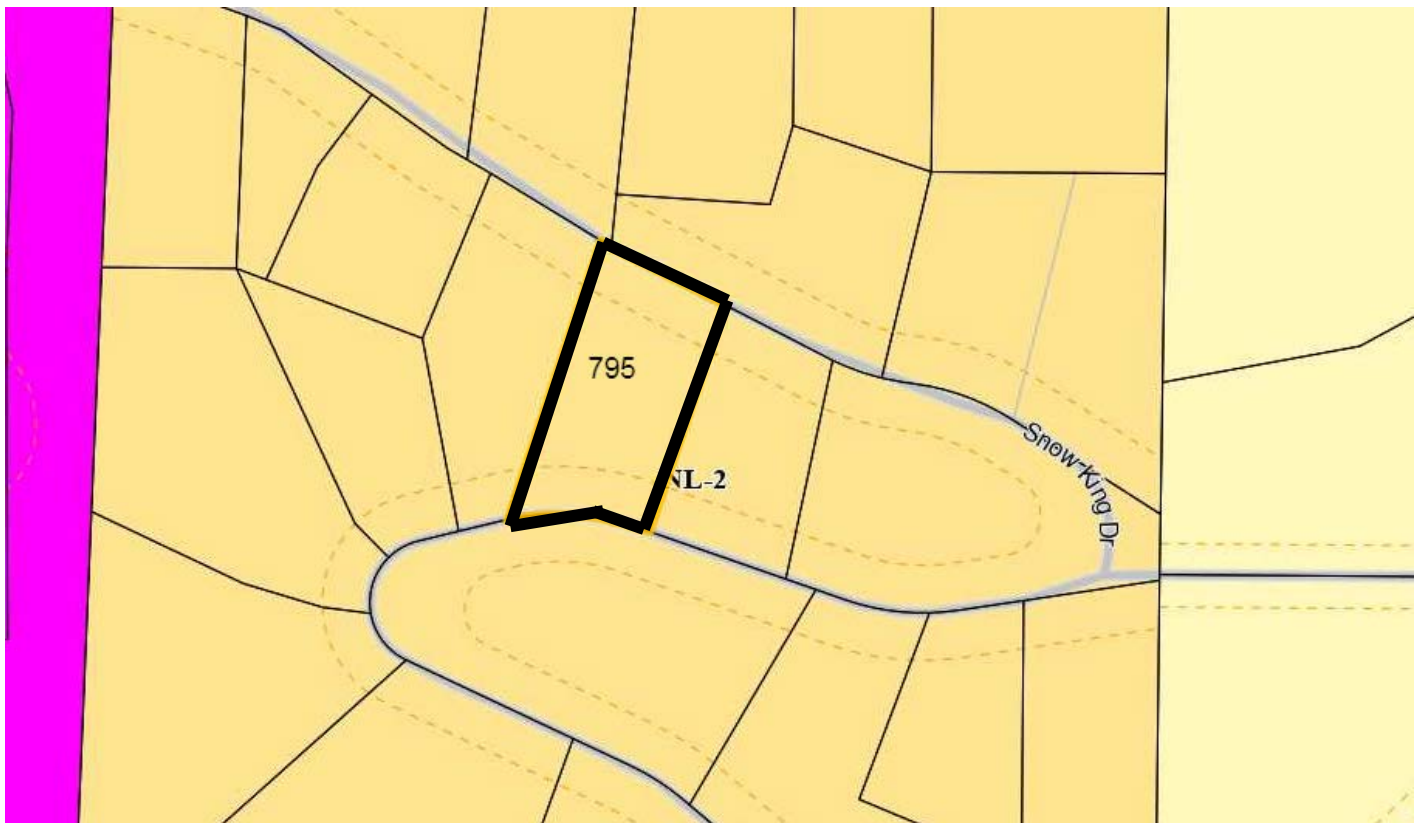
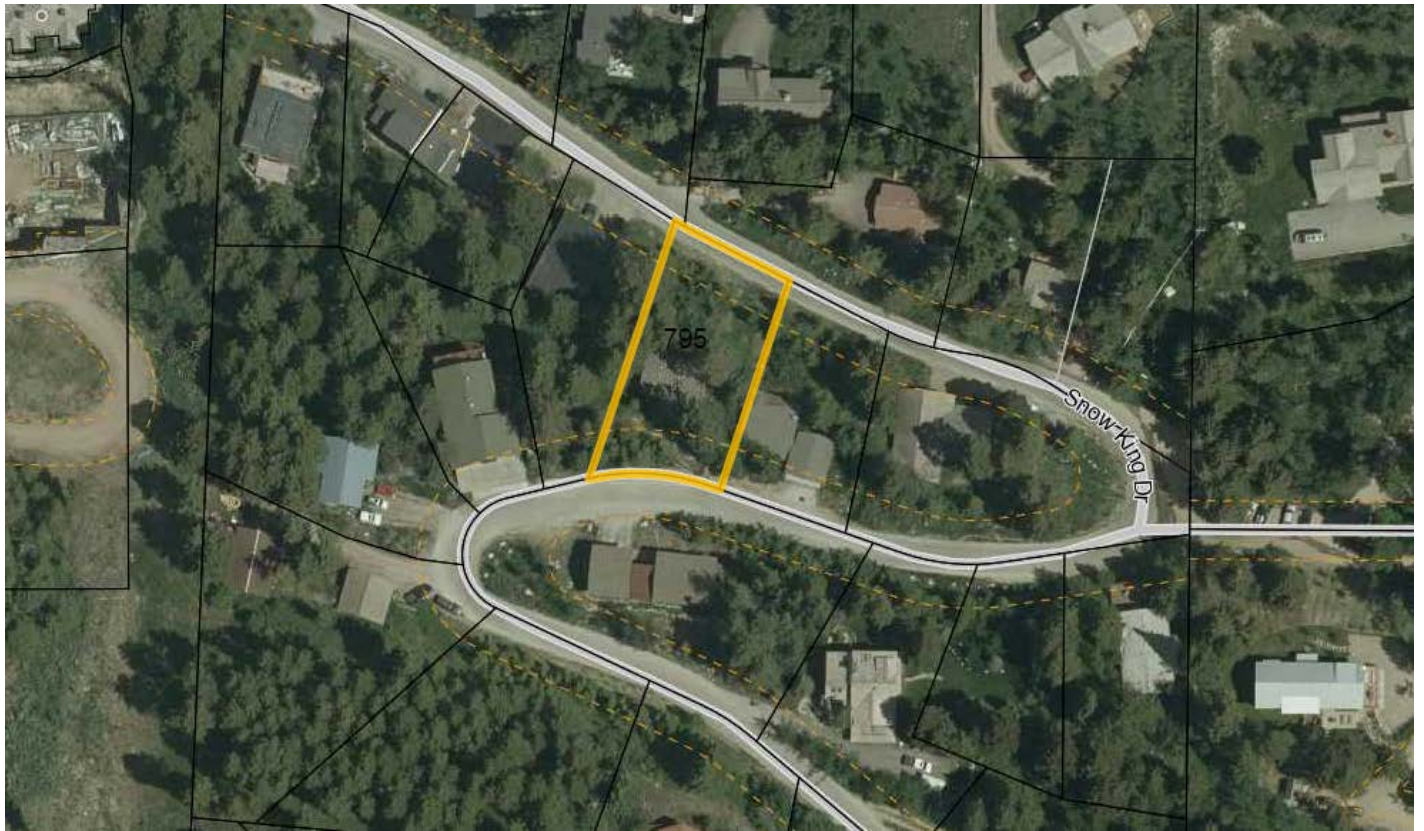
The applicant is seeking to amend a condition from a previously approved setback variance (P17-088). Specifically the applicant seeks to add two more years to the three-year variance deadline changing the expiration date from June 21, 2020 to June 21, 2022.

APPLICABLE REGULATIONS

Section 8.8.2. Variances

LOCATION

The subject property is described as Lot 6, Snow King Estates, and is addressed as 795 Snow King Drive. An aerial photo and zoning map are shown on the following page:



BACKGROUND/ALTERNATIVES

Background:

On June 21, 2017 the Board of Adjustment approved a variance (P17-088) to reduce the 30-foot front yard setback for a detached garage to 8 feet as measured from the 30-foot roadway easement subject to the following two conditions:

1. The owner shall obtain an Encroachment Agreement from the Town to use a portion of the existing 30' roadway easement for a garage and associated retaining elements and no building permit shall be submitted until such agreement is approved and recorded.
2. The variance shall expire 3 years from the date of approval.

On July 17, 2017 the Town Council approved an encroachment agreement (P17-123) for the proposed garage and associated retaining elements.

Starting in May 2018, the Town Public Works Department began the Snow King Estates Water Main Line Improvement Project which is set to be completed in October 2019. This project has significantly limited vehicular access on Snow King Drive and the routine road closures have significantly affected and limited the 2018 and 2019 construction season for private property owners pursuing site/home improvements, expansions, etc.

Applicant's Request:

The applicant is requesting approval to extend their 3-year variance deadline (June 21, 2020) to 5-years (June 21, 2022) due to the Town's water main line improvement project which significantly affected the 2018 & 2019 construction seasons. Essentially the applicant is asking for the two years back that were lost due to circumstances beyond their control. This request would require the applicant to submit a building permit before June 21, 2022 or the variance will expire. No changes to the original 8-foot variance are being proposed.

STAFF ANALYSIS

Staff has no concerns with the applicant's request primarily because the lost building seasons were out of the applicant's control. Giving back to the applicant two years for the two years that were lost is a reasonable request. In addition, no changes to the original 8-foot variance are being requested.

PUBLIC COMMENT

Staff has not received public comment at the time of writing this report.

STAFF FINDINGS

Pursuant to Section 8.8.2 Variances of the Land Development Regulations, the following findings shall be made prior to granting the Variance.

****Because no physical development changes are being proposed, the previous findings that were made have not changed and all 6 findings have been carried forward with this request.***

1. ***Special conditions and circumstances exist.*** *There are special circumstances or conditions which are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the neighborhood.*

Complies. As conditioned, staff finds that special circumstances and conditions do exist on the property, specifically related to the steep hillside slopes. Had the subject lot been flat like typical Town lots, the addition of an attached or detached garage would not be difficult. A flat lot would otherwise allow an attached garage on the front or side (east) of the home or a detached garage to the rear. However, the existing slopes make it extremely difficult to attach the garage and the slopes to the rear make it unfeasible to build a detached garage.

2. ***Not result of applicant.*** *The special circumstances and conditions have not resulted from any willful modification of the land or building.*

Complies. As the lot existed prior to the applicant purchasing the property and prior to the adoption of the 1994 Land Development Regulations, the variance request is not the result of any actions by the applicant.

3. ***Strict application deprives reasonable use.*** *The special circumstances and conditions are such that strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community.*

Complies. As conditioned, staff finds that the strict application of accessory structure setbacks on the subject lot deprives the owner of reasonable use of the site. Attaching a garage to the primary structure or a detached garage to the rear is unfeasible due to the steep slopes, thus the reasonable location to place the garage is closer to the street. Furthermore, the new garage will provide formalized parking on-site as required by the LDRs to help solve the issue of on-street parking during winter months.

4. ***Minimum Variance.*** *The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant.*

Complies. Staff finds that 8' is the minimum variance necessary to provide balance between the purpose of the regulation and the impact on the applicant. 35 other lots have already been granted 8' front yard and rear yard setbacks based on similar lot circumstances, thus 8' can be considered the standard for what is reasonable. Furthermore, based on the location of the existing driveway, allowing the 8' setback will place the new garage adjacent to the driveway limiting the site disturbance.

5. ***Not injurious to neighborhood.*** *The granting of the Variance will not be injurious to the neighborhood surrounding the land where the Variance is proposed, and it is otherwise not detrimental to the public welfare.*

Complies. Staff finds that this request will not be injurious to the surrounding neighborhood. The applicant is proposing a detached garage which is generally smaller in size compared to typical garages and has less of a visual impact being close to the road. Also, since the property slopes drastically from the road, the garage will already be located several feet below the elevation of the road alleviating some of the visual impacts. Furthermore, the applicant is not utilizing all of the allowed Lot Coverage granted to this site and the proposed structure's bulk and mass is consistent with existing development in the immediate vicinity.

6. ***Consistent with the LDRs.*** *The granting of the Variance is consistent with the general purpose and intent of the Land Development Regulations.*

Complies. Staff finds this variance to be consistent with the general intent of the Land Development Regulations as it seeks to maintain the character of residential neighborhood. The request will also allow the owner to construct a much needed garage which will encourage parking on-site and less parking on the narrow roadway. In addition, other than the requested variance, the project as proposed is able to meet all other applicable requirements such as FAR, LSR, Lot Coverage, etc.

ATTACHMENTS

Applicant Submittal
Departmental Reviews

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of Item P19-164, an amendment to Variance P17-088, specifically to change the expiration date of the variance from 3 years to 5 years, ending on June 21, 2022, for the property located at 795 Snow King Drive, subject to the department reviews attached hereto and the following condition:

1. The variance shall expire on June 21, 2022.

SUGGESTED MOTION

Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exists; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P19-164, I move to **approve** an amendment to Variance P17-088, specifically to change the expiration date of the variance from 3 years to 5 years, ending on June 21, 2022, for the property located at 795 Snow King Drive, subject to the department reviews attached hereto and the following condition:

1. The variance shall expire on June 21, 2022.

June 21, 2019

To: The Town of Jackson Planning Department
The Town of Jackson Board of Adjustment
From: Barbara Allen
Ref: Variance Extension for 795 E. Snow King Drive

Dear Sir or Madam,

Attached please find an application requesting an extension of the variance granted for 795 E. Snow King Drive.

I was granted a front yard setback variance in June of 2017 which was predicated on the Town Council agreeing to an Encroachment Agreement that was granted in August of 2017. By the time I received the Encroachment Agreement, it was too late in the season for me to complete the necessary work and bids to excavate and build the garage for which the variance was granted. Snow King Drive, as you know, was closed for 2018 during the building season and is closed again through July of 2019. The variance was for three years. I would like to request that the Board of Adjustment extend the variance for the two years that the road was closed which would bring it to June of 2022.

Thank you for your time and consideration.

Sincerely,


Barbara Allen
Owner



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: BARBARA ALLEN

Physical Address: 795 E. SNOW KING DR.

Lot, Subdivision: LOT 6 SNOW KING ESTATES PIDN: 22-41-16-34-4-04
000

PROPERTY OWNER.

Name: BARBARA ALLEN Phone: 307-413-3510

Mailing Address: PO BOX 1673 ZIP: 83001

E-mail: BARBARA.ALLEN@JHSIR.COM

APPLICANT/AGENT.

Name: SAME AS ABOVE Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

☒ Property Owner ☐ Applicant/Agent

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

Use Permit

☐ Basic Use
☐ Conditional Use
☐ Special Use

Relief from the LDRs

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

Physical Development

☐ Sketch Plan
☐ Development Plan
☐ Design Review
Subdivision/Development Option
☐ Subdivision Plat
☐ Boundary Adjustment (replat)
☐ Boundary Adjustment (no plat)
☐ Development Option Plan

Interpretations

☐ Formal Interpretation
☐ Zoning Compliance Verification

Amendments to the LDRs

☐ LDR Text Amendment
☐ Map Amendment

Miscellaneous

☐ Other: _____
☐ Environmental Analysis

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

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

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

Have you attached the following?

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

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

Name Printed

Date

Title

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P19-164	Applied	6/26/2019	STOL
Project Name	795 Snow King Drive	Approved		
Type	VAR SETBACK	Closed		
Subtype	EXTENSION	Expired		
Status	STAFF REVIEW	Status		

Applicant same as above

Owner ALLEN, BARBARA

Site Address	City	State	Zip
795 SNOW KING DRIVE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
SNOW KING ESTATES REPLAT	22411634404009	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks
Notes					
Legal Lea Colasuonno (7/7/2019 7:18 AM LC) No comment at this time.	APPROVED W/CONDITI	6/26/2019	7/17/2019	7/7/2019	No comment at this time.
Planning Tyler Valentine (7/30/2019 9:29 AM TV) Please see staff report.	APPROVED W/CONDITI	6/26/2019	7/17/2019	7/30/2019	



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: AUGUST 2, 2019
MEETING DATE: AUGUST 7, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEMS P19-137 & 138:** REQUEST FOR APPROVAL OF A DEVELOPMENT PLAN FOR A 20 UNIT APARTMENT COMPLEX AT 640 & 650 SOUTH GLENWOOD STREET.

OWNER: BASE CAMP LLC

APPLICANT: ERIKA M. NASH, LONG REIMER WINEGAR LLP

REQUESTED ACTION

The applicant is requesting approval of a Development Plan for a 20 unit apartment complex located at 640 & 650 S. Glenwood Street.

APPLICABLE REGULATIONS

Section 8.3.2 Development Plan

LOCATION

The properties are located at 640 & 650 S. Glenwood Street, legally described as Lots 4, 5, 6 & 7, Block 4 of the Karns Second Addition to the Town of Jackson. An aerial photo and zoning map are shown below:



BACKGROUND

Existing Site Characteristics:

These lots have been zoned Auto-Urban Residential (AR) since 1994 and were rezoned to Neighborhood Medium Density-2 (NM-2) in July 2018 as part of the Districts 3-6 rezone. The subject site (Lots 4-7) is located on a cul-de-sac on South Glenwood and is surrounded by NM-2 zoning to the north, south and west, and Commercial Residential-1 (CR-1) to the east. The four lots are a combined total 0.62 acres (26,845 sf) in size and have alley access. The site is relatively flat and has a 1,709 sf dedicated Town roadway easement which serves as a portion of the cul-de-sac on South Glenwood Street. Currently the northern-most lot has a detached single-family home and detached garage, while the other three lots are vacant.

Previous Approvals:

On November 9, 2018 the Town Council approved Item P17-200 (Sketch Plan) and Item P17-201 (Planned Unit Development (PUD)) for a new 20-unit apartment complex. As part of the PUD approval, a Land Development Regulation (LDR) Text Amendment and Zoning Map Amendment were approved rezoning the property to PUD-NM-2. The PUD approval is subject to nine (9) conditions of approval which are addressed below under Staff Analysis.

Below are the standards that were approved as part of the Sketch Plan and PUD-NM-2 rezone:

Master Plan (Sketch Plan)	
Development Standard	Proposed/Allowed
FAR	.65 max. (16,338 sf)
LSR	.30 min. (7,541 sf)
Plant Units	1 per DU & 1 per 12 parking spaces = 23 units.
Maximum Lot Coverage	.32 or 8,014 sf
Height	35' max.
Stories	3 max.
Density	20 units max.
Parking	34 spaces total
Front Yard Setback	12' min from PL 12' min from roadway easement
Side Yard Setback	5' min.
Rear Yard Setback	20' min.
Any development standards not included above will be applied as allowed or required in Sec. 2.2.8 Neighborhood Medium Density-2 (NM-2)	See NM-2 standards
Allowed Uses	Proposed/Allowed
Residential	
Apartment	B
Attached Single-Family	B
Accessory Uses	
Home Occupation	B

Applicant's Request:

The applicant is proposing an apartment project that consists of 20 units within one building for a total of 16,388 sf of floor area. The building is three-stories and 35' in height. The individual units are as follows: 4 studios (392 sf each), 2 one-bedrooms (570 sf each), 11 two-bedrooms (range of 731-801 sf) and 3 three-bedrooms (range of 970-1212 sf). At this time it is the intent of the owner to keep these units as rentals but they have reserved the right to convert the apartments to condominiums in the future.

Although one building, the design is intended to break up the massing by separating the 2nd and 3rd floors so that from the street the upper levels appear as three separate buildings. The design includes moderately sized windows with recessed balconies and entrances that face the street. The exterior materials include concrete masonry block on the first floor and vertical cedar siding on the two floors above. In regards to landscaping, the applicant providing 23 plant units based on the density and parking.

The previous PUD approved a 12 foot front (street) setback, 5 foot side (north & south) setbacks and a 20 foot rear (east) setback. As proposed, the front building setback as measured from the property line along South Glenwood ranges from 14'-3" to 37'-6". The range is due to the cul-de-sac. Along the north property line the building is set back 11 feet, along the south property line the building is set back 24'-6", and along the rear property line the building is set back 44'-6".

The applicant is proposing 32 parking spaces which totals 1.6 parking spaces per unit or .86 per bedroom. Fifteen of the parking spaces are within garages and the remaining 17 are in the rear adjacent to the alley. Three spaces are dedicated as guest parking. Vehicular access will be taken directly from South Glenwood via a one-way entrance with a one-way exit off the alley.

A 5 foot wide landscape strip and 6 foot wide detached sidewalk are proposed along the span of the property along Glenwood and continue north beyond the property connecting to the sidewalk on Snow King Avenue for a total distance of approximately 300 feet. In addition, internal sidewalks are also proposed to connect residents from the building to Glenwood Street. Trash and snow storage have been identified on the site plan. Bicycle storage has also been shown in the northeastern corner of the lot adjacent to the trash enclosure.

STAFF ANALYSIS

The general goal for the Development Plan is to be consistent with the approved Sketch Plan, and in this case the PUD. Staff finds that, as conditioned, the proposed project is consistent with the standards approved as part of the Sketch Plan and PUD (shown in the table above) and meets all other LDR requirements. The PUD contains 9 conditions of approval that need to be addressed with the Development Plan. Below is staff's analysis of each condition:

CONDITION #1: The applicant shall provide a signage and striping plan for on-site parking identifying which spaces belong to which unit. In addition, 3-4 of the on-site spaces shall be designated as guest parking spaces.

Complies. The applicant has provided a sign and striping plan on sheet C5.0 which satisfies the above condition. The plan includes directional signage and striping to formalize the one-way circulation. In addition, the applicant has broken down how parking spaces are assigned to individual units along with a plan to install a sign at each space. Staff has added a condition of approval that all signage approved with this Development Plan shall be included in the Building Permit.

CONDITION #2: The applicant shall design the sidewalks and street landscaping on the east side of South Glenwood to Snow King Avenue to meet the guidelines for pedestrian frontages in the

Community Streets Plan and as noted in this staff report. This includes a 5' attached landscape strip with approved tree plantings properly spaced and 6' detached sidewalk.

Complies. The applicant has provided a preliminary design on sheet C4.0 for a 5-foot wide attached planting area and 6-foot wide detached sidewalk along the entire east side of South Glenwood from the subject property to Snow King Avenue. The planting area in front of the subject property includes native grasses, irrigation and Patmore Ash trees appropriately spaced. However, based upon the recommendation to the applicant from Planning, Public Works and Teton County Parks and Recreation (P&R), the planting area north of the project has been scaled back to no longer include trees because when the vacant lots to the north eventually develop, those new developments will require new curb cuts and driveways requiring the removal of several trees. This will also keep maintenance costs lower for P&R who would otherwise be maintaining the street trees. The original intent of this condition was to provide safe pedestrian access to and from the development via sidewalk and the proposed plan meets that intention. Irrigation and native grasses are proposed in the northern planting area. When the properties to the north develop they will be responsible for installing street trees which is typical for all developments.

With regard to maintenance, P&R has stated that if irrigation is installed in the planting area north of the subject property that P&R will assume responsibility after the first year. With regards to the winter, the property owner will only be responsible for sidewalk snow removal in front of their property. P&R has stated they will assume responsibility of plowing the remaining sidewalk north of the subject property.

This sidewalk condition will ultimately be executed in association with physical development permits at a later date and the final design will be coordinated with the Public Works Department. Staff has added a condition that prior to issuance of any development permits for the site, the applicant shall enter into a Development Agreement for the off-site improvements to be presented to Council at a later time.

When the Town Council approved the Sketch Plan and PUD, this off-site sidewalk improvement condition was not contested by the applicant. Now, as part of the Development Plan, the applicant is questioning the fairness of requiring off-site improvements beyond what is typical in the Town of Jackson. Typically the extent of off-site improvements is limited to areas adjacent to the subject property, which the applicant has accepted responsibility for. However with a PUD, the Town has the ability to condition projects in ways that differ from by-right development in efforts to offset the impacts of the development. The applicant is proposing that the 150-feet of sidewalk, irrigation and native grasses beyond their property should be reconsidered to include a cost-share agreement with the Town. Specifically the applicant is proposing that the Town pay half of the sidewalk improvements costs (please see the August 2, 2019 correspondence).

Staff agrees that the applicant's request to consider some form of cost sharing or joint effort with the Town of Jackson may deserve further consideration. Staff advises that if the Planning Commission is amendable to recommending entering into a cost share agreement for off-site sidewalk improvements that language should be added to Condition #7. The details of final costs, obligations, timing, etc. would ultimately be finalized with the Development Agreement. If the Town is not interested in financially assisting in the sidewalk improvements, then the applicant will be required to pay for and perform 100% of the work.

CONDITION #3: The applicant shall either install a barrier/fence along the alley parking spaces OR shall revise the parking space dimensions so that they are at minimum 22 feet deep.

Complies. Staff finds that the applicant has addressed this condition by revising the parking space dimensions to measure 22 feet deep (each with curb stops) and by adding designated signage at each space. The designated parking space signs meet a previous Sketch Plan condition but also serve as a barrier from vehicles attempting to exit the site into the alley through their parking space. All parking will be accessed internally through the site and not directly from the alley. The applicant also added a 2-foot deep continuous curb, different from the curb stops, just east of the parking spaces to act as a barrier, however this curb is located within the Town right-of-way (alley) and needs to be shifted back onto private property. Staff has added a condition that the applicant revise the site plan to shift these improvements onto private property prior to Town Council review. Shifting or removing the lowered curb is not anticipated to have negative impacts on the applicant meeting the minimum parking dimensions.

CONDITION #4: At the time of Development Plan submittal the applicant shall provide a stamped landscape plan prepared by a licensed Wyoming landscape architect with 23 plants units and cost breakdown. The plan shall locate most of the landscaping in the front of the building but also incorporate planting along both the north and south setback areas.

Complies. Staff finds that the applicant has addressed this condition by providing a stamped landscape plan prepared by a Wyoming licensed landscape architect. The plan includes 23 plant units with the bulk of the plantings in front of the building but also includes sufficient plantings along the north and south landscape strips.

In an effort to preserve existing trees, the applicant is proposing to keep two Spruce trees located in the northwest corner of the property. The LDRs allow and encourage existing vegetation to be kept and credited toward new landscaping requirements, however the location of the Spruce trees straddles the western property line interfering with the detached sidewalk. Keeping these trees would force the sidewalk to jog around the trees in two locations which deviates from LDR standards that call for a detached sidewalk. Although staff is supportive of preserving trees, both Planning and P&R recommend that the two Spruce trees be removed and the sidewalk be redesigned to be detached in these areas. Staff has added a condition to address this matter.

In addition, the applicant will need to revise the landscape plan to show street tree spacing of 30'-40' between each tree.

CONDITION #5: The applicant shall provide a Traffic Analysis & vehicle movement plan consistent with Engineering Department's comments in the department reviews.

Complies. Staff finds that the applicant has addressed this condition by providing a Traffic Analysis and vehicle movement plan prepared by Nelson Engineering. The Traffic Analysis acknowledges that the proposed 20-unit development will result in increased peak hour trip generation of 10 vehicle trips per hour in the AM and 11 vehicles trips per hour in the PM. However the report further states that the anticipated impacts on adjacent streets are minimal. The Engineering Department has not expressed concerns with regard to the vehicle movement plan.

CONDITION #6: This approval is subject to Section 7.4.2.D.13 Apartment Building Exemption. Upon future subdivision the applicant at that time will be subject to the currently adopted Workforce Housing regulations (7.4.2.D.13 will be repeated in its entirety), and subject to the Affordable Housing Regulations in place at the time of sketch plan submission.

Complies. There is no action required by the applicant to meet this condition. This condition will be carried forward with this Development Plan and be documented in the Town files in the event a future

owner seeks to condominiumize the apartments. To clarify, if a future owner applies for a subdivision plat to convert the apartments to condominiums, the owner at that time will be subject to the affordable housing requirements at the time of Sketch Plan submittal (August 13, 2018). The affordable housing regulations in place at that time required a 25% mitigation which would result in at least four units being deed restricted as affordable ownership units.

CONDITION #7: The applicant shall revise the site plan and floor plan to provide pedestrian access from the parking/garage area to the northwestern most unit on the ground level.

Complies. Staff finds that the applicant has addressed this condition by revising the site plans and floor plans to show pedestrian access from the parking/garage area to the northwestern most unit on the ground level.

CONDITION #8: The applicant shall pave the alley to the satisfaction of the Public Works department as stated in the department reviews.

Complies. The applicant's original application included a cost-share proposal for the alley improvements. However in their most recent correspondence dated August 2, 2019 (attached) the applicant has changed this proposal and plans to pay for the entire alley improvements. The applicant has also provided a preliminary plan on sheet C4.0 to pave the portions of the alley referenced by Public Works. This condition will ultimately be executed in association with physical development permits at a later date and the final design will be coordinated with the Public Works Department. Staff has added a condition that prior to issuance of any development permits for the site, the applicant shall enter into a Development Agreement for the off-site improvements to be presented to Council at a later time.

CONDITION #9: The applicant shall comply with all recommendations of the Design Review Committee (consider covering the building entryways, consider the location and amount of bicycle storage/racks, consider board formed concrete at the base of the building over CMU, and that the applicant consider how the landscaping in front of the building will 'socialize' the area (maybe adding benches as well) so it can be commonly used amongst the residents).

Complies. The applicant has provided a response to the DRC's recommended considerations.

- Covered entryways: The applicant has provided covered entryways to the rear but not on the front entryways. There are 5 entryways along the front and the applicant has stated they are open to adding coverings at each entryway. Staff has added a condition that prior to Town Council review the applicant revise the elevations to provide coverings for all entryways on the front of the building.
- Bicycle storage: The applicant has provided an enclosed/covered bicycle storage area adjacent to the trash enclosure. Pathways did not find this location to be appropriate as the only storage area. In response to Pathways the applicant states they will provide additional bike racks conveniently near the two front entrances. The intent behind keeping the enclosed storage area is for year-round safe storage while the additional racks in the front will serve convenience outside of winter months. Staff has added a condition of approval that prior to Town Council review the applicant revise the site plan to include bike racks in front of the building nearby the entryways.
- First floor exterior materials: The DRC recommended that the applicant consider board formed concrete over CMU. At this time the applicant is still proposing CMU for the base of the building. The applicant has stated in a later correspondence (attached) that they prefer board formed concrete over CMU and plan to proceed with board formed concrete. Staff has added a condition of approval that prior to Town Council review the applicant shall revise the elevations and narrative to include board formed concrete as the material for the base of the building.

- **Socializing front of building:** The applicant has stated that the purpose of the entry courtyards and front facing balconies serves the purpose of socializing the front of the building. The applicant stated in their July 26, 2019 response that they will include benches within the front entry courtyards to further the effort to socialize the front.

In conclusion, this project will set a new tone and character for this area along South Glenwood in terms of scale, mass and density. Although the PUD tool was removed from the LDRs after this project was approved, the development potential in the underlining NM-2 zoning does not differ much compared to this project. Notably, the base NM-2 zoning also allows three stories, up to 39-feet in height, and no limit on density. The new vision moving forward as of July 2018 anticipated developments like the one proposed in this Development Plan. Staff finds that the proposed Development Plan is not only consistent with past approvals but also consistent with the underlining NM-2 zoning.

PUBLIC COMMENT

Public comment has been received from two property owners (Jim Brungardt & Corie Rybak) who live on South Glenwood. Both owners expressed concerns related to the size/bulk/scale of the development, traffic impacts, sufficient landscaping, snow storage and emergency services. Generally speaking the concerns stem from the recent 2018 zoning changes that will allow larger and more dense projects in areas that currently have two-story single family homes with one or two accessory residential units. Although this project is being processed under a PUD, the development does reflect what generally can be built in this area with regard to stories, height, density and scale.

STAFF FINDINGS

Development Plan. All Development Plan proposals may be approved only if all of the following findings are made:

1. ***Comprehensive Plan:*** *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

The proposed application is located in Character District #3 Town Residential Core, specifically Sub-area 3.2 Core Residential of the 2012 Comprehensive Plan. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 3 as follows:

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. Staff finds that by providing apartment units the project is providing a much-needed type of housing product lacking in the community. The applicant is also providing a variety of unit sizes ranging from 392 sf to 1,212 sf and unit types including studios, one-bedrooms, two-bedrooms and three-bedrooms.

Policy 4.3.a: Preserve and enhance stable areas

Complies. Not applicable.

Policy 4.3.b: Create and develop transitional areas

Complies. Staff finds that the proposed development will significantly improve an otherwise underdeveloped and underused site in a transitional subarea with a project consistent with the desired future vision described for Subarea 3.2. Redevelopment and reinvestment is highly desired for this area.

Policy 4.4.d: Enhance natural features in the built environment

Complies. Not Applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. The proposed project meets the affordable housing exemption in Division 7.4.2.D.13 related to Apartment Building with 20 or more units. It should be noted that the Apartment Building exemption was removed from the LDRs after this current project was deemed sufficient to use the exemption.

Policy 5.3.b: Preserve existing workforce housing stock

Complies. Staff does acknowledge the loss of one existing dwelling unit, however the 20 new apartment units will replenish the loss.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Complies. Staff finds that the proposed project does increase the capacity for use of alternative transportation modes as the site is located within walking and biking distance to the downtown core in addition to being located along the bus line (Snow King Avenue) which encourages transit use. In addition, the Council has conditioned the project to extend the sidewalk beyond the property so that it connects to the sidewalks on Snow King providing safe means of travel for residents of the development.

In addition, staff finds that the application should be reviewed for consistency specifically with subarea 3.2 Core Residential which states as follows as the desired vision for the subarea:

This residential, TRANSITIONAL Subarea is currently made up of a variety of single family and multifamily residential types, with some existing larger residential developments and non-conforming commercial uses. Redevelopment, revitalization and reinvestment are highly desired in this subarea. Due to its central location in the core of Town near employment and Complete Neighborhood amenities, the future character of this subarea will include some increased density and larger buildings than in East Jackson (Subarea 3.1). In addition, to the development pattern described for East Jackson (Subarea 3.1), multifamily residential uses will be encouraged in order to replace existing commercial uses and to blend the borders of the Town Commercial Core (District 2) with the Town Residential Core (District 3). Multifamily structures will be predominantly found on larger residential lots and along mixed use corridors. The size and scale of multifamily structures will be predominantly two stories with three stories considered in specific cases with proper design. The density and intensity found in areas containing multifamily structures may be greater than what is

generally allowable in other areas. For these larger structures, the dominant building mass should be located near the street and be broken into multiple smaller buildings when possible. Parking should be minimized and screened from view as much as possible. In areas where office uses currently exist, consideration should be given to allow a mix of office and residential uses. Future mixed use office development should be of the same bulk, scale and intensity of the residential uses.

Complies. As conditioned, staff finds that the project is consistent with this described vision specifically by proposing to redevelop an underdeveloped and underutilized site with 20 new apartment units. In addition, staff finds that the proposed design, density, and quality of design is consistent with the desired vision for this transitional subarea.

2. ***NRO/SRO:*** *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO).*

Complies. Not applicable.

3. ***Impact on Public Facilities:*** *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. Staff finds that the project as conditioned will not have a significant impact on public facilities and services. The current vision is to have higher density in this area. The proposed site is also located in close proximity to the downtown and near public transit routes. Police, Fire and Engineering have not identified any major impacts at this time.

4. ***Design Guidelines:*** *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. As conditioned, staff finds that the application complies with the Town of Jackson Design Guidelines.

5. ***LDR Compliance:*** *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, staff finds that the proposed project complies with the standards of these LDRs as the request meets all requirements such as FAR, LSR, setbacks, height, etc. In addition the project is in compliance with all other Town Ordinances.

6. ***Past Approvals:*** *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. Staff finds that the Development Plan complies with the previously approved Sketch Plan, PUD and associated conditions of approval.

ATTACHMENTS

Applicant Submittal
Department Reviews
Public Comment

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of a Development Plan for a 20 unit apartment complex located at 640 & 650 S. Glenwood Street subject to the department reviews attached hereto and the following conditions:

1. Prior to Town Council review the applicant shall revise the landscape plan to show removal of the two Spruce trees and show a continuously detached sidewalk. The applicant shall also revise the landscape plan to space street trees at least 30 feet apart, but no further than 40 feet apart.
2. Prior to Town Council review the applicant shall revise the site plans to relocate the parking curb onto private property and out of the Town right-of-way (alley).
3. Prior to Town Council review the applicant shall add coverings on all front entrances, include benches in the front courtyards and include additional bicycle racks near the front entrances.
4. The signage and striping plan shall be provided in the Building Permit.
5. Prior to issuance of a Building Permit a landscape bond shall be submitted in the amount of 125% of the estimated landscape costs.
6. This approval is subject to Section 7.4.2.D.13 Apartment Building Exemption (now deleted). Upon future subdivision the applicant at that time will be subject to the affordable housing regulations in place at the time of Sketch Plan approval (August 13, 2018). The affordable housing regulations in place (LDRs updated 8/9/2017) required a 25% mitigation which would result in at least four units being deed restricted as affordable ownership units.
7. Prior to submittal of a building permit for the site, the applicant shall enter into a Development Agreement for the off-site improvements (alley and sidewalk) to be presented to Council at a later time.

SUGGESTED MOTIONS

Based upon the findings for a Development Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Items P19-137 & 138, I move to recommend **approval** to the Town Council of a Development Plan for the development of a 20-unit apartment complex for the properties addressed at 640 & 650 S. Glenwood Street and legally described as Lot 4, 5, 6 & 7, Block 4 of the Karns Second Addition to the Town of Jackson, subject to the departmental reviews attached hereto and the following conditions of approval:

1. Prior to Town Council review the applicant shall revise the landscape plan to show removal of the two Spruce trees and show a continuously detached sidewalk. The applicant shall also revise the landscape plan to space street trees at least 30 feet apart, but no further than 40 feet apart.
2. Prior to Town Council review the applicant shall revise the site plans to relocate the parking curb onto private property and out of the Town right-of-way (alley).
3. Prior to Town Council review the applicant shall add coverings on all front entrances, include benches in the front courtyards and include additional bicycle racks near the front entrances.

4. The signage and striping plan shall be provided in the Building Permit.
5. Prior to issuance of a Building Permit a landscape bond shall be submitted in the amount of 125% of the estimated landscape costs.
6. This approval is subject to Section 7.4.2.D.13 Apartment Building Exemption (now deleted). Upon future subdivision the applicant at that time will be subject to the affordable housing regulations in place at the time of Sketch Plan approval (August 13, 2018). The affordable housing regulations in place (LDRs updated 8/9/2017) required a 25% mitigation which would result in at least four units being deed restricted as affordable ownership units.
7. Prior to submittal of a building permit for the site, the applicant shall enter into a Development Agreement for the off-site improvements (alley and sidewalk) to be presented to Council at a later time.

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P19-137	Applied	5/30/2019	STOL
Project Name	Dev Plan - Base Camp	Approved		
Type	DEVPLAN	Closed		
Subtype	PHYSICAL DEVELOPMENT	Expired		
Status	STAFF REVIEW	Status		

Applicant Long Reimer Winegar	Owner BASE CAMP, LLC
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Site Address	City	State	Zip
640 S GLENWOOD STREET	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
KARNS 2ND	22411633138006	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks
Notes					
Building Kelly Sluder	APPROVED	5/30/2019	6/20/2019	6/5/2019	

Fire	APPROVED W/CONDITI	5/30/2019	6/20/2019	7/29/2019	
Kathy Clay					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
TO:	Tyler Valentine, Senior Planner				
FROM:	Kathy Clay, Fire Marshal				
DATE:	July 29, 2019				
SUBJECT:	South Glenwood Apartments				

This office has received the request for development plan at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

Fire Marshal Note: Dependent upon design – new structures will require fire sprinkling, NFPA 13R or NFPA 13 depending on building design.

Comments include, but are not limited to:

General Requirements

1. Fire apparatus access shall be provided. (2015 IFC 503.1.1)
2. Visible address numbers, a minimum of 4 inches in height and 0.5-inch stroke width, shall be installed on all structures. (IFC 505.1)
3. Portable fire extinguishers shall be placed in accordance with code requirements. (IFC 906).
4. Interior finishes shall meet fire code requirements. (IFC Chapter 8)
Finishes including walls, ceilings, interior trim, furniture, furnishing, window treatments, decorative materials and decorative vegetation in building shall meet the allowed flame spread and smoke development indexes. Information to be provided on the finish schedule includes application location, model number/name, color, attachment system, manufacturer contact information, the flame spread class and smoke development rating of the product and allowed finish as outlined in table 803.3. Vendor data submittal information needs to be provided for each interior finish showing flame spread and smoke development certifications.
5. Means of egress shall meet fire code requirements. (IFC Chapter 10)
6. The means of egress, including exit discharge, shall be illuminated at all times building space served by means of egress is occupied. (IFC 1008.1)
7. Illumination shall be provided in the means of egress in accordance with (1008.2). Under emergency power, means of egress illumination shall comply with (1008.3).
8. Any hazardous material storage shall meet fire code requirement. (IFC Chapter 27)
9. Should any fuel-fired appliances be installed, requirements for carbon monoxide detection shall be followed. (IFC 915)
10. Final fire inspection shall be required before certificate of occupancy is released.
11. The construction documents shall be prepared by a registered design professional. Architectural stamp needs to be shown on the plans. Stamp and resubmit the construction plans. (IFC 105.4)
12. Fire protection systems plans submitted to Fire Department for review shall consist of one set of paper plans and one set of electronic plans (CD, thumb drive, or PDF format).

Sprinklers

1. Jackson Hole Fire/EMS does NOT review hydraulic calculations. Hydraulic calculations are the sole responsibility of the certified sprinkler designer.
2. As determined by the Building Official and the International Building Code, the structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for the occupancy type. (IFC 903.2.7) Unless specified within construction document notes, systems shall be designed to NFPA 13.
3. Fire Department Connection (FDC) location shall be determined by the AHJ and noted in the fire sprinkler plan review.
4. Knox Box shall be installed in an approved location at each structure having a fire sprinkler system. (IFC 506.1)
5. Water main shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydro testing. (IFC 901.4.1)
6. Fire flow requirements shall meet Appendix B of the International Fire Code.
7. Pitot water flow test is required on all new fire sprinkler installations for NFPA 13R and NFPA 13 systems. Plans will not be approved without certified test. (NFPA 291)
8. Horn/strobe shall be installed above the fire department connection. (IFC 912.2.2.1)
9. ***Room which houses fire sprinkler riser shall provide adequate working space. (901.4.6)
10. ***Concealed spaces within NFPA 13 protected structures having combustible materials shall comply with the requirements and may

Type of Review	Status	Dates			Remarks
Contact		Sent	Due	Received	
Notes					
require additional protection. (IFC 903.3) ALL CONCEALED SPACES REQUIRE FIRE DEPARTMENT INSPECTION PRIOR TO CLOSE UP.					
11. Exterior overhangs exceeding 4 feet shall be protected using fire sprinklers when combustible construction is used (NFPA 13).					
12. Exterior egress stairways built of combustible construction shall be protected with fire sprinklers (NFPA 13).					
Alarms					
13. Building shall have a complete alarm system per NFPA 72. A full set of fire alarm plans from a fire alarm contractor shall be submitted with all calculations and cut sheets of all equipment.					
(IFC Chapter 9)					
14. Tactile appliances shall be installed where needed to notify occupants unable to see or hear emergency alarms, per most current edition of NFPA 72.					
15. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72.					
16. Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1)					
Elevator, if Present					
17. Elevator shall comply with ASME A17.1 with Phase I and Phase II of elevator emergency operations; subject to recall if required. (IFC Section 607)					
18. Elevator shall meet the requirements of Two-way Communication on each accessible floor. (IFC 1009.8)					

Please feel free to contact me if you have any further questions at 307-733-4732.

Joint Housing Dept	APPROVED	5/30/2019	6/20/2019	6/11/2019
Stacy Stoker				
(6/11/2019 11:50 AM SAS)				

There is no housing requirement with this application. The development is exempt because it is a 20-unit apartment complex which meet the size requirements of the LDRs for exemption.

Legal	NO COMMENT	5/30/2019	6/20/2019	6/6/2019	no comment at this time
Lea Colasuonno					

Parks and Rec	APPROVED W/CONDITI	5/30/2019	6/20/2019	5/31/2019
Steve Ashworth				

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(5/31/2019 12:59 PM STOL)					
Comments on P19-137, 138:					
-Civil drawings show detached sidewalk along the entire project, Landscape drawings show sidewalk shifting from detached to attached around the two existing spruce trees to be left on the property. Request clarification on sidewalk design. -After sight inspection it would be staffs recommendation that the two existing spruce trees be removed and sidewalk remain detached through out. The spruce to the south is in fair/good condition and appears to be a "border" tree between the ROW and lot line. Both trees have the potential to see significant root impact with sidewalk construction/grading work and compaction potential during construction. It is staff's experience, that over the long term, large spruces near ROW's that have undergone construction or had sidewalks relocated in order to keep the existing tree end up declining and become hazards. The spruce on the SE corner of the Coal Depot development on Cache and Kelly is a good example. It was left during construction and is now seeing the top half die off and will have to be removed by the owner. -Request clarification with respect to who's responsibility it will be to clear the sidewalk in the winter. Precedent and Town ordinance says the property owner but would request any information that may be in the LDR's other than the "clear sidewalk" language for pedestrian use. -Staff discussed briefly in the DRT meeting the sidewalk and planter strip connecting the development with Snow King Avenue. It would be the recommendation of staff that no irrigation be placed in that curb strip and the same native mix used by the developer be planted in the fall. Care of the native planter strip will be that of P&R. Staff will budget to clear that section of sidewalk in the winter. -Landscape plan doesn't not identify the method of tree planting: planter box, mulched (buffer) area, no mulch. Also does not show native area extending beyond property line in planter strip. At the time of Development Plan submittal staff ask these areas be clarified. Planting list looks fine.					
Andy Erskine, CPSI Parks Manager, Teton County/Jackson Parks & Recreation Department					
Pathways	APPROVED W/CONDITI	5/30/2019	6/20/2019	6/28/2019	
Brian Schilling					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(6/28/2019 10:51 AM STOL)					
P19-137, 138 - 640 & 650 S. Glenwood DEV					
Comments from Teton County/TOJ Pathways Department					
Status: approved w/conditions					
• Bicycle Parking - o Bike racks shall not be co-located with the dumpster. Bike parking areas need to be located so that they are convenient to the destinations/entries they serve, i.e. near the front door, not out back with the trash. - o Please include a detail (or details) for the rack style. Single inverted-u racks (either individually mounted or mounted on rails) are the standard design. “Wave,” “ribbon,” and “toaster” style racks shall not be used. - o Given the location, type of use, and parking plan of the proposed development, staff expects that there will be a high demand for bicycle parking. Staff recommends that at least 14 bike parking spaces be provided, matching the number of non-enclosed car parking spaces. - o Staff supports credits for bike parking towards the development’s overall parking requirement. - o The bike parking should ideally be a mix of short-term (for visitors) and long-term (for residents). - o Short-term parking (for visitors or guests parking for a few hours or less): the recommended style for short-term bike parking is one or more “single inverted-U” racks. “Wave,” “ribbon,” and “toaster” style racks shall not be used. The best location for a rack area is immediately adjacent to the entrance it serves. Bike parking should be hardscaped and should not obstruct pedestrian flow. - o Long-term parking (for employees/residents parking for more than a few hours—i.e. all-day or overnight): the recommendations for long-term parking include providing a secure, well-lit, covered area with racks or lockers that will protect bikes from rain, snow and other elements and deter bike theft. The area does not have to be immediately adjacent to the access door for the business or residence, but should be located in a secure or monitored location or in a locked enclosure. For this application, staff feels that the garage units will provide sufficient long-term bike storage, so no other measures are needed. - o The bike parking should be constructed on a concrete pad. A grass surface will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also a concrete surface will provide a more secure mounting surface for the racks and will discourage theft. - o Rack type and storage locations should be shown on site plans. - o Staff supports including the bike parking towards the landscape surfacing requirement so that switching from grass to hardscape for the bike parking does not detract from the applicant’s landscape requirements. Conversion of a car parking spot to bike parking would also be supported. - o Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack selection, and rack installation. • Parked/Idling Vehicles - o Vehicles idling near entrances and in common parking areas are a common problem. In 2010, the Town of Jackson adopted a resolution to reduce unnecessary vehicle idling. The Town actively seeks opportunities to partner with developers to increase awareness of and discourage unnecessary vehicle idling. The applicant is encouraged to work with the Town of Jackson and the Pathways department to install “No Idling” signs (provided by the Town of Jackson) at locations throughout the parking areas.					
Planning	APPROVED W/CONDITI	5/30/2019	6/20/2019	7/29/2019	
Tyler Valentine					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(7/29/2019 4:39 PM TV)					
1. Prior to Town Council review the applicant shall revise the landscape plan to show removal of the two Spruce trees and show a continuously detached sidewalk.					
2. Prior to Town Council review the applicant shall revise the site plans to relocate the parking curb onto private property and out of the Town right-of-way (alley).					
3. Prior to Town Council review the applicant shall add coverings on all front entrances, include benches in the front courtyards and include additional bicycle racks near the front entrances.					
4. The signage and striping plan shall be provided in the Building Permit.					
5. Prior to issuance of Building Permit the applicant shall provide an alley improvement plan and sidewalk improvement plan through a Right-Of-Way Permit along with a bond for 125% of the cost of the work. All work shall be to the satisfaction of the Town Engineer and be completed prior to issuance of a Certificate of Occupancy for the building.					
6. Prior to issuance of a Building Permit a landscape bond shall be submitted in the amount of 125% of the estimated landscape costs.					
7. This approval is subject to Section 7.4.2.D.13 Apartment Building Exemption. Upon future subdivision the applicant at that time will be subject to the currently adopted Workforce Housing regulations.					
Police	APPROVED W/CONDITI	5/30/2019	6/20/2019	5/31/2019	
Todd Smith					
(5/31/2019 1:00 PM STOL)					
No concerns from the police. We would appreciate clear markings on the building indicating the specific address/ unit number for each individual unit to enhance emergency service (Police, fire, EMS) response should it ever be needed.					
Todd					
Public Works	APPROVED W/CONDITI	5/30/2019	6/20/2019	7/30/2019	
Brian Lenz					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(7/30/2019 10:53 PM BTL)					
Development Plan Review – APPROVED w CONDITIONS					
P19-137 & P19-138					
APPLICANT: Erika M. Nash, Long Reimer Winegar LLP					
ADDRESS: 640 & 650 South Glenwood Street					
July 30, 2019					
Rachelle Rhodes and Brian Lenz, 307-733-3079					
DATE OF SUBMITTAL: 5/30/2019					
DATE OF MATERIALS: 5/21/2019 (Merge Architects Final Dev Plan)					
REVISION NO.: 0					
The engineering division has reviewed your application for a FINAL DEVELOPMENT PLAN submitted on and with application materials as dated above.					
*The following comments are being provided for use in preparation of future Building Permit submittals and are required for approval.					
In addition to the required Town of Jackson submittal requirements, The Engineering Department requires applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through Tiffany Stolte of the Planning Department (tstolte@jacksonwy.gov).					
CONDITIONS OF APPROVAL:					
The following comments are copied from on the P17-200, 201, 202, 204 and 205 Permit Review and requests additional information submitted with future submittals.					
1. Prior to Commercial Building Permit issuance, the applicant shall be required to submit for Town Engineer and Planning Director approval a detailed construction staging/phasing plan and narrative on the expected public impact. Please be advised, the applicant may be required to appear in front of Town Council for final approval of the construction staging and phasing plan depending on the anticipated and/or requested public right-of-way usage and impact.					
a. 7/30/19- An updated construction staging narrative shall indicate if shoring nails, a crane will be used, material unloading area and material delivery route.					
2. Prior to building permit issuance, a 15-foot sewer easement shall be granted to the Town and recorded with the Teton County Clerk. The applicant shall provide a written description and map of the easement for 8.5X11 paper, the Town will provide the easement instrument.					
3. Public Works recommends that the applicant/developer be required to pave the unpaved portion of the alleyway, from Snow King Avenue south to match the existing pavement limits. The target width of an eighteen feet wide paved alley where not adjacent to pavement and extend out to any existing paved driveways is recommended. Site visits show that some of the existing pavement in the alley has also been degraded and will need to be replaced. Coordinate limits of paving with Public Works prior to building permit submittal.					
4. Public Works recommends construction of a detached sidewalk section as well as continuance and construction of the sidewalk section north to Snow King Avenue. The building permit shall include all dimensions and elevations in relation to existing curb and future development together with ADA compliance (cross slopes, running slopes, and grade breaks, etc)					
a. Public Works recommends following the Community Streets Plan For residential streets that calls for five feet wide sidewalks with six feet buffers, rather than the six feet wide sidewalks and five feet wide buffer.					
b. Please note that the sidewalk design differs between the civil and landscaping plans.					
5. Building permit shall include a striping and signage plan for the right-of-way including any existing signs, No Parking, No Parking Overnight in winter, etc. Provide a letter of review from the Fire Marshall regarding whether on street parking will be allowed in the cul-de-sac (approximately 75 feet in diameter).					
6. The curb and gutter proposed within the alley along the west side of the road is not acceptable and drainage shall be addressed in a					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
different manner, e.g. swales or berms.					
7. The proposed stormwater infiltration basin requires a Wyoming DEQ 5D2 UIC permit.					
8. The proposed landscaping over the existing sewer is not preferred Public works recommends revising the plan to minimize plantings over the sewer, especially removing any plantings that may seek out the sewer line for nourishment. Further the trees may interfere with the stormwater drainage.					
9. The proposed tree spacing in the buffer strip scales at about 16 feet the street trees. LDR 2.2.1.3 for Trees in Lawn specifies tree spacing of 30-40 feet. The closer spacing inhibits snow storage and removal.					
ADDITIONAL COMMENTS:					
The approval of this application confirms that the Town of Jackson has evaluated the application submitted by the applicant and determined that it meets the minimum applicable construction and design standards of the Town's Land Development Regulations as they pertain to Public Works review. Nothing in this approval constitutes an endorsement by the Town of Jackson of the construction or the design of the proposed development. The Town assumes no liability for and does not in any way guarantee or warrant the performance or operation of the development.					
This approval does not relieve the permittee from any duty to obtain any other permit or authorization that may be required by any provision of federal, state or local codes and ordinances; nor does it permit violation of any section of federal, state or local codes and ordinances.					
START		5/30/2019	6/20/2019		
Darren Brugmann					
.....					

Tyler Valentine

From: Corie <crybak@wyoming.com>
Sent: Tuesday, July 30, 2019 9:42 AM
To: Tyler Valentine
Subject: corrected South Glenwood

Tyler - please include my public comments in the staff report! Thank you!

Re: P19-137, 138
640 & 650 S Glenwood

Commissioners:

Please take my written comments into consideration as you discuss this project, as I am out of the country and unable to attend the meeting in person.

I understand Jackson's housing woes, and this proposal's attempt to address the problem. However, I hope that consideration is given to the impact that this project would have on the existing neighborhood. Just because something can be built doesn't necessarily mean it should be built. These lots are a transitional zone between the potential commercial development on Snow King and Cache, and the existing residential neighborhood to the west. The bulk and scale of three stories encompassing twenty apartments may be appropriate in larger cities (such as Boston) but rather overpowering and out of character in our smaller community.

Having lived on the South Glenwood cul-de-sac for over thirty two years, I have watched the neighborhood change. Lots are being redeveloped in a pleasing fashion and providing additional housing on a smaller scale than that which is being proposed. Adding a large building with multiple tenants and little buffering is going to be intrusive and overwhelming for this usually quiet cul-de-sac. It will definitely exacerbate parking issues, especially as the number of special events at Snow King continues to overwhelm existing availability (which has already been significantly reduced with most of Snow King Avenue now unavailable for parking). This presents a potential safety issue as emergency vehicles have difficulty navigating the small turning radius. Furthermore, how will neighborhood concerns such as parking, noise, the number of people and cars in a unit, and the like be managed? Will there be

an on-site manager to ensure that the complex doesn't impact the area any more than its existence will?

You are tasked with addressing many wants and needs, and providing acceptable solutions. I ask that you take the concerns of those already living in the area into consideration and perhaps give them a little more weight as these are the residents and taxpayers most impacted by new development. Please, do what you can to ease the transition between existing and future uses. Additional housing opportunities, yes. Three stories and twenty units on four lots, no.

Thank you for your service.

Corie Rybak
Crybak@wyoming.com

Sent from my iPad

Tyler Valentine

From: Jim Brungardt <jbrungardt@3creekbranchhoa.com>
Sent: Saturday, July 27, 2019 7:21 AM
To: Tyler Valentine
Subject: P19-137,138 640 and 650 S. Glenwood

Tyler,

I will be unable able to attend the August 7th meeting. Please include the following into the Staff Report. Thanks.

I have lived on the 600 block of South Glenwood for 15 years, first as a renter and now as a homeowner. This is my home and where I plan to be for a long time. I do have some concerns about the new proposed development across the street from my home. What first jumps out is the size of the proposed building..3 stories... particularly when compared to everything else nearby. It appears the proposed development will max out the building envelope and will only provide the barest of landscaping required. Please remember, we in this neighborhood walk out our doors every day and have to look at whatever ends up on this property. None of us expect these lots to remain vacant but hope some consideration is given to how the proposed development fits in with all the existing structures in the neighborhood. I also have concerns on how this proposed development will affect parking and traffic flow. Quite often when there is a big event at Snow King the traffic and parking on this little cul-de-sac can be a joke making it difficult for emergency vehicles to navigate. I hope someone has given some thought as to how a development of this size may affect what is already at times a traffic and parking problem. I also have concerns about the where the sidewalks will go and how snow removal will be handled. Much like those with questions and concerns with the 440 W. Kelly project, as you review this proposal I ask that you please keep in mind those of us that call this part of Jackson home. Thank you for your time.

Jim Brungardt



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: South Gelnwood Apartments
Physical Address: 640-650 South Glenwood, Jackson 83001
Lot, Subdivision: Lots 4,5,6, & 7 Block 4, Plat 128 PIDN: 22-41-16-33-1-38-006 / 22-41-16-33-1-38-011

PROPERTY OWNER.

Name: Base Camp, LLC c/o Frontier Registered Agency Services LLC Phone: 203.227.2390
Mailing Address: 2120 Carey Avenue, Cheyenne, WY ZIP: 82001
E-mail: plockitt@cohenandassociates.com

APPLICANT/AGENT.

Name: Erika M. Nash, Long Reimer Winegar LLP Phone: 307.734.1908
Mailing Address: PO Box 3070, Jackson, WY ZIP: 83001
E-mail: enash@lrw-law.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

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

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	☒ Development Plan	____ Zoning Compliance Verification
____ Special Use	____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	____ LDR Text Amendment
____ Administrative Adjustment	____ Subdivision Plat	____ Map Amendment
____ Variance	____ Boundary Adjustment (replat)	Miscellaneous
____ Beneficial Use Determination	____ Boundary Adjustment (no plat)	____ Other: _____
____ Appeal of an Admin. Decision	____ Development Option Plan	____ Environmental Analysis

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

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: P-17 200 & 201 Date of Neighborhood Meeting: _____

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

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

Signature of Property Owner or Authorized Applicant/Agent

Erika M. Nash

Name Printed



May, 29, 2019

Date

Special Limited Manager Agent

Title

LETTER OF AUTHORIZATION

Base Camp, LLC, "Owner" whose address is: PO Box 87
Cheyenne, WY 82001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Base Camp, LLC, as the owner of property
more specifically legally described as:

See Exhibit A

(If too lengthy, attach description)

HEREBY AUTHORIZES

Enke M. Nesh

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:

Enke M. Nesh

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Special Limited manager Agent

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

STATE OF Wyoming

)

)SS.

COUNTY OF Teton

)

The foregoing instrument was acknowledged before me by Enke M. Nesh this 1st day of April, 2019.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:



EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Wyoming, County of Teton, City of Jackson, described as follows:

AS TO PARCEL 1:

Lot 4 of Block 4 of the Second Karns Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on March 13, 1939 as Plat No. 128.

AS TO PARCEL 2:

Lots 5, 6, and 7 of Block 4 of the Second Karns Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on March 13, 1939 as Plat No. 128.

PIDN: 22-41-16-33-1-38-006, 22-41-16-33-1-38-011

Tyler Valentine
Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, WY 83001

Re: Final Development Plan for 640-650 South Glenwood Street

May 21, 2019

Dear Tyler,

Please accept this Final Development Plan application ("FDP") for the residential development located at 640-650 South Glenwood Street. As a continuation of our Sketch Plan, which was unanimously approved on November 19, 2018, our goal is to provide 20-units of walkable, workforce housing in downtown Jackson. The architectural design and building materials blend with the character and scale of the surrounding neighborhood.

The key elements to the FDP are as follows:

- Our application continues to comply with all Land Development Regulations (LDRs)
- There are no requests for variances, waivers, or administrative adjustments to the LDRs.
- This application contains all the previously approved Sketch Plan elements that implement the Teton County Comprehensive Plan.
- This application addresses the conditions for approval outlined by the Town.
- This project offers an opportunity to replace the existing blighted home & cabin on this lot.

The details and supporting materials to the application are contained herein. Thank you for your guidance throughout this process and we look forward to working with you and your colleagues in the coming months. If you have any questions, please feel free to contact me at your convenience.

Best,



Elizabeth Whittaker, AIA
MERGE Architects, Principal
beth@mergearchitects.com
617 670 0265

Table of Contents

Project Description & Program	4
Project Description	4
LDR Compliance	4
Architectural Design	4
Facade	4
Pedestrian Walkway	5
Parking on Site	5
Open Space	5
Site Staging	5
Adherence to Design Guidelines	6
Public Space	6
Composition, Massing & Street-Walls	6
Materials	6
Program Areas	7
Conditions of Approval	8
LDR Compliance	10
Responses to Submittal Checklist	11
Findings for Approval: Development Plan	13
Exhibit A: Drawings	
G0.0 Cover Sheet	
G1.0 Site Location	
G1.1 Site Location, Zoom	
C1.0 Existing Site & Demo Plan	
C1.1 Final Site Plan	
C2.0 Construction Staging & Phasing Plan	
C3.0 Utility Plan	
C3.1 Utility Details	
C3.2 Utility Details	
C3.3 Utility Details	
C3.4 Utility Details	
C4.0 Grading Plan	
C4.1 Grading Details	
C4.2 Grading Details	
C5.0 Sign & Striping Plan	
L1.1 Landscape Plan	
A1.1 Level 1 Plan	
A1.2 Level 2 Plan	

A1.3 Level 3 Plan

A1.4 Roof Plan

A2.1 Building Elevations

A2.2 Building Elevations

A9.0 Perspective View

A9.1 Perspective View

A9.2 Perspective View

Exhibit B: Engineering Report

Introduction

Project Site & Description

1.0 Utilities

1.1 Water Supply

1.2 Wastewater Disposal

2.0 Vehicle Accessing & Parking

2.1 Vehicle Access Design

2.2 Emergency Accessing

2.3 Parking

2.4 Traffic Impact Analysis

3.0 Pedestrian Access

4.0 Grading & Erosion Control

5.0 Stormwater & Snow Management

5.1 Requirements for Construction

5.2 Stormwater Design

5.3 Pre- & Post-Development Site Runoff

5.4 Parking Lot Stormwater System Design

5.5 Snow Management

6.0 Construction Phasing & Staging

Appendix I - Water Supply Calculations

Appendix II - Wastewater Calculations

Appendix III - Vehicle Turning Analysis

Appendix IV - Stormwater Runoff

Project Description & Program

Project Description

The South Glenwood Apartments provide 20 rental apartments to be used for long-term workforce housing on what is currently an underutilized and unattractive site near the base of the Snow King resort. The proposed building will include one three story building providing street frontage on South Glenwood.

LDR Compliance

The site is located in the Planned Unit Development - Urban Residential Zone (PUD-NM-2). This proposal is designed to comply with the current regulations and received Sketch Plan approval from the Design Review Committee, the Planning Commission and the Town Council. No variances or waivers are sought.

Architectural Design

The architectural character of the new building is articulated in the “Adherence to Design Guidelines” section of this document.

Facade

The facade of the new building is 157' in total length, broken into three (3) approximately 42' wide masses with set back lobby entries at the junctions between volumes. This configuration creates the impression of three smaller buildings, in keeping with the scale of the existing neighborhood. The base of the building is concrete, and the upper floors are clad in wood. This speaks to a rooted mountain vernacular, while taking into account practical concerns of durability and maintenance. Windows and recessed balconies are used in concert to create an activated and inviting street presence.

Pedestrian Walkway

The building setback varies from 14'-3" to 37'-6" from the front face of the curb. This allows for a 5'-0" wide landscape buffer, 6'-0" wide sidewalk, and an additional landscape buffer of varying width before the face of the building. This project incorporates all Town of Jackson streetscape standards.

Parking on Site

All required parking will be provided on site. No street parking will be needed to meet the requirement.

Open Space

There will be a lawn area West of the building bulk for occupant comfort.

Site Staging

See attached sheet C2.0 for construction staging & phasing plan. This plan shows fencing locations, construction parking, stockpile, refuse, and material storage locations. Outside of the construction of the new sidewalk and alley paving, no work will need to be done within the Road Right of Way.

Adherence to Design Guidelines

Public Space

The character of the surrounding neighborhood is primarily residential, with the exception of “The Lift” restaurant at the site’s East.

The building’s siting creates an attractive front yard to the West that can be used by inhabitants during the warm months. Trees create a visual threshold between South Glenwood Street and the sidewalk (and the proposal preserves existing trees of significance). The project uses landscaped beds on the South, West & North to soften the building at its base and handle storm run-off. Around the backside of the building, the bike parking and trash/recycling enclosure shares the building’s cladding and roofline to elevate it above its utilitarian use.

The site is accessed vehicularly from South Glenwood Street and cars exit to the alley at the East. Parking is provided in a series of integrated garages and surface spaces. Snow-piling is provided in various locations across the site.

Composition, Massing & Street-Walls

The project has a one story base that supports three distinct, two-story volumes above it. This approach accommodates a generous amount of interior parking, while keeping with the smaller scale of the surrounding neighborhood. The intent of the base is to celebrate the human-scale at the ground level through a datum-line and a textural relief.

The design includes subtractive balconies and entryways that face the street, and sloping roofs that: reference the context (both the houses across the cul-de-sac and the mountains beyond); reduce the perceived scale of the buildings; limit the risk of snow shed; and open the possibility of utilizing solar energy (which is being considered for this project).

Materials

The base of the building uses architectural concrete-masonry block to visually anchor the mass and to provide durability during harsh winters. The upper levels of the building use vertically-oriented cedar siding in two widths to provide warmth, participate in the Jackson vernacular, and create texture. The building presents different visual experiences from different vantage points, but the cladding and composition of windows is given equal consideration on all sides.

The project’s signage will be limited to the address number and code-required parking signage, which will be in accordance with others in the neighborhood. The lighting will be the minimum quantity required to safely illuminate the walking paths at the front and the building’s entries.

Program Areas

The building houses 20 rental apartment units. Owner will maintain leases on all units to be used for long-term workforce housing. There are four unit types; four (4) studios, two (2) one-bedrooms, eleven (11) two-bedrooms, and three (3) three-bedrooms. Each unit will have a stackable washer/dryer. All units at grade could be converted to accessible units.

Unit Name	Unit Type	SF	# of Pkng Spaces	Pkng Space #
A101	1 Bed	570	1	21
B101	1 Bed	570	1	27
C101	3 Bed	1,212	2	29, 30
A201	3 Bed	1,123	2	18, 19
A202	2 Bed	801	2	16, 17
B201	2 Bed	731	1	26
B202	2 Bed	801	2	24, 25
B203	Studio	392	1	12
C201	2 Bed	789	1	9
C202	2 Bed	801	2	5, 28
C203	3 Bed	970	2	31, 32
A301	2 Bed	731	1	20
A302	2 Bed	801	2	13, 14
A303	Studio	392	1	15
B301	2 Bed	731	1	11
B302	2 Bed	801	2	22, 23
B303	Studio	392	1	10
C301	2 Bed	731	1	8
C302	2 Bed	801	2	6,7
C303	Studio	392	1	4
-	Visitor	-	3	1, 2, 3
	20 units	14,532*	32	

* This number does not include garages, circulation or mechanical space.

Conditions of Approval

1. *The applicant shall provide a signage and striping plan for on-site parking identifying which spaces belong to which unit. In addition, 3-4 of the on-site spaces shall be designated as guest parking spaces.*

The applicant has provided a signage & striping plan: see drawing C5.0. The “Program Areas” chart designates each unit’s parking space or spaces, and the location of the three (3) guest parking spaces.

2. *The applicant shall design the sidewalks and street landscaping on the east side of South Glenwood to Snow King Avenue to meet the guidelines for pedestrian frontages in the Community Streets Plan and as noted in this staff report. This includes a 5’ attached landscape strip with approved tree plantings properly spaced and 6’ detached sidewalk.*

The response to this condition has been grouped with the response to Condition #8. See below.

3. *The applicant shall either install a barrier/fence along the alley parking spaces OR shall revise the parking space dimensions so that they are at minimum 22 feet deep.*

After follow-up conversations with the Town, the applicant is showing 22’ foot deep spaces with a 2’ deep continuous vertical curb. This was requested in lieu of individual curb stops, which staff felt would get displaced over time by plows or cars.

Because PUDs allow flexible development standards and the approved Sketch Plan was conceptual in nature, the applicant is proposing a 22’ wide drive aisle as part of this Development Plan. The Engineer’s Report—see “2.0 Vehicle Access & Parking” and “Appendix III”—supports the legitimacy of this approach and illustrates that there is ample room for vehicular movement.

4. *At the time of Development Plan submittal the applicant shall provide a stamped landscape plan prepared by a licensed Wyoming landscape architect with 23 plant units and cost breakdown. The plan shall locate most of the landscaping in the front of the building but also incorporate planting along both the north and south setback areas.*

Please see drawing L1.1 which elaborates both the landscape scope and the cost breakdown.

5. *The applicant shall provide a Traffic Analysis and vehicle movement plan consistent with Engineering Department’s comments in the department reviews.*

This has been addressed in the Engineer’s Report through “2.0 Vehicle Access & Parking” and “Appendix III” (Exhibit A: Vehicle Turning Analysis and Exhibit B: Traffic Movements).

6. *The approval is subject to Section 7.4.2.D.13 Apartment Building Exemption. Upon future subdivision the applicant at that time will be subject to the currently adopted Workforce Housing regulations (7.4.2.D.13 will be repealed in its entirety), and subject to the Affordable Housing Regulations in place at the time of sketch plan submission.*

LDR 7.4.2.D.13. **Apartment Building.** An apartment building meeting the following standards is exempt from the standards of the Division.

A. The apartment building shall have 20 or more units.

Complies. The building has 20 units.

B. No apartment in the building shall exceed the maximum habitable floor area established below, except that a 10% adjustment may be approved.

- Studio: 450 sf

- 1 bedroom: 675 sf

- 2 bedroom: 975 sf

- 3 bedroom: 1,175 sf

- Each additional bedroom: 200 sf

Complies. The proposed units do not exceed the size requirement for each of the above thresholds.

C. By January 31 of each year following issuance of a certificate of occupancy of the building, the owner of the apartment building shall provide the Housing Director with a report containing demographic information required by the Town that can be legally obtained and shared by the owner, including but not limited to:

- Average rent charged by unit type,

- Average number of tenants by unit type, and

- Percentage of tenants employed in Teton County.

Complies. As conditioned, the applicant will be required to adhere to the above standards.

D. If any apartment in the building is approved for another use (e.g. condominiumization to attached single family use or approval of short-term rental use) this exemption shall be voided for the entire building. At the time of such approval, the standards of this Division shall be applied to all previously exempted units as though they were being newly developed.

Complies. As conditioned, the applicant will be required to adhere to the above standards.

E. This exemption shall expire May 15, 2022.

Complies. The applicant applied for this exemption prior to May 15, 2022.

The applicant acknowledges this condition of approval. The unit sizes are outlined within the "Program Areas" Chart and are in compliance with these values.

7. *The applicant shall revise the site plan and floor plan to provide pedestrian access from the parking/garage area to the northwestern most unit on the ground level.*

The applicant has revised Unit C101 to honor this request. Units A101 & B101 have also been adjusted to address a similar condition.

8. *The applicant shall pave the alley to the satisfaction of the Public Works department as stated in the department reviews.*

Please see drawing L1.1 which elaborates the landscape scope of this condition and drawing C1.1 which elaborates the sidewalk & alley portion of this scope.

We have met the Town's conditions for approval of Base Camp's rezoning and Sketch Plan proposals. However, we have concerns about two conditions: (1) the requirements that Base Camp build the entire sidewalk beyond the applicant's property all the way to Snow King Avenue, and (2) the requirement that Base Camp pave the entire alley beyond the applicant's property to Snow King Avenue.

In the spirit of being fair and equitable, there are significant portions of the proposed capital improvements that are not adjacent to the Base Camp property. Rough proportionality is the standard for what is customary when requesting capital improvements be made, and it appears that the requested work goes well beyond these established limits of fairness. As noted by Town

Staff, this represents a shift outside of common practice, in which improvements “were limited to the areas directly adjacent to the development’s property(s) and did not extend further.”

We have similar concerns regarding whether it is appropriate to have one landowner shoulder the entire cost of these major improvements, including portions adjacent to and directly benefiting property owned by other entities, such as Miller Ventures, L.P. and NewJack LLC. At the very least, the Town’s exaction should be proportional to the projected impact of Base Camp’s development. In the spirit of being fair and equitable, Base Camp is proposing that the Town consider requiring from each adjacent landowner a pro rata for the cost of the extended alley if/when they decide to develop their parcels with the Town, and that the Town be responsible for the actual alley paving project, but that Base Camp deposit its share of the paving now. For the sidewalk, Base Camp is happy to install the sidewalk across its land, and can deposit a bond with the Town to ensure that it is completed as part of the project.

Sidewalk:

Based on a cost estimate provided by our general contractor, the sidewalk paving scope is estimated to cost \$84,894, running the sidewalk all the way to Snow King, which again seems out of proportion with norms on developments. Base Camp is proposing that it should be responsible to install a sidewalk to the Town of Jackson’s engineering and municipal specifications across Base Camp property, based on the cost estimate that would be approximately a cost of \$47,367 (55.8%) of the total sidewalk improvements to get to Snow King, so a significant portion will be taken care of by Base Camp. Base Camp can also post a surety bond with the Town of Jackson in an appropriate amount, to ensure that the sidewalk installation is performed as part of the approved project. Once the sidewalk work is completed by Base Camp, and approved by the Town, the surety bond can be released back to Base Camp.

Alley:

Based on a cost estimate from the general contractor for Base Camp, the scope of the alley paving is estimated to cost \$49,536; based on frontage, we believe that Base Camp should be responsible for no more than \$13,174 (26.6%) of the alley improvements. We propose a payment to the Town of Jackson in the amount of \$13, 174, which will be noted in the development permit file, so that when the Town of Jackson is ready to pave the alley, or if other neighbors would like to pay to have the alley paved, Base Camp will have already paid for its share. Alternatively, Base Camp could be required to simply grade the alley after its work is completed to make sure that potholes and bumps are smoothed out.

9. *The applicant shall comply with all recommendations of the Design Review Committee.*

The applicant has incorporated all recorded comments from the Design Review Committee.

LDR Compliance

Requirements	Proposed	Compliance
FAR PUD-NM-2 25,136 sf gross site area x .65 = 16,338 sf	16,338 sf	Complies
LSR PUD-NM-2 25,136 sf gross site area x .30 = 7,541 sf	7,547 sf	Complies
Building Height PUD-NM-2 Max 35'-0"	35'-0" at highest point	Complies
Number of Floors Max 3 stories above grade	3 stories	Complies
Building Width Building width for PUD-ToJ zones shall be set on an individual, project-by- project basis.	157'-0"	Complies
Pedestrian Frontage	Varies; 14'-3" to 37'-6"	Complies
Setbacks Setbacks for PUD-ToJ zones shall be set on an individual, project-by-project basis. The numbers below indicate the recommended setbacks.	-	Complies
Primary Street 12'-0"	Varies; 14'-3" to 37'-6"	Complies
Side 5'-0"	11'-0" & 24'-6"	Complies
Rear 20'-0"	44'-6"	Complies
Parking Setback Parking standards for PUD-ToJ zones shall be set on an individual, project-by-project basis	-	Complies
Parking Parking standards for PUD-ToJ zones shall be set on an individual, project-by-project basis	32 spaces	Complies
Employee Housing Requirement Exempt	Workforce housing provided	Complies
Plant Units Landscaping requirement of 1 per du = 20 plant units Parking spaces 32/12 = 2.667 Total Plant Units Required = 23	23 plant units	Complies

Responses to Submittal Checklist

Permit Application	Included in submission
Letter of Authorization	Included in submission
Application Fees	Paid on submission
Review Fees	Will be paid when billed
Notice Fee	Will be paid when billed
Digital Submission	Will be submitted upon Sufficiency
Response to Submittal Checklist	Provided here
Narrative Description	See Project Description & Program
Proposed Development Program	See Project Description & Program
Findings for Approval	See Findings for Approval: Development Plan
Site Plan	See Exhibit A (C1.1)
Floor Plans	See Exhibit A (C1.1, A1.1, A1.2, A1.3, A1.4)
Neighborhood Meeting	Completed on 08/03/17
Posted Notice	Will be posted upon scheduling of public hearings
Structure Location & Mass	See LDR Compliance calculations and Exhibit A
Maximum Scale of Development	See LDR Compliance calculations and Exhibit A
Design Review	Site & building plans approved by DRC at Sketch Plan
Site Development	See Exhibit A (C1.1)
Landscaping	See Exhibit A (L1.1)
Fencing	No fencing proposed
Scenic Standards	All lighting will comply with regulations; not in SRO
Signs	See Exhibit A (C5.0)
GEC & Stormwater	See Exhibit B
Allowed Uses	Workforce Housing
Parking	See Project Description & Program, LDR Compliance calculations and Exhibit A (C5.0)

Employee Housing	Long Term Workforce Housing
Max Scale of Use	Housing complies
<u>Operational Standards</u>	
Outside Storage	See Exhibit A (C1.1) for bike storage attached to refuse & recycling enclosure
Refuse / Recycling	See Exhibit A (C1.1) for enclosed refuse & recycling enclosure location
Noise, Vibration, Electrical Disturbances, Fire / Explosive Hazards	Uses will comply with regulations
Allowed Subdivision / Development Options	PUD-NM-2
Residential Subdivision Requirements	Exempt per LDR Section 7.4.2.D.13
Infrastructure	Driveway enters off South Glenwood; Exits to the alley
Nonconformities	Not applicable
Open Space Standards	Not applicable

Findings for Approval: Development Plan

1. *Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

The property is within Character District 3.2 within District 3: Town Residential Core. Below are descriptions of how the proposed development will meet each of the desired characteristics of the Comprehensive Plan.

- a. *Character*

From the Town's report in preparation for the December 17, 2018 Town Council Meeting: "As conditioned, staff finds that the proposed project improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan on all aspects. The Town Residential Core is envisioned to be comprised of a variety of housing types, because the existing housing trend tends to be single family, the proposed multi-family apartment project satisfies this vision in providing a different type of housing. In addition to variety in type, the vision also includes a variety in density. A 20-unit complex will provide one of the more dense developments within the immediate neighborhood thus satisfying the need for high density residential. Lastly, the proposed project is located near the core of Town close to employment, amenities and local transit which are all envisioned for the Town Residential Core."

- b. *Streetscape & Pedestrian*

All parking will be on site to the rear and within the lower level of the building. By placing the parking within the structure, and providing screening to the North and South of the site, its visual presence is minimized. The pedestrian experience is inviting with a landscape buffer, new sidewalk, and lush native vegetation within a generous front yard. The building will have large glazed openings and covered balconies to create transparency and activate the street front.

2. *Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

Not applicable

3. *Does not have a significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.*

Does not have a significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities. See the attached Engineering Report which shows that there is no significant impact on transportation, potable water or wastewater.

4. *Complies with the Town of Jackson Design Guidelines.*

Complies with the Town of Jackson Design Guidelines as outlined in the Town's document and as

elaborated by the Design Review Committee. The applicant will endeavor to address any additional comments the Committee may have.

5. *Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a Development Plan.*

This application complies with all relevant standards of the LDRs and Town Ordinances as can be determined at this time: see the "LDR Compliance" and "Responses to Submittal Checklist" portions of this document for further elaboration.

6. *Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

This application is in substantial conformance with all prior submissions and approvals.



REGISTRATION



CLIENT
BASE CAMP LLC C/O COHEN & ASSOCIATES LLC
49 RICHMONDVILLE AVE, SUITE 105
WESTPORT, CT 06880
(203) 227-2380

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MEP ENGINEER
ENERGY-1 LLC
225 EAST BROADWAY
JACKSON, WY 83001
(307) 200-2210

MERGEARCHITECTS INC
SOUTH GLENWOOD APARTMENTS
640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

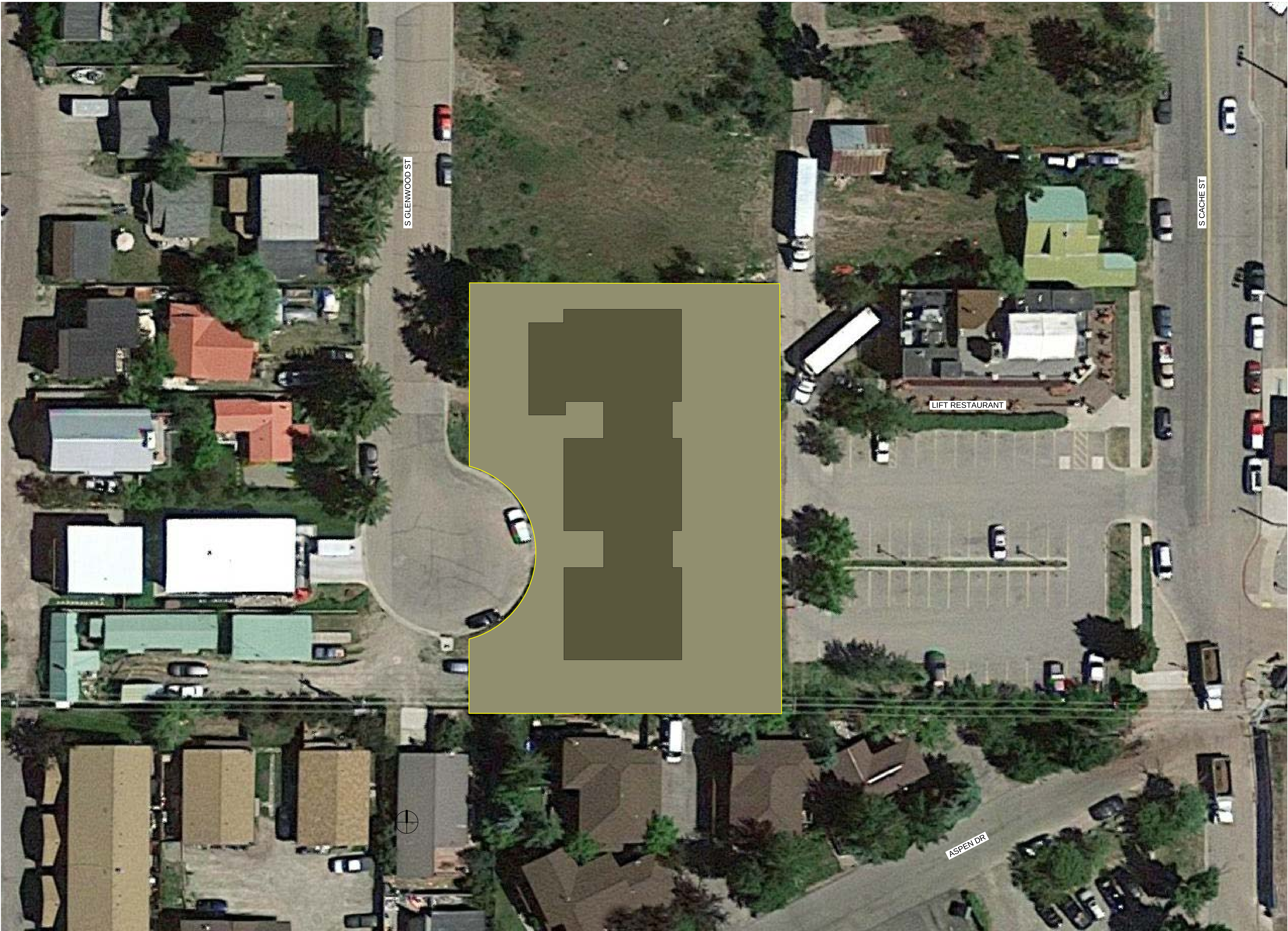
03/15/19 DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.: 17261
SCALE: 1" = 50'-0"
DATE: 03/15/19

DRAWING TITLE
SITE LOCATION

SHEET NO.
G1.0



REGISTRATION



CLIENT
BASE CAMP LLC C/O COHEN & ASSOCIATES LLC
49 RICHMONDVILLE AVE, SUITE 105
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03/15/19 DEVELOPMENT PLAN

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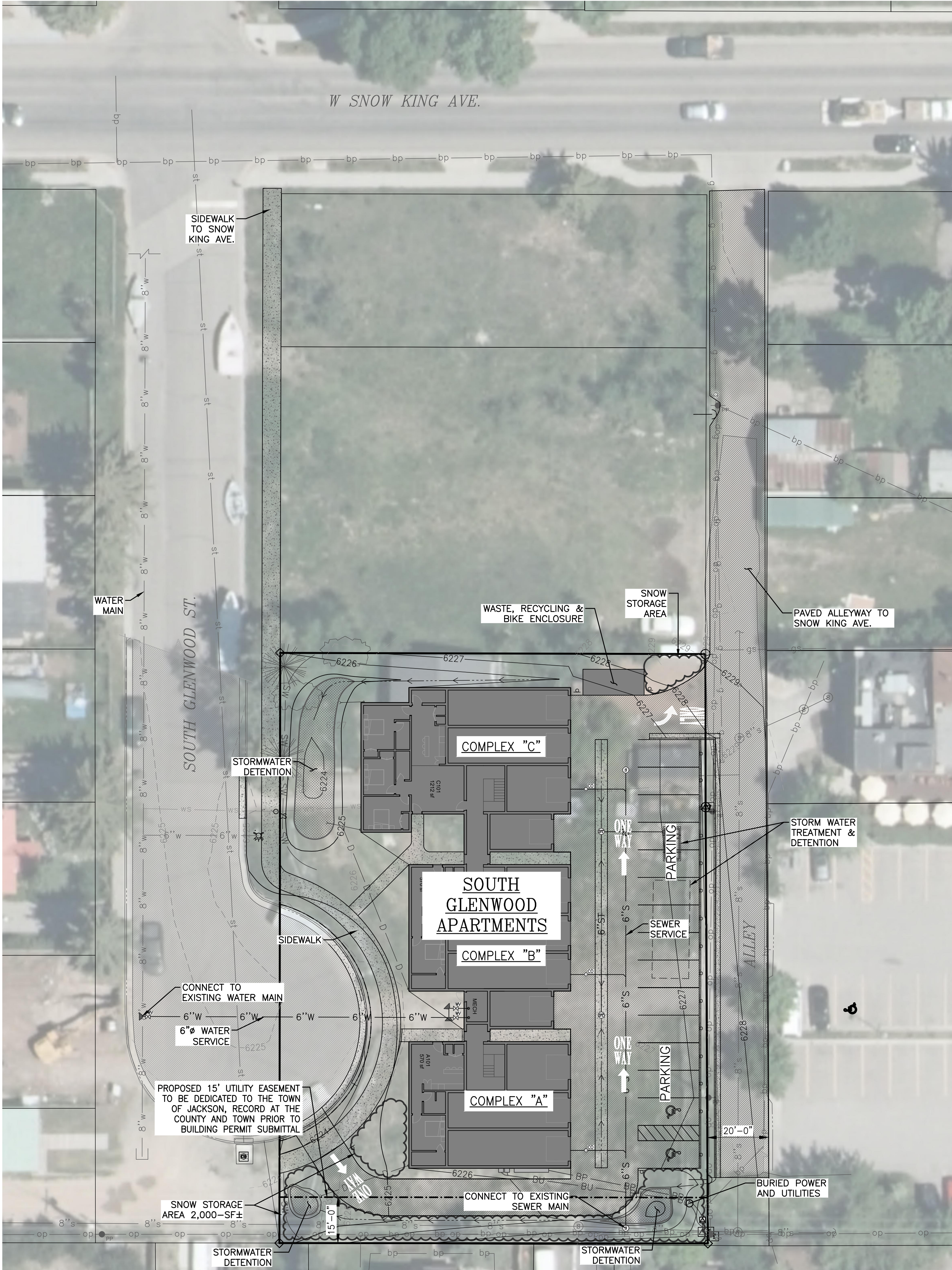
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SCALE: 1" = 20'-0"
DATE: 03/15/19

DRAWING TITLE
SITE LOCATION, ZOOM

SHEET NO.

G1.1

S:\Projects\2017\296-02 640-650 Glenwood Pub 17P14 Drawings\Glenwood Pub - FINAL SITE AND STRIPPING PLAN.dwg PLOTED BY: klpatrik Date: 12/29/2017 12:08:44 pm



FINAL SITE PLAN
SCALE: 1" = 20' (24X36)

GENERAL CONSTRUCTION NOTES:

- CAUTION:** UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION 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.
1. ENCROACHMENT PERMIT MUST BE SUBMITTED TO TOWN OF JACKSON PRIOR TO ANY WORK IN PUBLIC (TOWN) STREET RIGHT-OF-WAYS.
 2. ALL BEDDING AND BACKFILL WITHIN THE TOWN OF JACKSON RIGHT-OF-WAY MUST MEET TOJ SPECIFICATIONS AND STANDARD DETAILS. COMPACTION OF BACKFILL SHALL BE COMPLETED WITH A BACKHOE MOUNTED HOE PACK, OR JUMPING JACK COMPACTOR.
 3. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE APPROVED CONSTRUCTION MANAGEMENT PLAN, BUILDING PERMIT, AND DEMOLITION AND ENCROACHMENT PERMITS ISSUED BY THE TOWN OF JACKSON.
 4. INSTALL CONSTRUCTION FENCING IN ORDER TO CONFINE WORK WITHIN AFFECTED LOTS. COMPLY WITH SHEET C2.0.
 5. THERE ARE SEVERAL OVERHEAD POWER LINES ONSITE. CONTRACTOR SHALL PROVIDE A SPOTTER WHEN COMPLETING WORK BENEATH OR NEAR POWER LINES AND MAINTAIN 10-FT (MINIMUM) VERTICAL CLEARANCE FROM OVERHEAD TRANSMISSION PHASES AND WORKING EQUIPMENT.

LEGEND
(DESIGN)

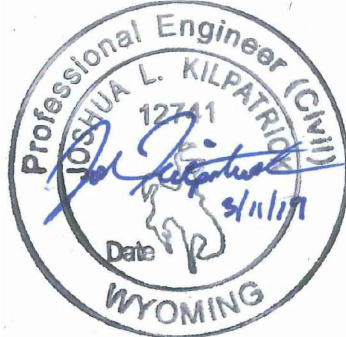
6225	INDEX CONTOUR
6226	MINOR CONTOUR
6"W	6" DIP WATER SERVICE (FIRE)
4"W	4" DIP WATER SERVICE (DOMESTIC)
6"S	6" SEWER
4"S	4" SEWER SERVICE
8"ST	8" STORM SEWER
4"ST	4" STORM SEWER
BU	BURIED UTILITIES
BP	BURIED POWER
LD	LIMITS OF DISTURBANCE
Flowline	FLOWLINE DITCH/SWALE
SF	SILT FENCE
SW	STRAW WATTLE
Replacement	REPLACEMENT CONCRETE/ASPHALT PAVEMENT
WV	WATER VALVE
CS	CURB STOP
S	SEWER MANHOLE
CO	CLEANOUT
ST	STORM SEWER MANHOLE
Transformer	POWER TRANSFORMER

DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

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www.nelsonengineering.net
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Jackson 307.733.2087 | Buffalo 307.684.7029

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640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

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(307) 415-1685

CIVIL/STRUCTURAL ENGINEER

NELSON ENGINEERING
430 CACHE ST, PO BOX 1599
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(307) 733-2087

03/13/19 DEVELOPMENT PLAN

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JOB NO.: A/E: 17261 / 17-296-02

SCALE: AS INDICATED

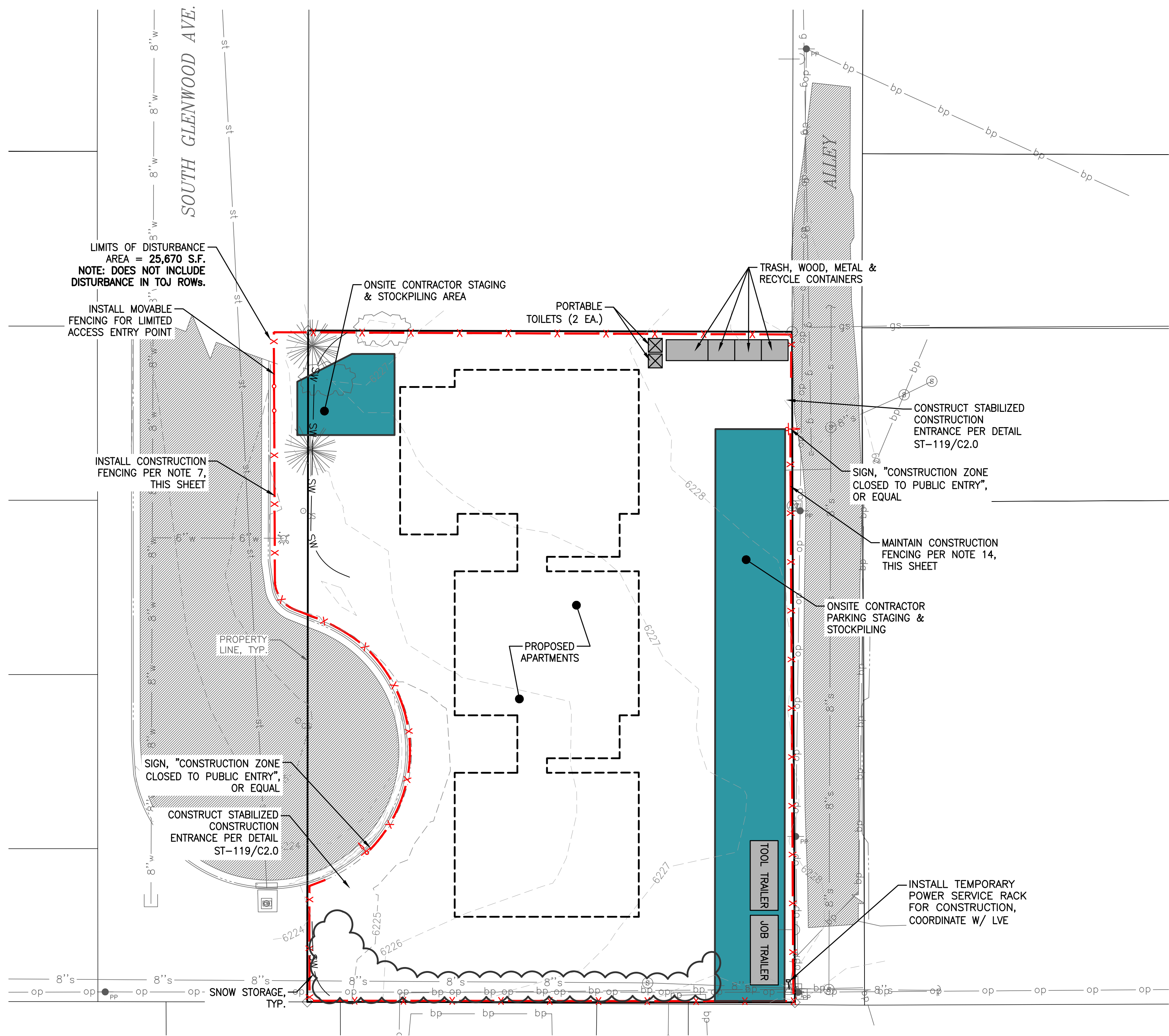
DATE: 3/13/19

DRAWING TITLE

FINAL SITE PLAN

SHEET NO.

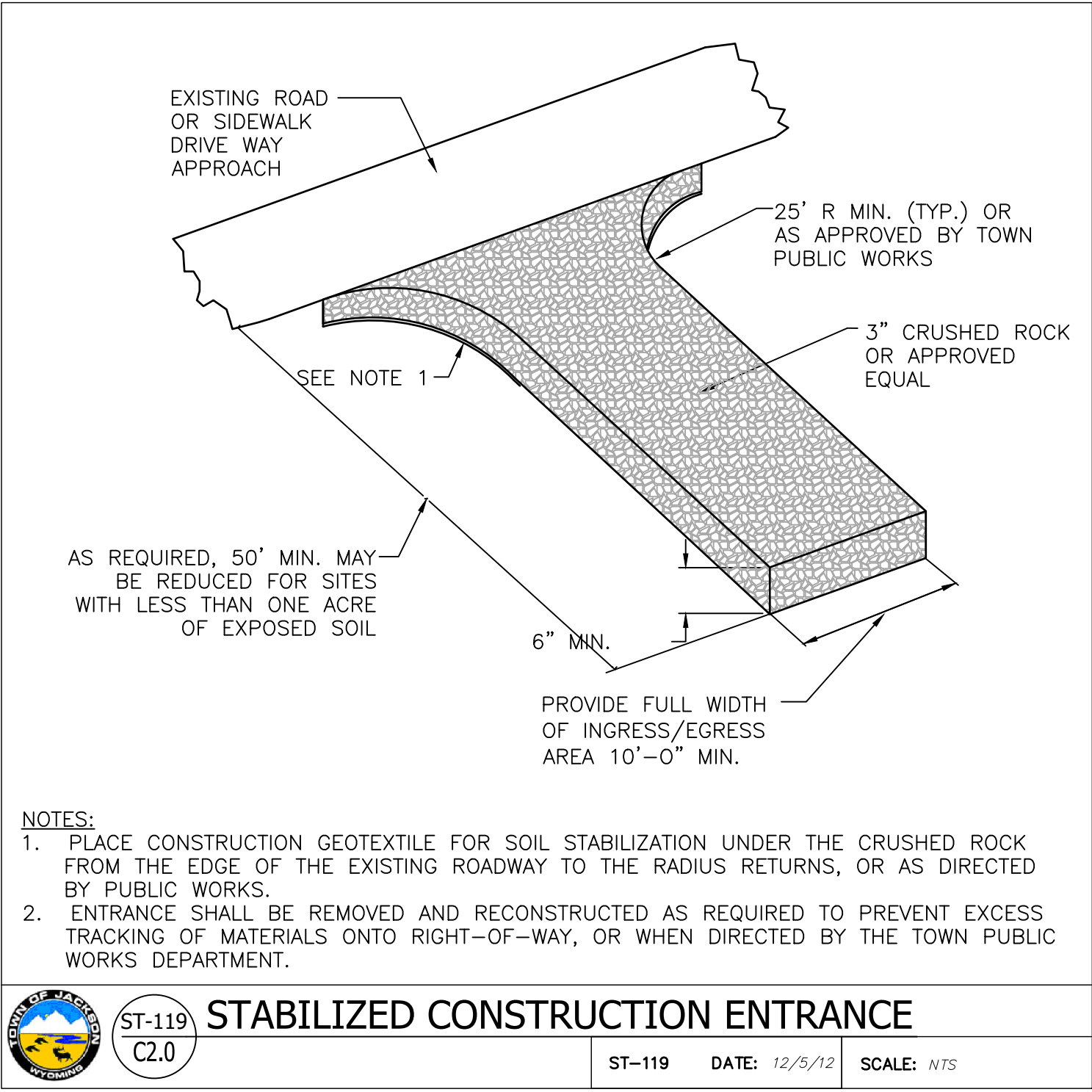
C1.1



CONSTRUCTION MANAGEMENT NOTES

- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE APPROVED CONSTRUCTION MANAGEMENT PLAN, AND DEMOLITION AND ENCROACHMENT PERMITS ISSUED BY THE TOWN OF JACKSON.
- PRIOR TO ISSUANCE OF DEMOLITION OR ENCROACHMENT (ROW) PERMITS FOR THIS PROJECT, THE CONTRACTOR IS REQUIRED TO CONTACT ALL ADJACENT PROPERTY OWNERS AND BUSINESSES ADJACENT TO NOTIFY THEM OF THE PROJECT AND OBTAIN CONTACT INFORMATION TO ALLOW FOR FUTURE COMMUNICATIONS REGARDING THE PROJECT AND CONSTRUCTION ACTIVITY IN THE AREA.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL BOND ALL WORK W/ THE TOWN OF JACKSON.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH TOJ.
- ENCROACHMENT PERMIT APPLICATION MUST BE SUBMITTED TO TOWN OF JACKSON FOR ANY WORK TAKING PLACE WITHIN TOJ STREET RIGHT-OF-WAYS (ROW). WORK WITHIN THE ROW SHALL NOT COMMENCE UNTIL A PERMIT HAS BEEN ISSUED BY THE TOWN. WORK IN THE ROW IS LIMITED TO APRIL 15TH THROUGH OCTOBER 15TH, 7AM TO 7PM. COORDINATE SAFETY, FENCING, SIGNAGE AND BARRICADE REQUIREMENTS WITH TOJ PRIOR TO CONSTRUCTION W/IN STREET ROWs.
- CONSTRUCTION WORKER PARKING: PARKING SHALL BE PROVIDED WITHIN CONTRACTOR STAGING AREAS.
- INSTALL PLASTIC CONSTRUCTION FENCING AS INDICATED IN PLAN.
 - CONSTRUCTION FENCING, SHOWN IN RED, SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PROTECT THE PUBLIC FROM CONSTRUCTION OPERATIONS.
 - WHERE REQUIRED, CONTRACTOR SHALL MOVE FENCING AND BARRICADES OUTSIDE THE PROPERTY BOUNDARY TO PROTECT THE PUBLIC DURING STREET AND UTILITY IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SNOW CLEAR FROM THE CONSTRUCTION FENCE ALONG GLENWOOD ST. AND THE ADJACENT ALLEY.
 - FENCING SHALL NOT PROTRUDE INTO SIDEWALKS WHERE IT CAN POSE A TRIPPING HAZARD OR IMPEDE SNOW REMOVAL OPERATIONS.
- COMPLETE DUST CONTROL VIA. WATERING STOCKPILES AND OPEN GRAVEL AREAS.
- CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO PUBLIC ROADS. ROADWAYS SHALL BE MONITORED AND CLEANED BY THE CONTRACTOR WHEN NECESSARY.
- TRASH & RECYCLING CONTAINERS: CONTRACTOR SHALL PROVIDE TRASH AND RECYCLING CONTAINERS FOR SEPARATION OF WASTES.
 - CONTAINERS SHALL PROVIDE COVERS TO PREVENT ANIMAL ENTRY.
 - CONTRACTOR SHALL SCHEDULE REGULAR TRASH AND RECYCLING REMOVAL. OVERFLOW OF CONTAINERS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING FIRE HYDRANTS INCLUDING PROVIDING A MINIMUM CLEARANCE DISTANCES, AS WELL AS, PROVIDING SNOW REMOVAL. NOTIFY THE FIRE DEPT. OF ANY HYDRANTS SHIELDED BY CONSTRUCTION AND PROVIDE HYDRANT LOCATION SIGNAGE.
- COMPLY WITH THE FOLLOWING REGARDING CONSTRUCTION TRAFFIC:
 - LOADING AND OFFLOADING OF MATERIALS SHALL TAKE PLACE W/IN CONTRACTOR STAGING AREAS SHOWN IN PLAN, OR OTHERWISE COORDINATED WITH THE TOWN WHEN TAKING PLACE W/IN PUBLIC ROWs AND ALLEYS.
 - CONTRACTOR SHALL NOTIFY NEIGHBORING PROPERTY OWNERS AND BUSINESSES AFFECTED BY CONSTRUCTION TRAFFIC.
- COORDINATE TEMPORARY UTILITY REQUIREMENTS (POWER, WATER, SEWER, ETC.) FOR CONSTRUCTION WITH UTILITY PROVIDERS.
- STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS, STOCKPILED OR HAULED OFFSITE.
- CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES PRIOR TO CONSTRUCTION AND MAINTAIN THEM THROUGHOUT. MITIGATE OFFSITE MIGRATION OF STORM WATER AND SEDIMENT TO ADJACENT PROPERTIES BY CONSTRUCTION OF TEMPORARY DETENTION BASINS AND INSTALLING SILT FENCE, OR STRAW WATTLES.

PRELIMINARY CONSTRUCTION SCHEDULE		
No:	MILESTONES:	DATE(S):
1	START CONSTRUCTION	FALL 2019
2	PROJECT COMPLETION	FALL 2021



DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

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SOUTH GLENWOOD APARTMENTS
640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

03/13/19 DEVELOPMENT PLAN

JOB NO.: A/E: 17261 / 17-296-02

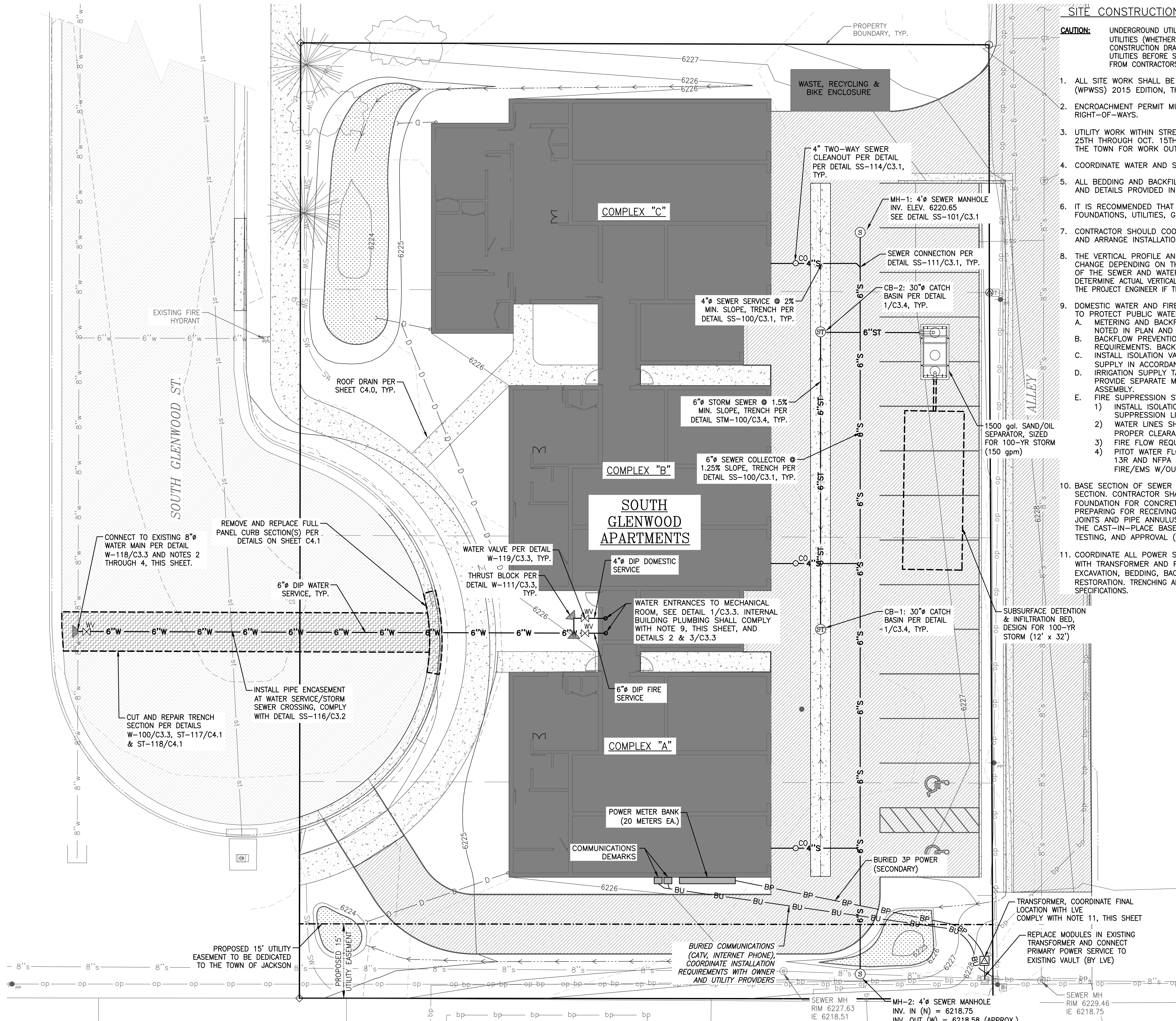
SCALE: AS INDICATED

DATE: 3/13/19

DRAWING TITLE
**CONSTRUCTION
STAGING & PHASING
PLAN**

SHEET NO.

C2.0



SITE CONSTRUCTION NOTES & SPECIFICATIONS

- 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 CONSTRUCTION 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.
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION, THE TOWN OF JACKSON STANDARDS, THESE PLANS AND UTILITY PROVIDERS.
 - ENCROACHMENT PERMIT MUST BE SUBMITTED TO TOWN OF JACKSON PRIOR TO ANY WORK IN STREET RIGHT-OF-WAYS.
 - UTILITY WORK WITHIN STREETS SHALL BE LIMITED TO APRIL 15TH THROUGH JUNE 15TH, AND/OR SEPT. 25TH THROUGH OCT. 15TH PER TOJ MUNICIPAL CODE 12.08.040. CONTRACTOR MAY SEEK APPROVAL FORM THE TOWN FOR WORK OUTSIDE THESE DATES.
 - COORDINATE WATER AND SEWER UTILITY WORK WITH THE TOWN OF JACKSON PUBLIC WORKS.
 - ALL BEDDING AND BACKFILL WITHIN THE TOWN OF JACKSON RIGHT-OF-WAY MUST MEET TOJ SPECIFICATIONS AND DETAILS PROVIDED IN THIS PLAN.
 - IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, GRADING AND PARKING.
 - CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
 - THE VERTICAL PROFILE AND HORIZONTAL ALIGNMENT OF THE PROPOSED SEWER AND WATERLINES MAY CHANGE DEPENDING ON THE LOCATION OF EXISTING WATER AND SEWER UTILITIES. PRIOR TO CONSTRUCTION OF THE SEWER AND WATER LINE SERVICES, CONTRACTOR SHALL UTILIZE EXPLORATORY EXCAVATION TO DETERMINE ACTUAL VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL CONSULT WITH THE PROJECT ENGINEER IF THERE ARE ANY VERTICAL CONFLICTS.
 - DOMESTIC WATER AND FIRE SYSTEM PLUMBING SHALL BE COMPLETED BY A LICENSED PLUMBER. IN ORDER TO PROTECT PUBLIC WATER SUPPLY, PLUMBING CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:
 - METERING AND BACKFLOW DEVICES SHALL BE LOCATED WITHIN BUILDING MECHANICAL SPACES AS NOTED IN PLAN AND REQUIRED BY TOJ.
 - BACKFLOW PREVENTION DEVICES SHALL CONFORM TO AWWA MANUAL OF PRACTICE M-14 REQUIREMENTS. BACKFLOW DEVICES SHALL BE TESTED BY A THIRD-PARTY CERTIFIED TESTER.
 - INSTALL ISOLATION VALVES, DOUBLE CHECK BACKFLOW ASSEMBLY AND METER ON DOMESTIC WATER SUPPLY IN ACCORDANCE WITH DETAIL W-113/C3.3.
 - IRRIGATION SUPPLY TAKE-OFFS SHALL BE LOCATED UPSTREAM OF THE DOMESTIC WATER METER AND PROVIDE SEPARATE METER, ISOLATION VALVES AND REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY.
 - FIRE SUPPRESSION SYSTEM REQUIREMENTS:
 - INSTALL ISOLATION VALVE AND REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY ON FIRE SUPPRESSION LINES.
 - WATER LINES SHALL BE INSTALLED IN ACCORDANCE TO NFPA 13 AND NFPA 24 TO PROVIDE PROPER CLEARANCES, SEISMIC REQUIREMENTS, FLUSHING AND HYDRO TESTING. (IFC 901.4.1)
 - FIRE FLOW REQUIREMENTS SHALL MEET APPENDIX B OF THE INTERNATIONAL FIRE CODE (IFC).
 - PITOT WATER FLOW-TEST IS REQUIRED ON ALL NEW FIRE SPRINKLER INSTALLATIONS FOR NFPA 13R AND NFPA 13 SYSTEMS. SYSTEM PLANS WILL NOT BE APPROVED BY TETON COUNTY FIRE/EMS W/OUT A CERTIFIED TEST. (NFPA 291)
 - BASE SECTION OF SEWER MANHOLE SHALL BE CONSTRUCTED BY UTILIZING A CAST-IN-PLACE BASE SECTION. CONTRACTOR SHALL EXCAVATE BELOW THE EXISTING SEWER MAIN FOR PREPARATION OF SUITABLE FOUNDATION FOR CONCRETE PLACEMENT; POUR BASE INCLUDING FORMING 6" W. CHANNEL (NORTH) AND PREPARING FOR RECEIVING MANHOLE SECTION; PLACE DOG-HOUSE MANHOLE SECTION; AND GROUT SECTION JOINTS AND PIPE ANNULUSES. CONTRACTOR SHALL CUT AND REMOVE THE EXISTING SEWER MAIN WITHIN THE CAST-IN-PLACE BASE SECTION FOLLOWING CONSTRUCTION OF THE NEW SEWER COLLECTION SYSTEM, TESTING, AND APPROVAL (BY TOJ).
 - COORDINATE ALL POWER SERVICE WORK WITH LOWER VALLEY ENERGY (LVE). CONTRACTOR SHALL ASSIST LVE WITH TRANSFORMER AND POWER SERVICE INSTALLATION, INCLUDING, FURNISHING AND/OR INSTALLING ALL EXCAVATION, BEDDING, BACKFILL, CONCRETE TRANSFORMER PAD (VERIFY IF REQ'D BY LVE), AND SURFACE RESTORATION, TRENCHING AND BACKFILL REQUIREMENTS SHALL COMPLY WITH DETAIL 1/C3.1 AND THE PROJECT SPECIFICATIONS.

UTILITY PLAN

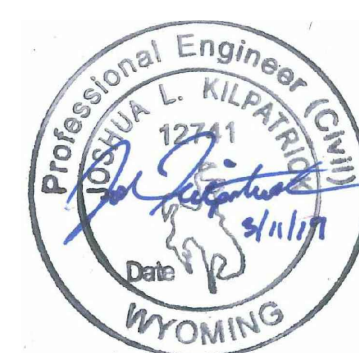
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DEVELOPMENT PLAN
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Professional Engineers & Land Surveyors
WWW.NELSONENGINEERING.NET
PO Box 1599 | 430 South Cache St. | Jackson, WY 83001
Jackson 307.733.2087 | Buffalo 307.684.7029

REGISTRATION



CLIENT

BASE CAMP LLC c/o COHEN & ASSOCIATES LLC
49 RICHMONDVILLE AVE, SUITE 105
WESTPORT, CT 06880
203.227.2390

ARCHITECT

MERGE ARCHITECTS, INC.
332 CONGRESS ST. FLOOR 6
BOSTON, MA 02210
617.670.0265

LANDSCAPE ARCHITECT

AGROSTIS, INC.
1130 MARLE WAY, SUITE 2C
PO BOX 3074 | JACKSON, WY 83001
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CIVIL/STRUCTURAL ENGINEER

NELSON ENGINEERING
430 CACHE ST. PO BOX 1599
JACKSON, WY 83001
(307) 733-2087

MERGE ARCHITECTS INC

SOUTH GLENWOOD APARTMENTS

640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

03/13/19 DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.: A/E: 17261 / 17-296-02

SCALE: AS INDICATED

DATE: 3/13/19

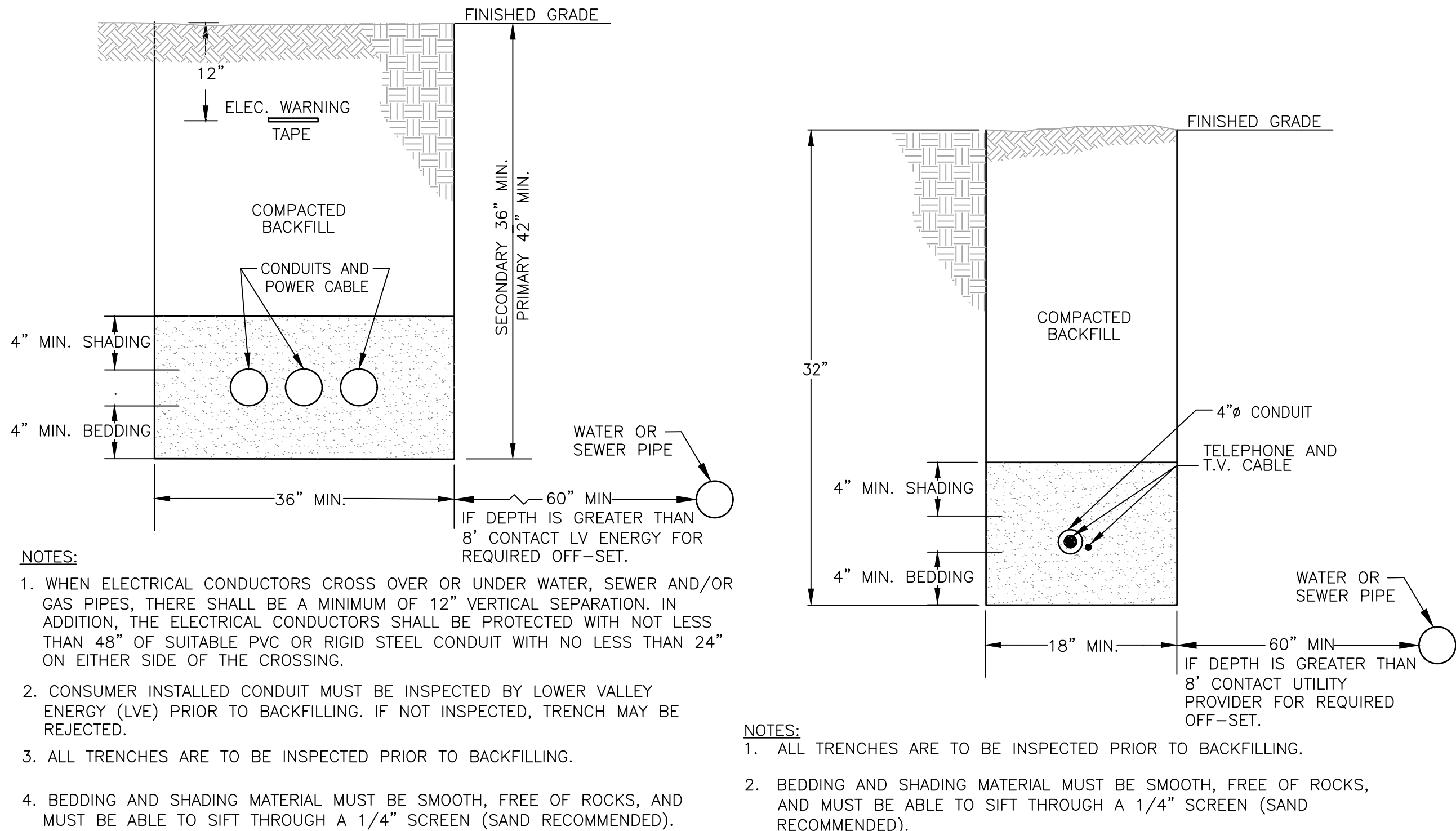
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UTILITY PLAN

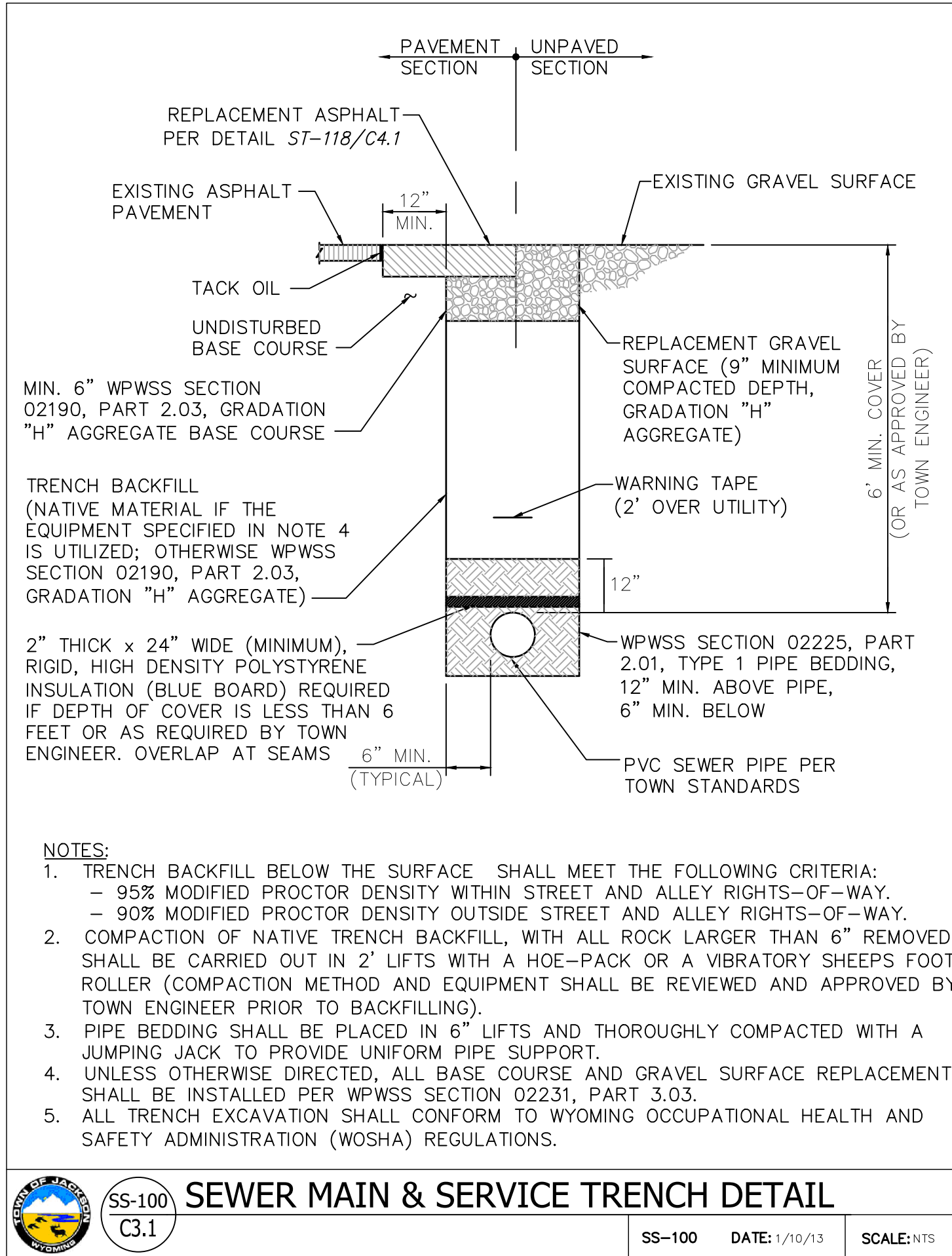
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C3.0

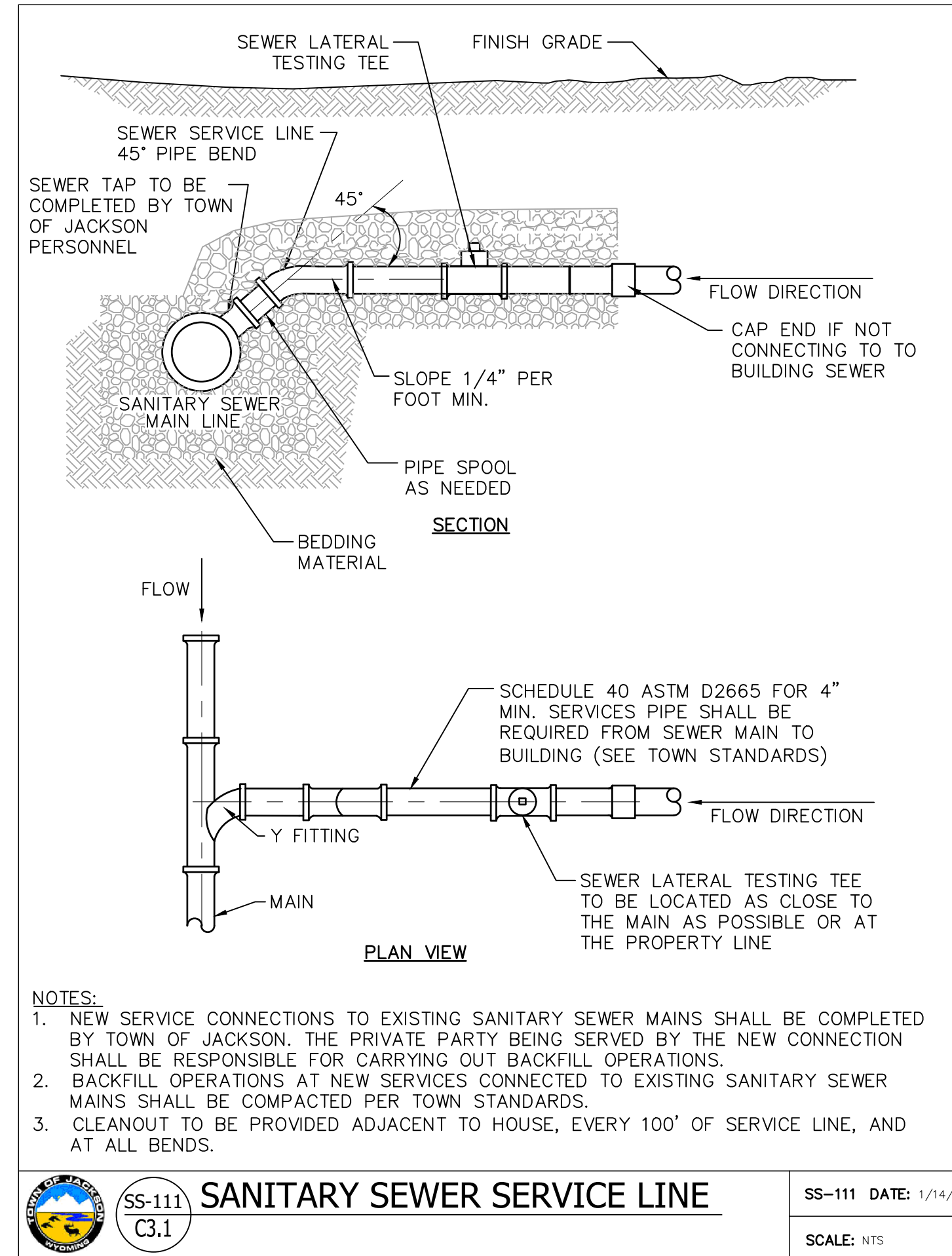
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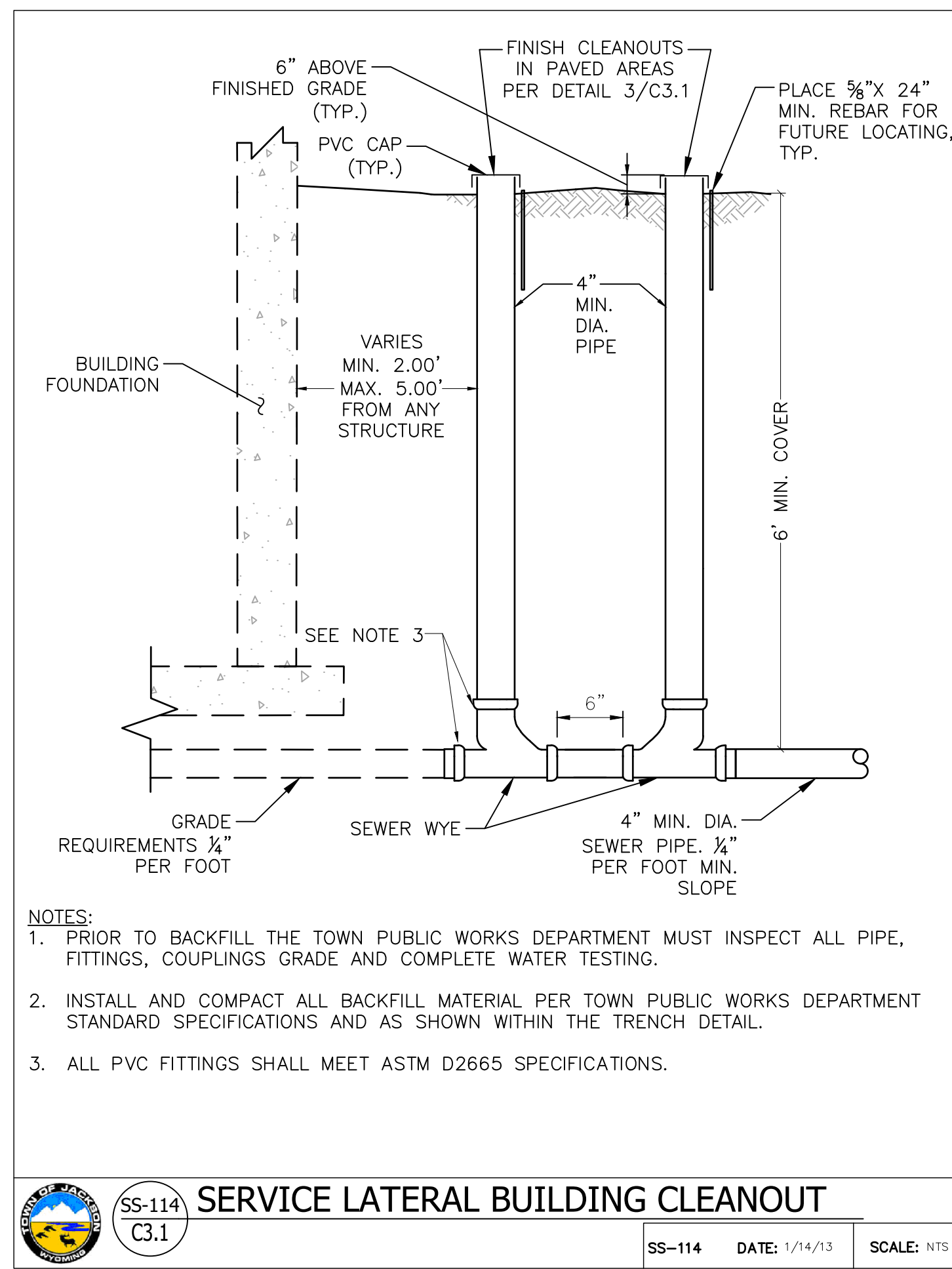
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2 TELEPHONE, INTERNET & T.V CABLE TRENCH DETAIL SCALE: NTS



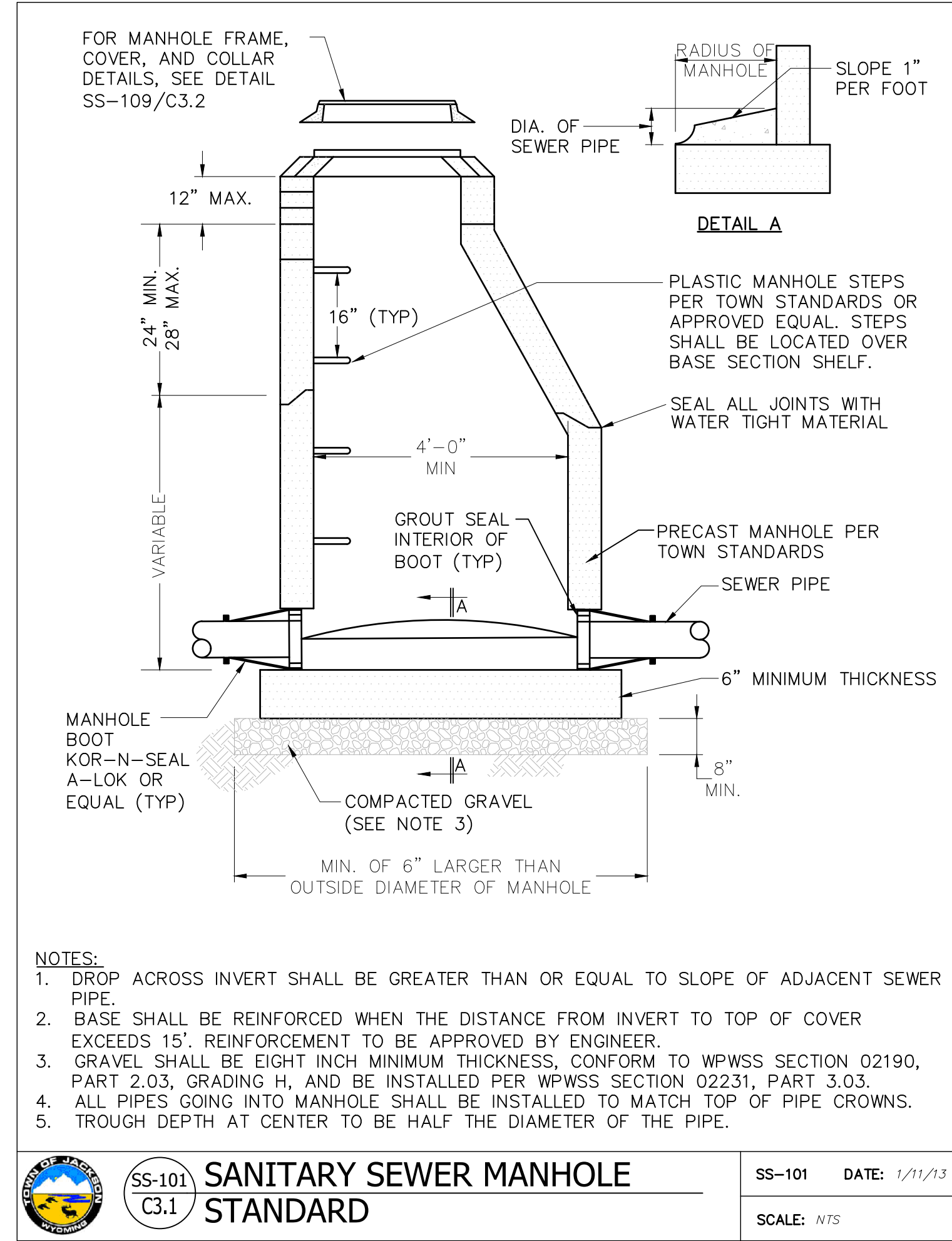
SS-100 C3.1 SEWER MAIN & SERVICE TRENCH DETAIL DATE: 1/10/13 SCALE: NTS



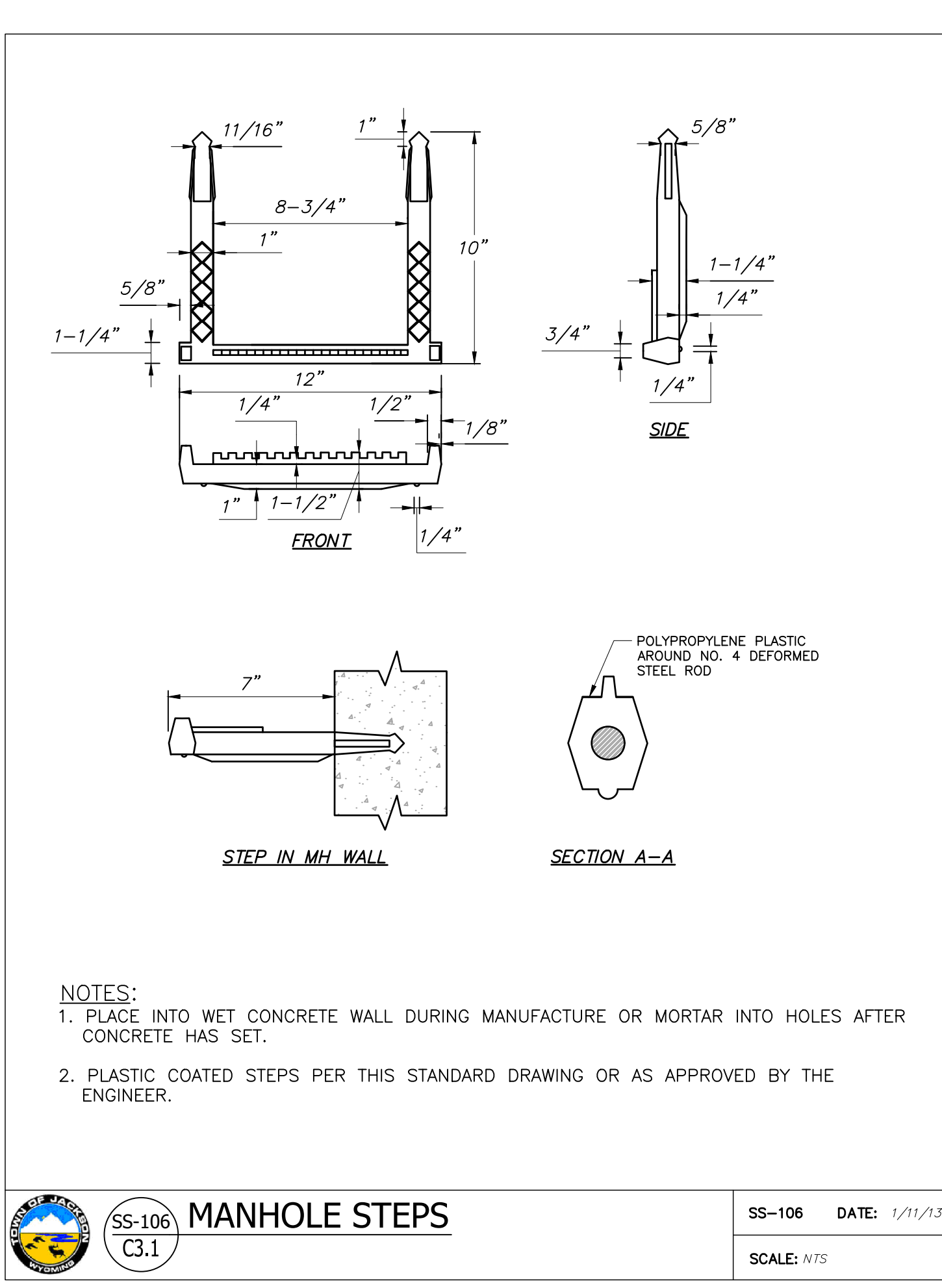
SS-111 C3.1 SANITARY SEWER SERVICE LINE DATE: 1/14/13 SCALE: NTS



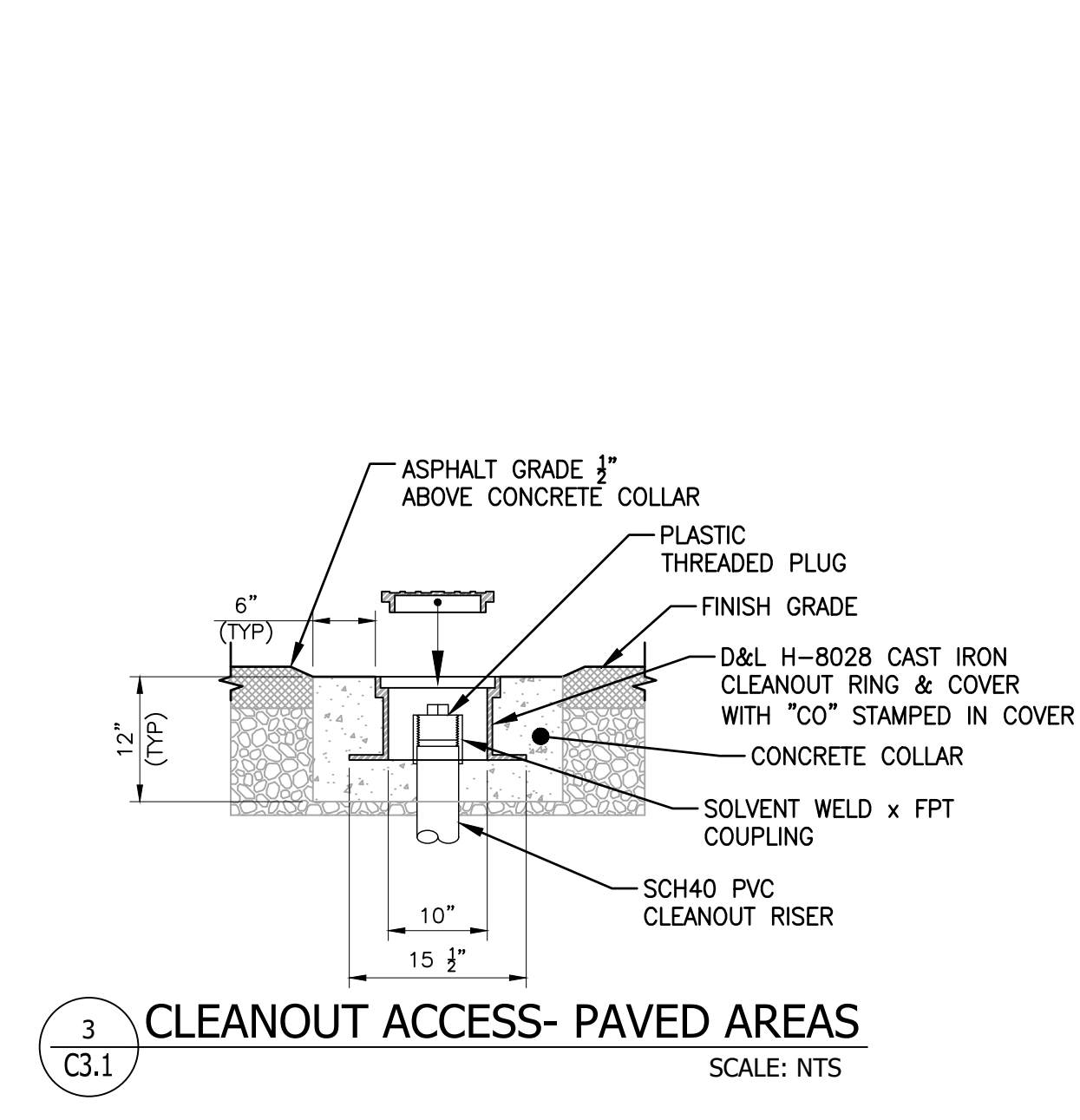
SS-114 C3.1 SERVICE LATERAL BUILDING CLEANOUT DATE: 1/14/13 SCALE: NTS



SS-101 C3.1 SANITARY SEWER MANHOLE STANDARD DATE: 1/11/13 SCALE: NTS



SS-106 C3.1 MANHOLE STEPS DATE: 1/11/13 SCALE: NTS



3 C3.1 CLEANOUT ACCESS- PAVED AREAS SCALE: NTS

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REGISTRATION

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MERGE ARCHITECTS INC

SOUTH GLENWOOD APARTMENTS
640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

03/13/19 DEVELOPMENT PLAN

JOB NO.: A/E: 17261 / 17-296-02

SCALE: AS INDICATED

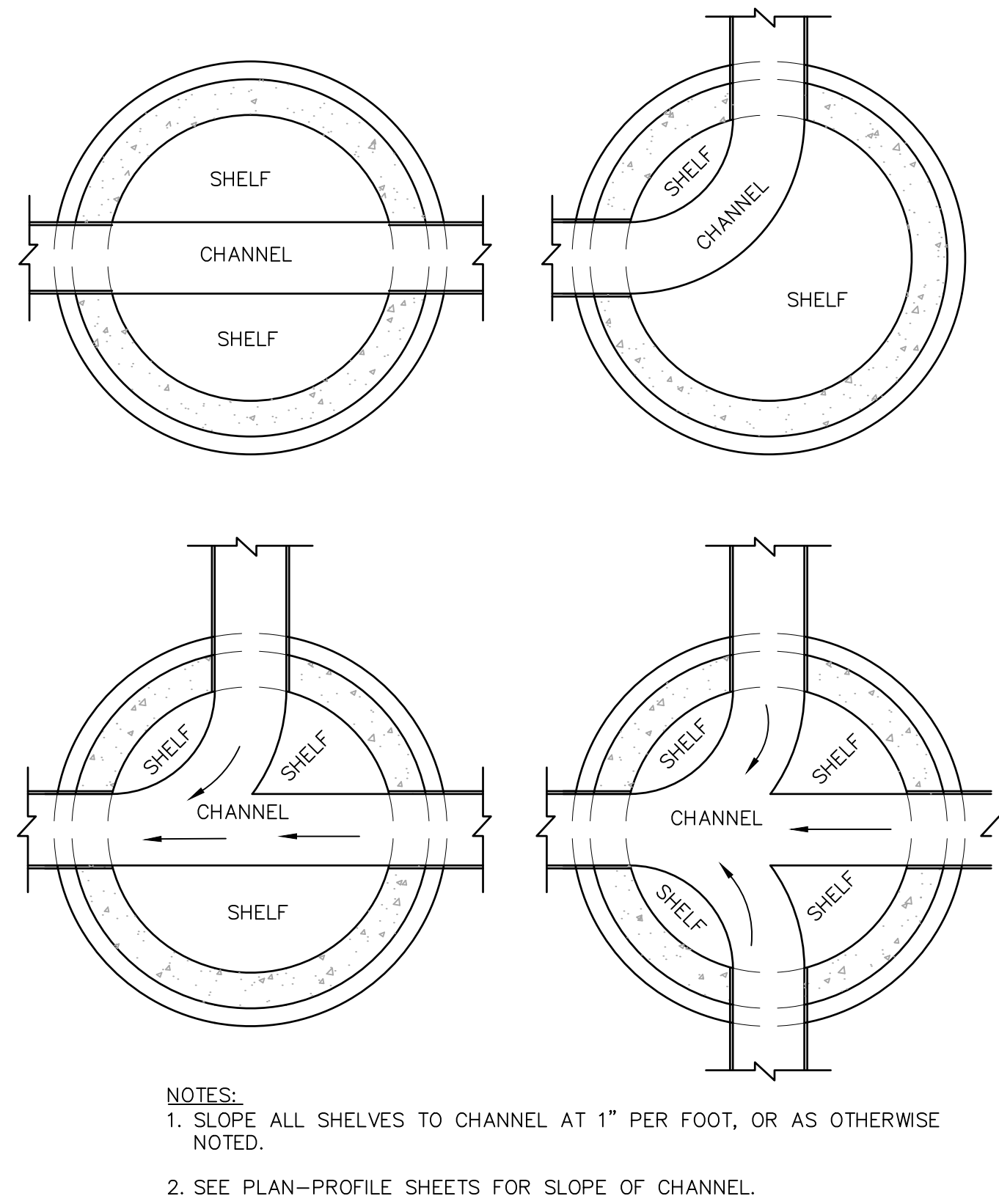
DATE: 3/13/19

DRAWING TITLE

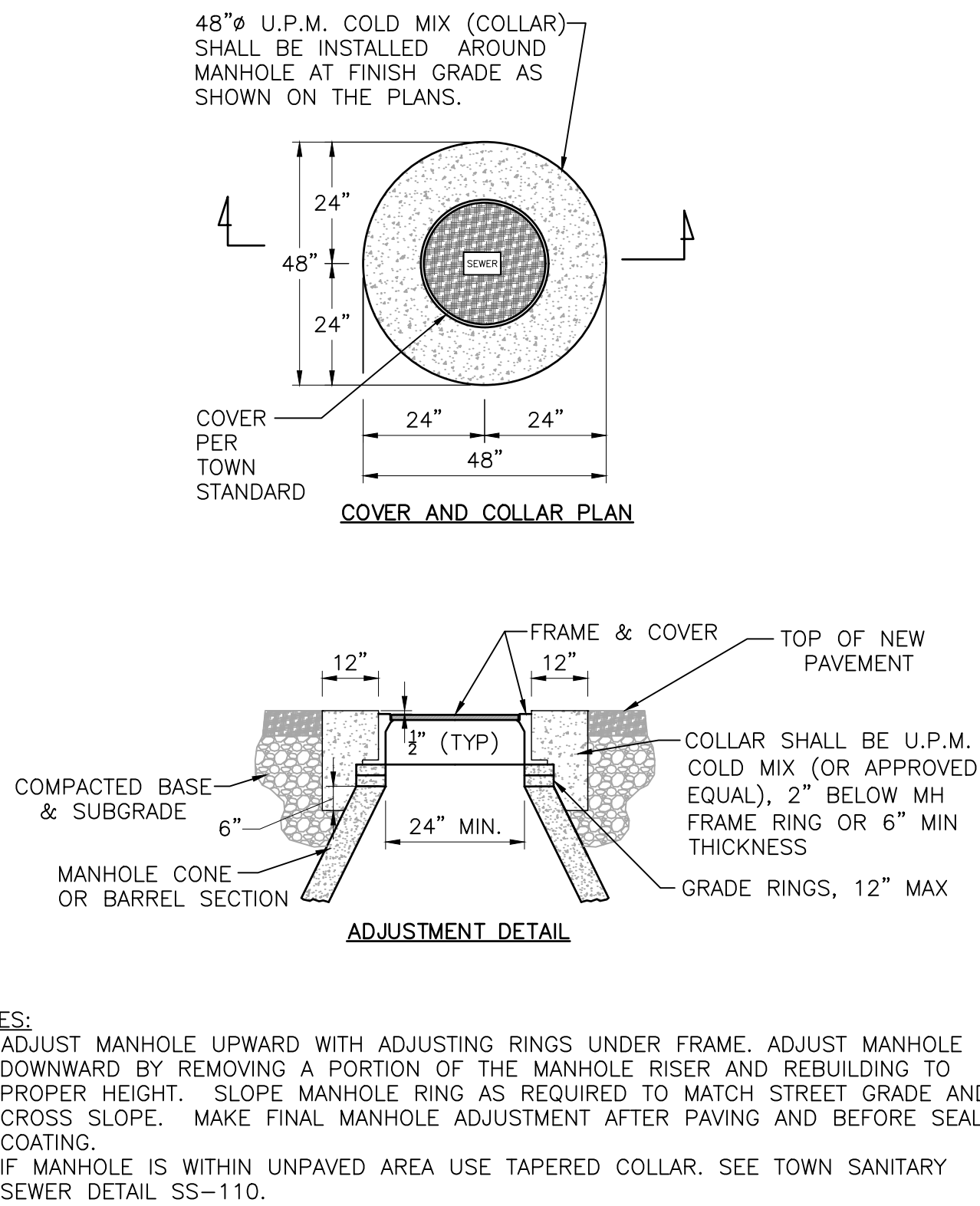
UTILITY DETAILS

SHEET NO.

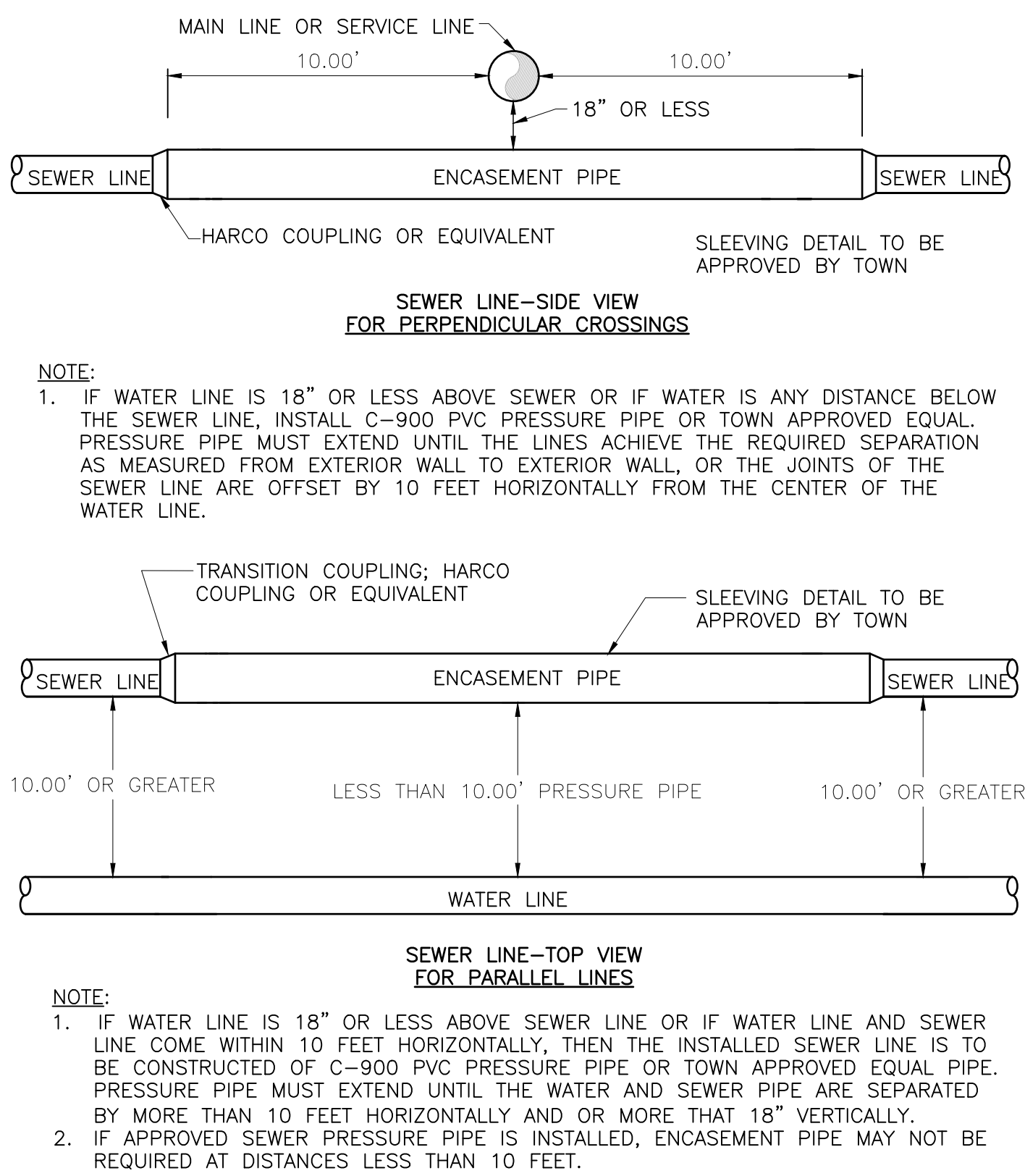
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 **SS-107** **C3.2** **MANHOLE CHANNEL DETAILS** **SS-107** **DATE: 1/11/13**
SCALE: NTS



 **SS-109** **C3.2** **MANHOLE ADJUSTMENT & COLLAR** **SS-109** **DATE: 1/11/13**
DETAIL FOR ASPHALT SURFACES **SCALE: NTS**

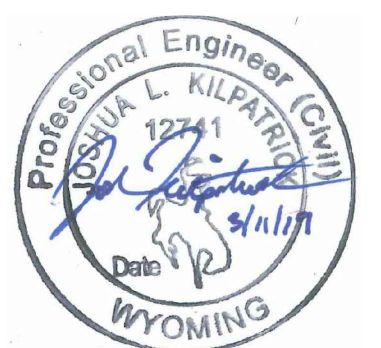


 **SS-116** **C3.2** **SEWER PIPE ENCASEMENT** **SS-116** **DATE: 1/14/13**
SCALE: NTS

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MERGE ARCHITECTS INC

SOUTH GLENWOOD APARTMENTS

640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

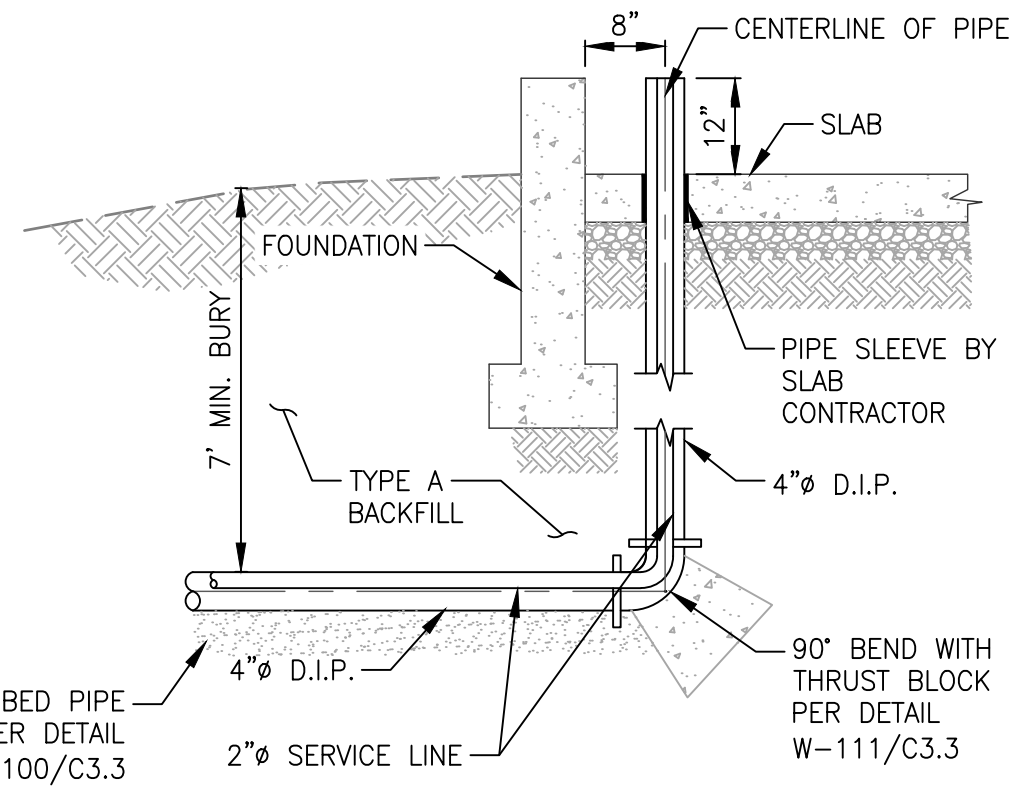
THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.: A/E: 17261 / 17-296-02
SCALE: AS INDICATED
DATE: 3/13/19

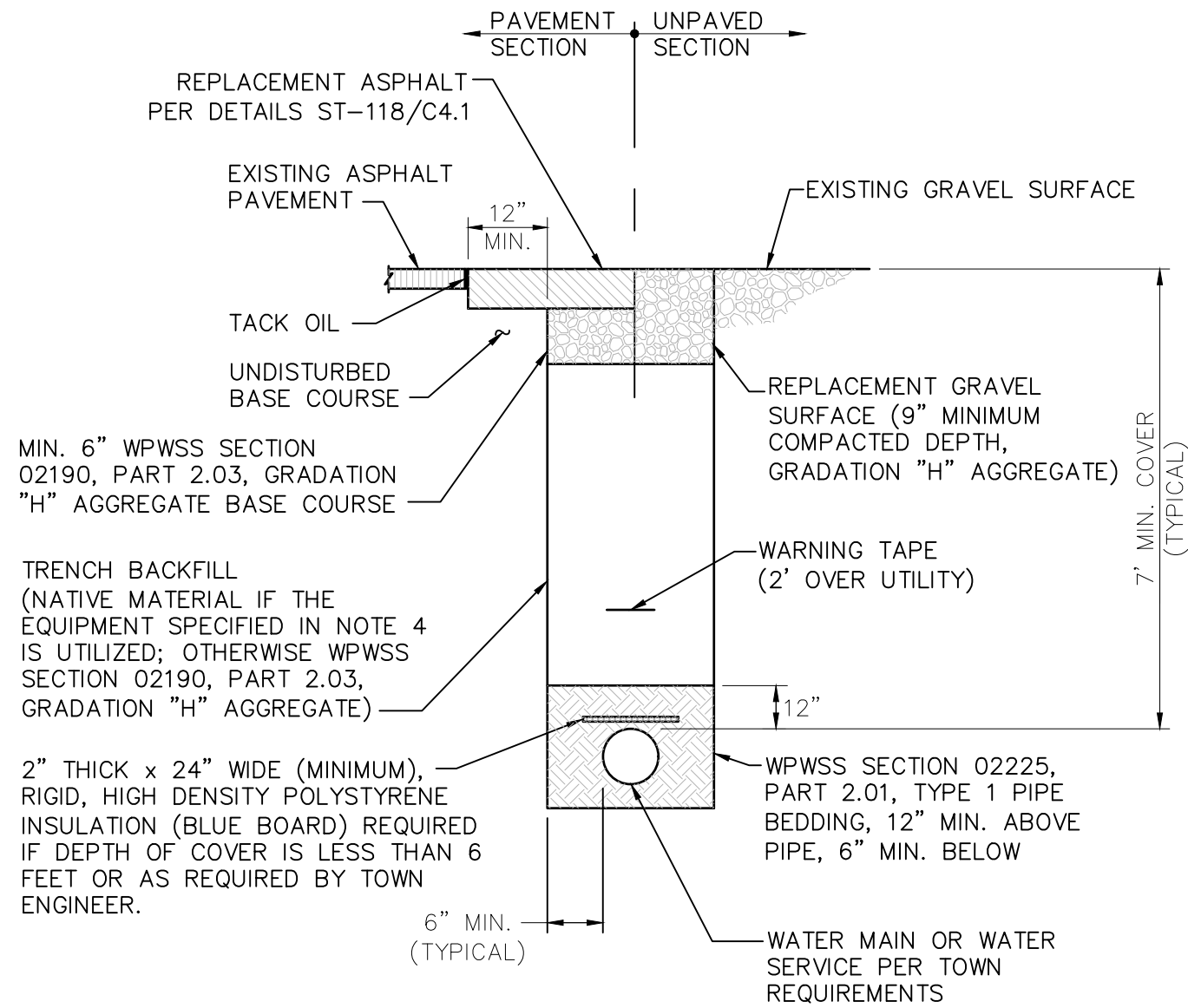
DRAWING TITLE
UTILITY DETAILS

SHEET NO.

C3.2

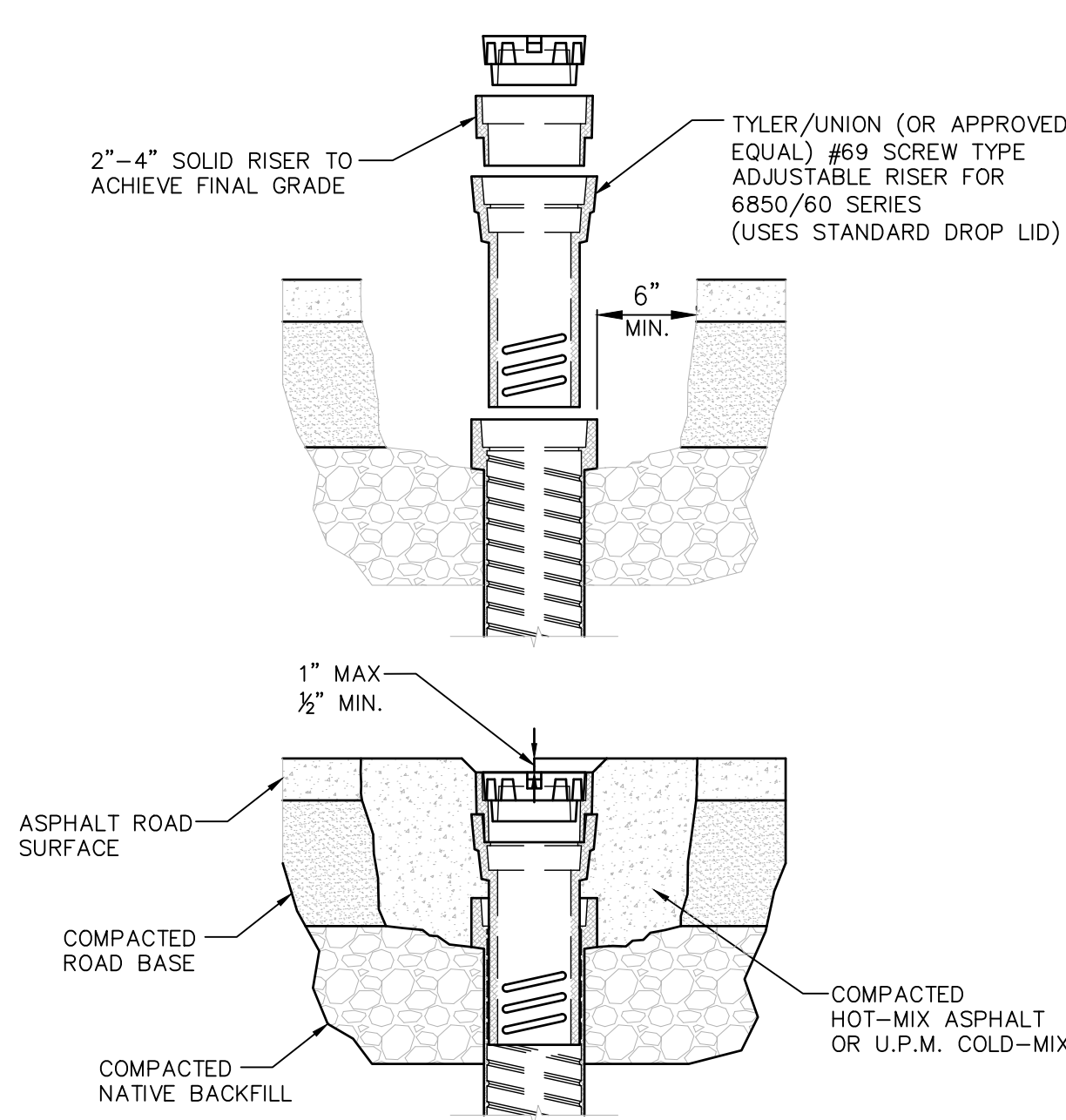


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C3.3 WATER SERVICE ENTRY DETAIL
SCALE: NTS



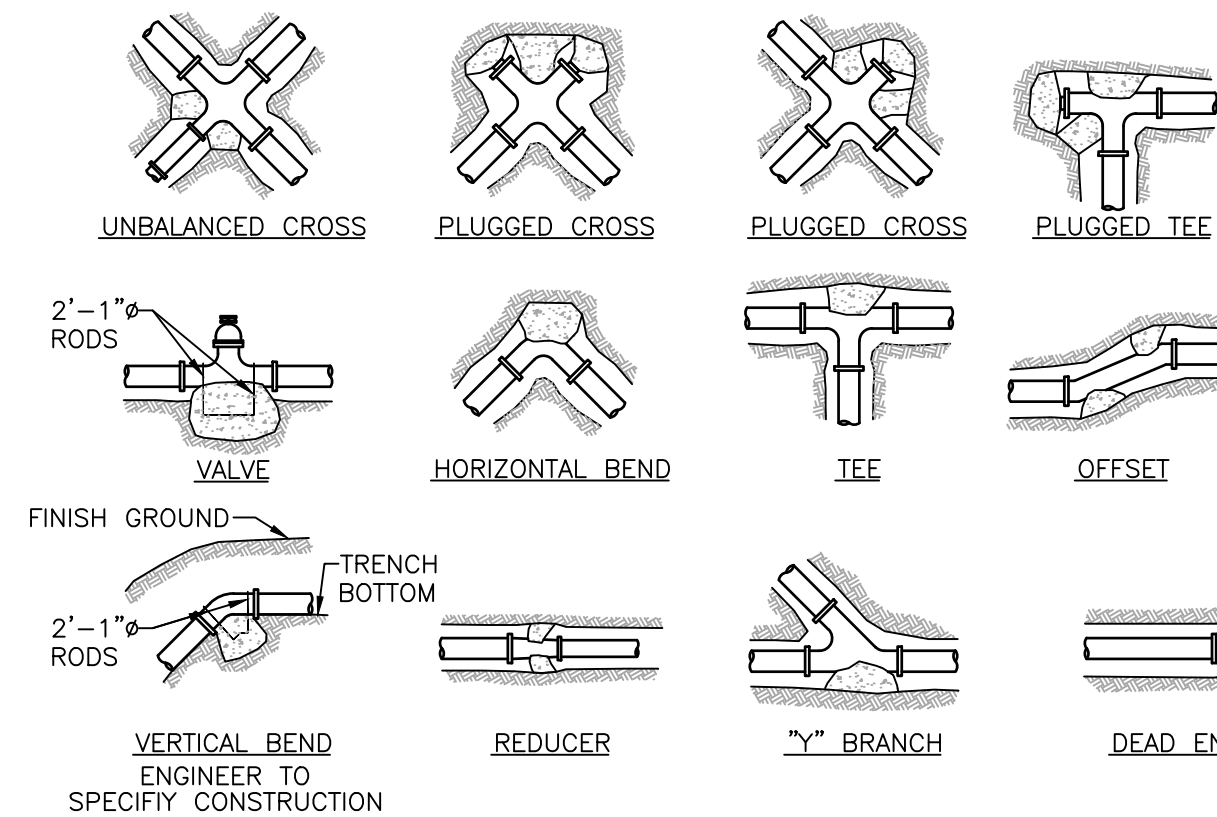
- NOTES:
- TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
 - COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, 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).
 - PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
 - UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPSS SECTION 02231, PART 3.03.
 - ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

W-100 WATER MAIN AND SERVICE LINE TRENCH
DATE: 1/14/13 SCALE: NTS



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

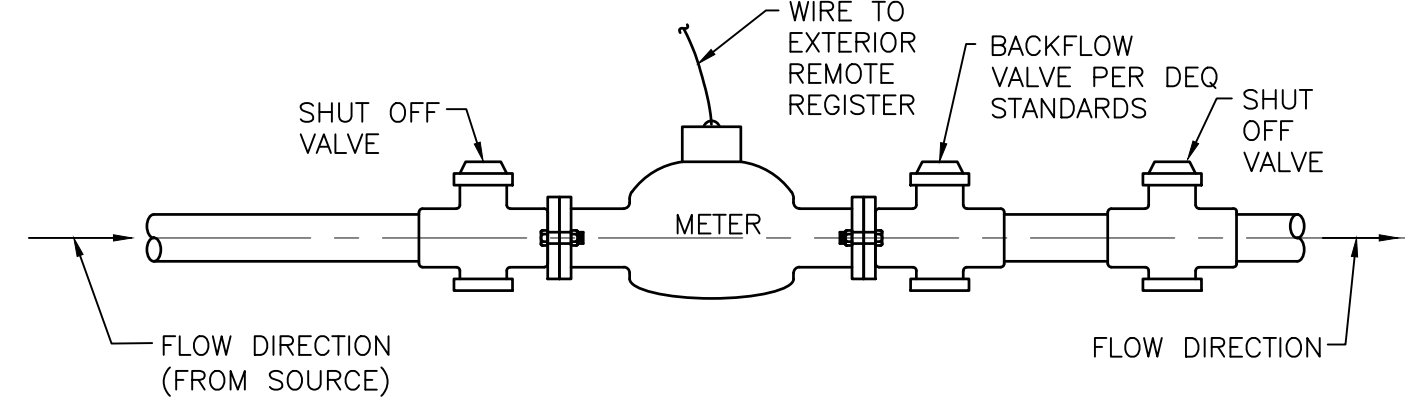
W-106 WATER VALVE COLLAR ASSEMBLY
DATE: 1/16/13 SCALE: NTS



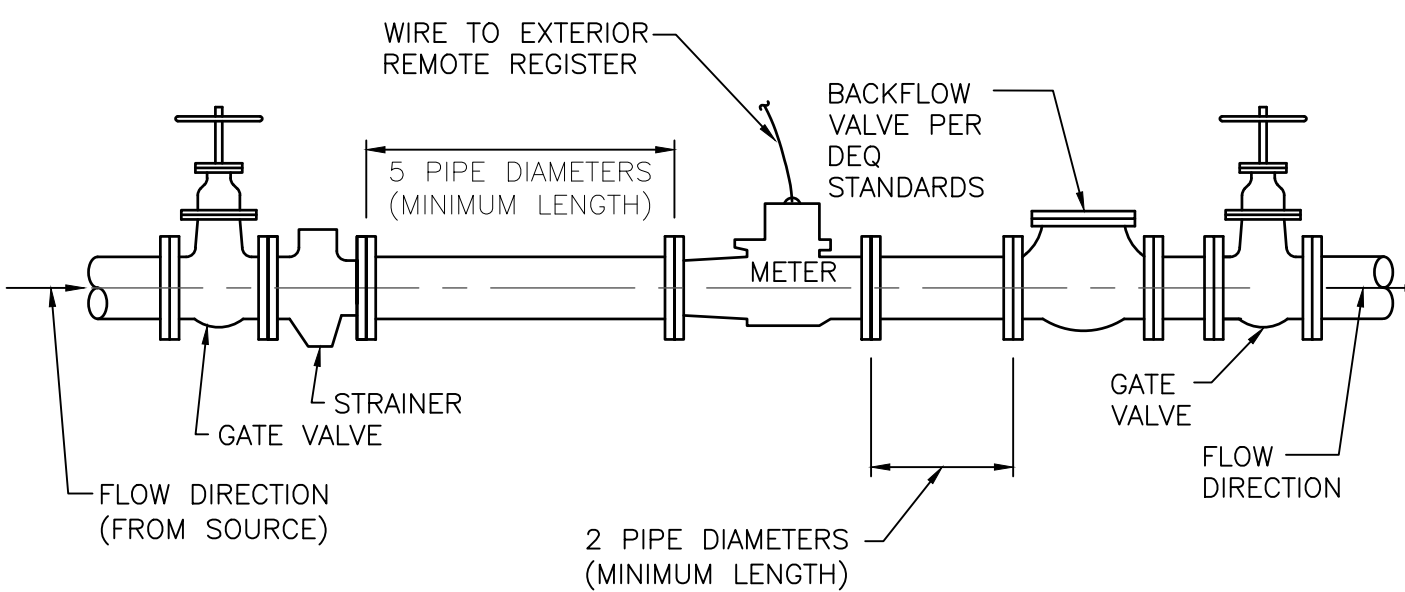
MINIMUM DIMENSIONS FOR THRUST BLOCKING											
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS		
	A	B	A	B	A	B	A	B	A	B	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"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

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

W-111 THRUST BLOCK DETAILS
DATE: 1/16/13 SCALE: NTS



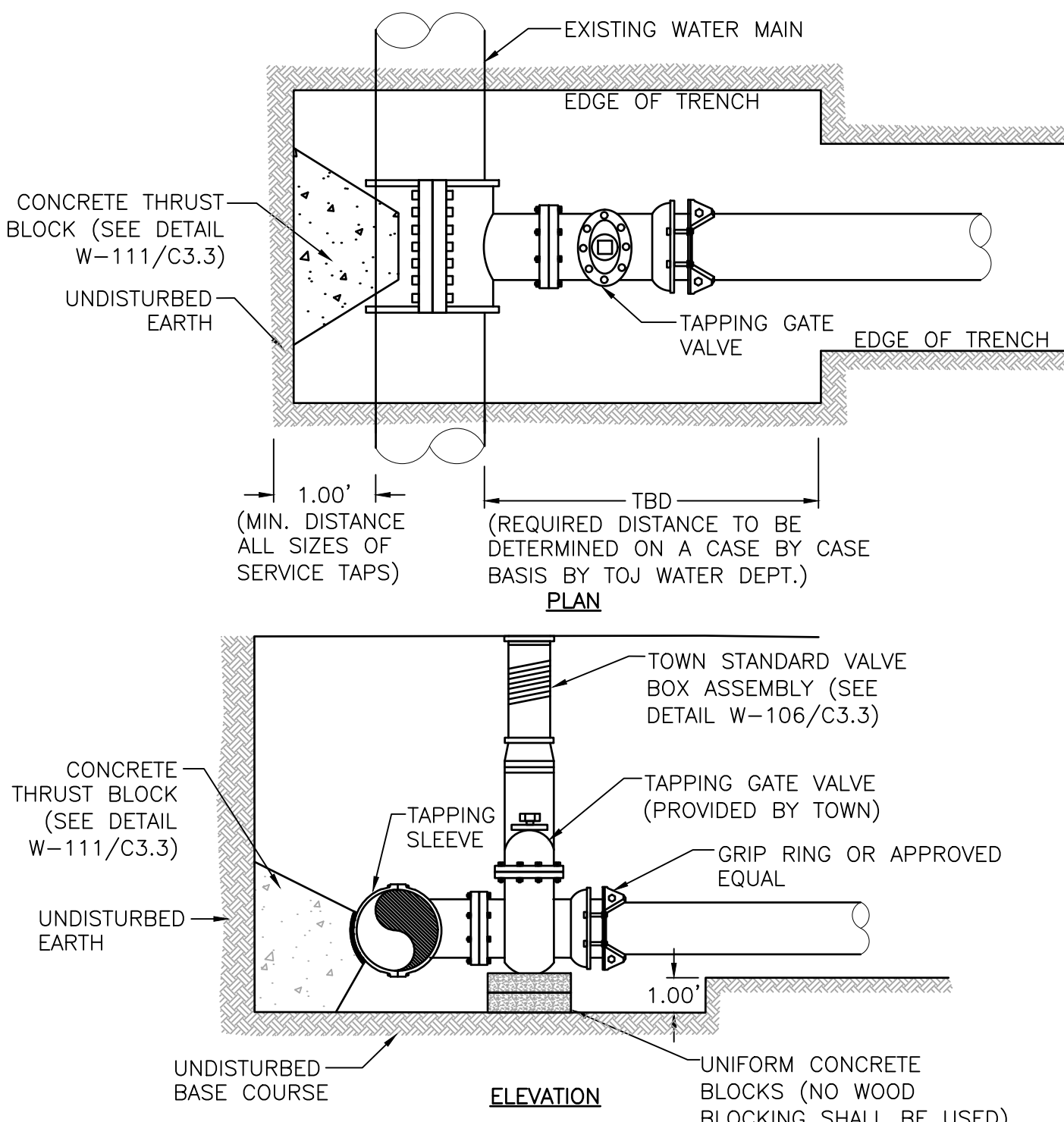
1-1/2" AND 2" DIAMETER ASSEMBLY



3" DIAMETER AND LARGER ASSEMBLY

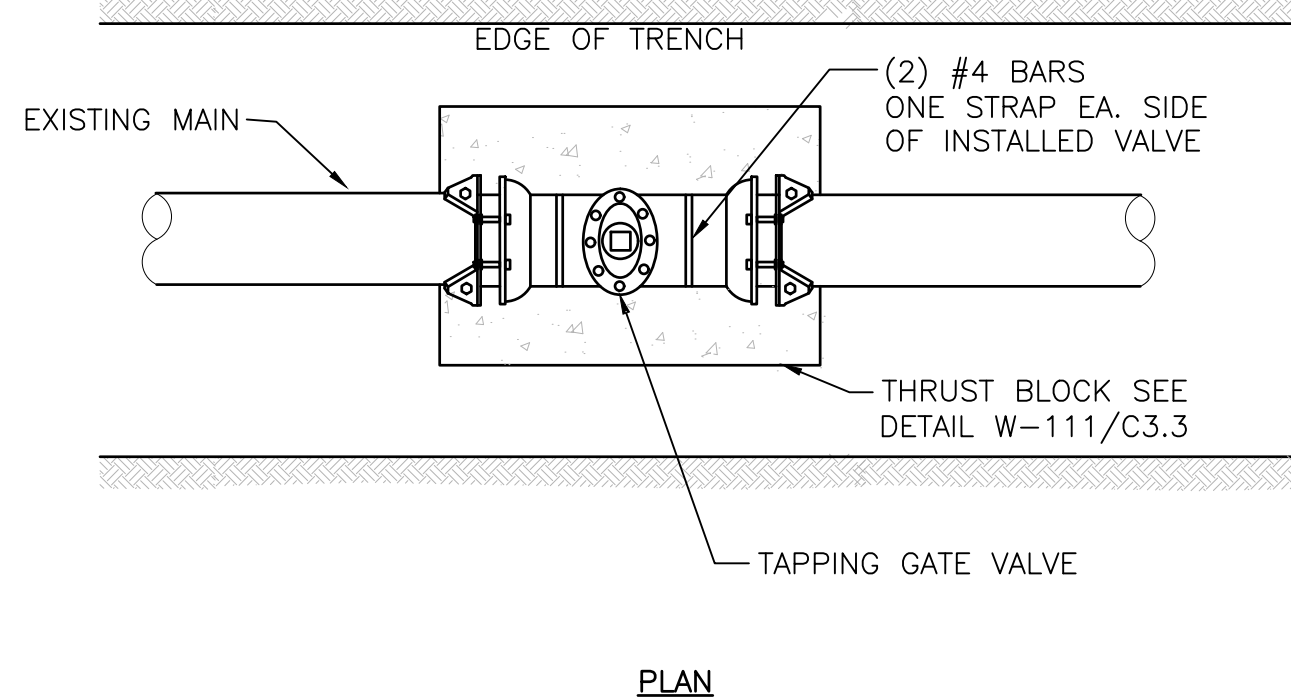
- NOTES:
- SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
 - METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
 - CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
 - METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

W-113 WATER METER INSTALLATION (1.5" & LARGER METERS, INTERIOR INST.)
DATE: 1/16/13 SCALE: NTS

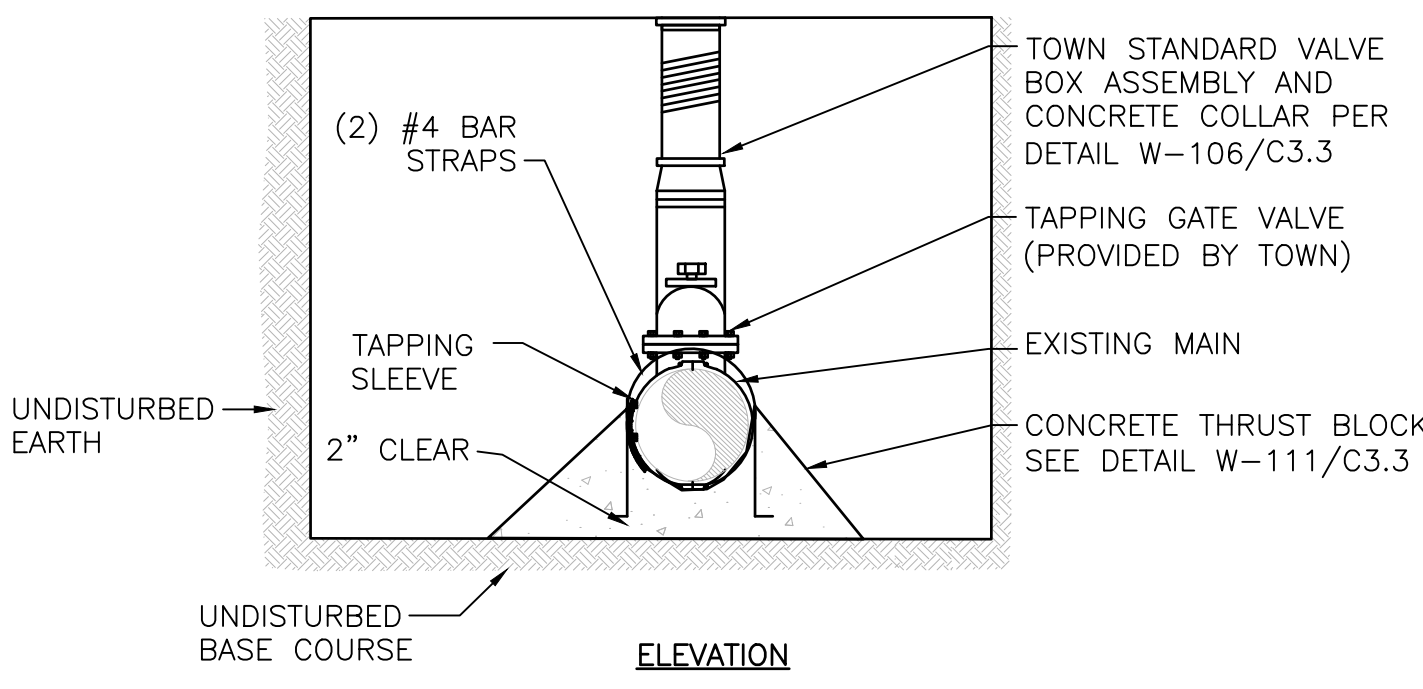


- NOTES:
- TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
 - EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.
 - THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.

W-118 WATER MAIN TAPPING DETAIL
DATE: 1/17/13 SCALE: NTS



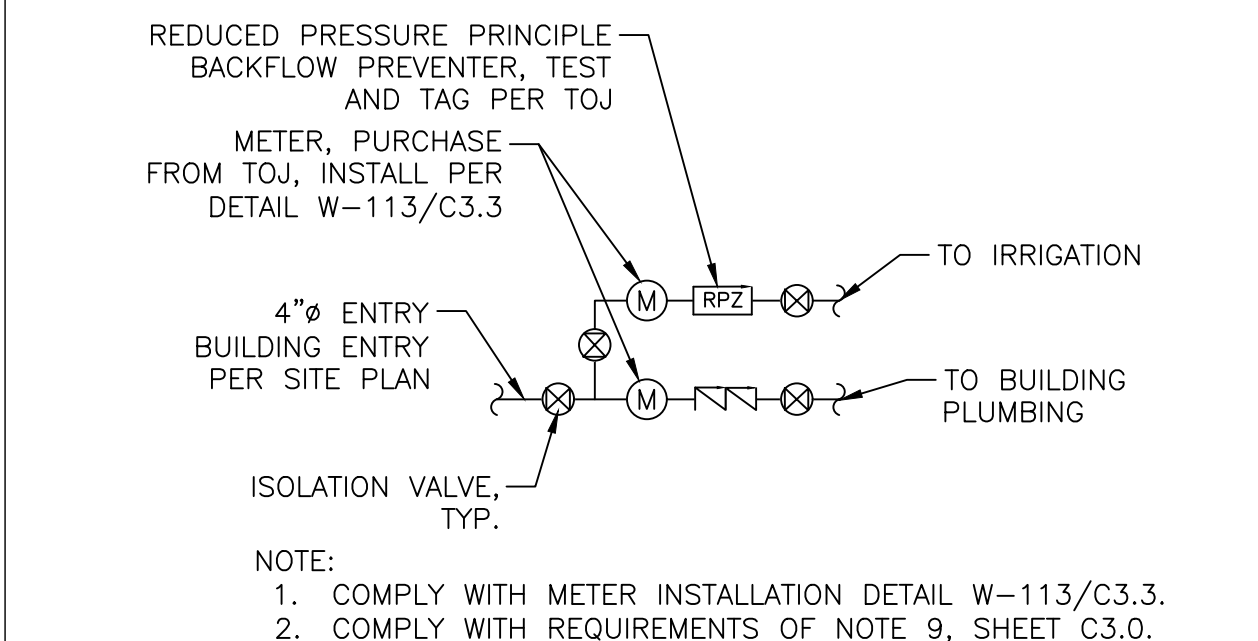
PLAN



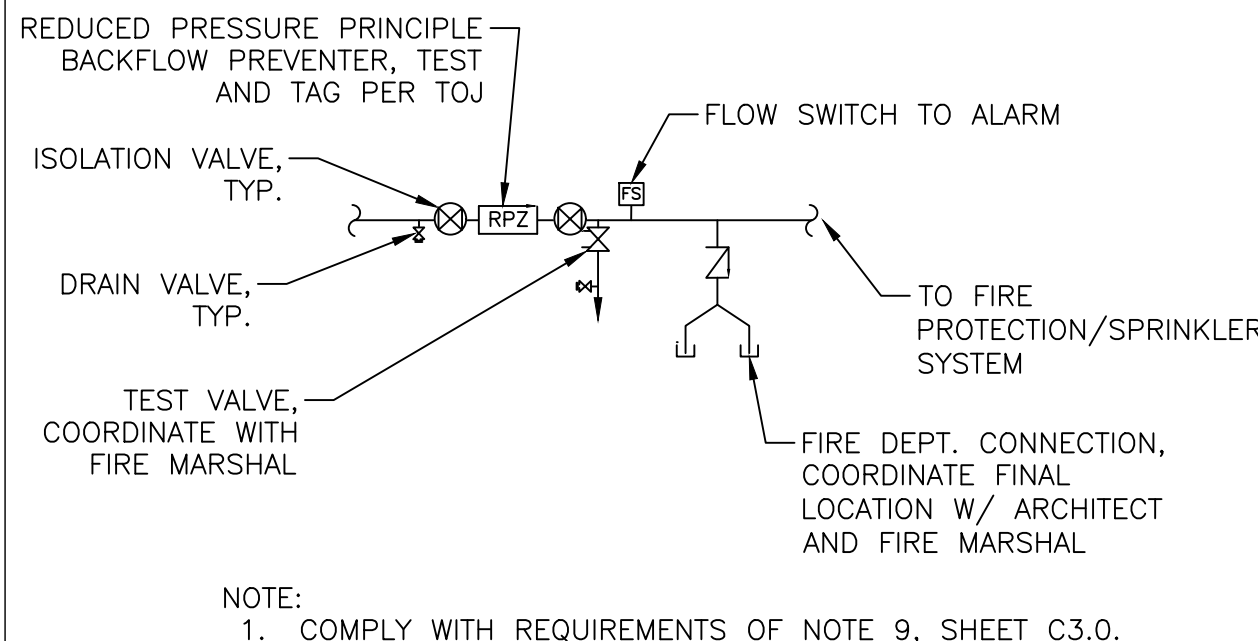
ELEVATION

- NOTES:
- THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
 - 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE INSTALLED BETWEEN THRUST BLOCK AND WATER PIPE.

W-119 IN LINE WATER VALVE
DATE: 1/18/13 SCALE: NTS



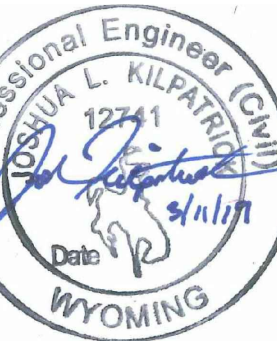
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C3.3 DOMESTIC WATER ENTRY DETAIL
SCALE: NTS



3
C3.3 FIRE ENTRY DETAIL
SCALE: NTS

DEVELOPMENT PLAN
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03/13/19 DEVELOPMENT PLAN

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JOB NO.: A/E: 17261 / 17-296-02

SCALE: AS INDICATED

DATE: 3/13/19

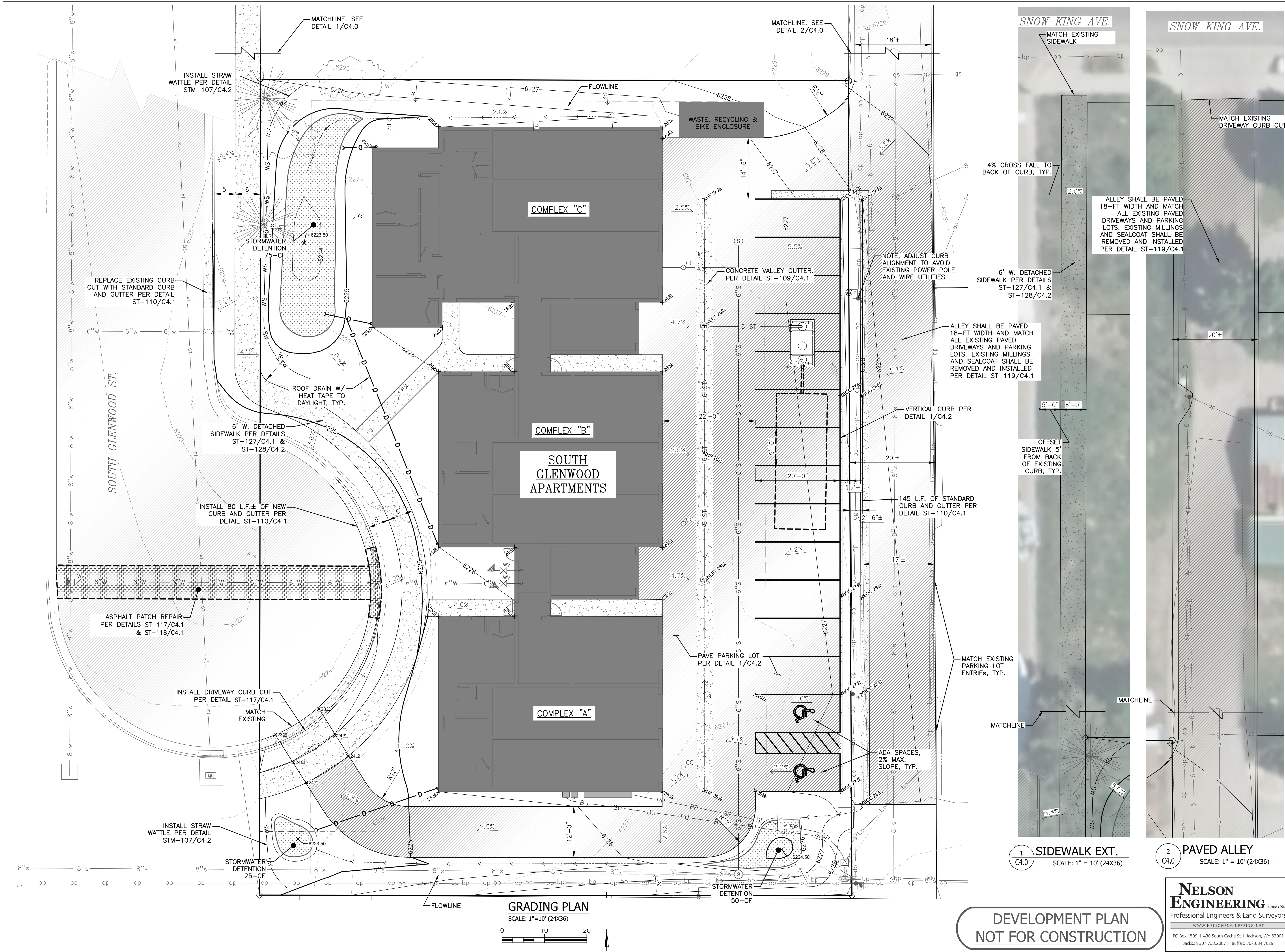
DRAWING TITLE

UTILITY DETAILS

SHEET NO.

C3.3

S:\Projects\2017\206-42 640-650 Glenwood Pub & Apartments\Grading\Grading Plan - 12/24/2017.dwg - Mar 13 2019 12:24:42 pm PLOTTED BY: J. K. K. - 2019 12/24/2017 2:10



REGISTRATION

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03/13/19

DEVELOPMENT PLAN

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JOB NO.: A/E: 17261 / 17-296-02

SCALE: AS INDICATED

DATE: 3/13/19

DRAWING TITLE

GRADING PLAN

SHEET NO.

1

C4.0

SIDEWALK EXT.

SCALE: 1" = 10' (24X36)

2

C4.0

PAVED ALLEY

SCALE: 1" = 10' (24X36)

DEVELOPMENT PLAN

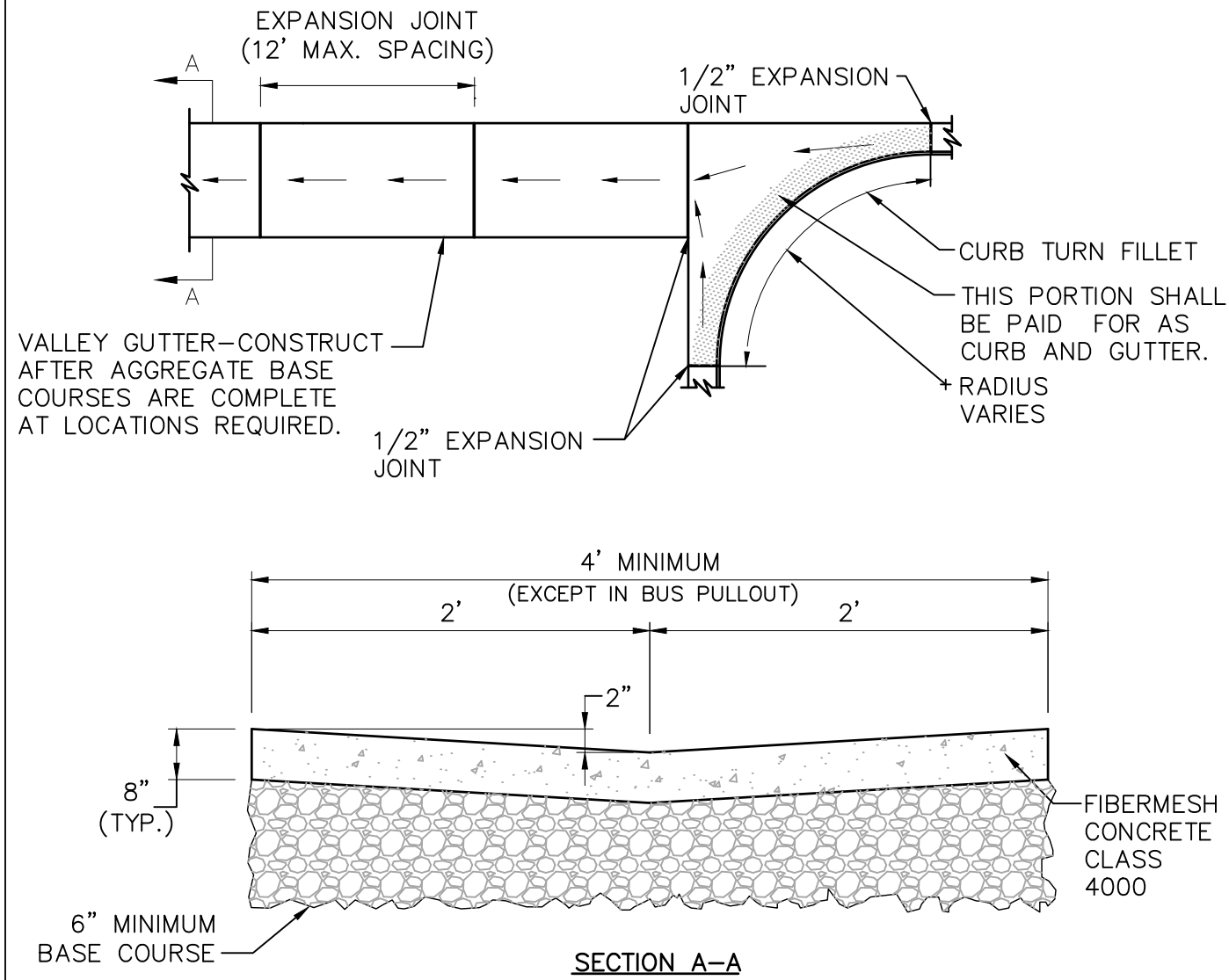
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C4.0

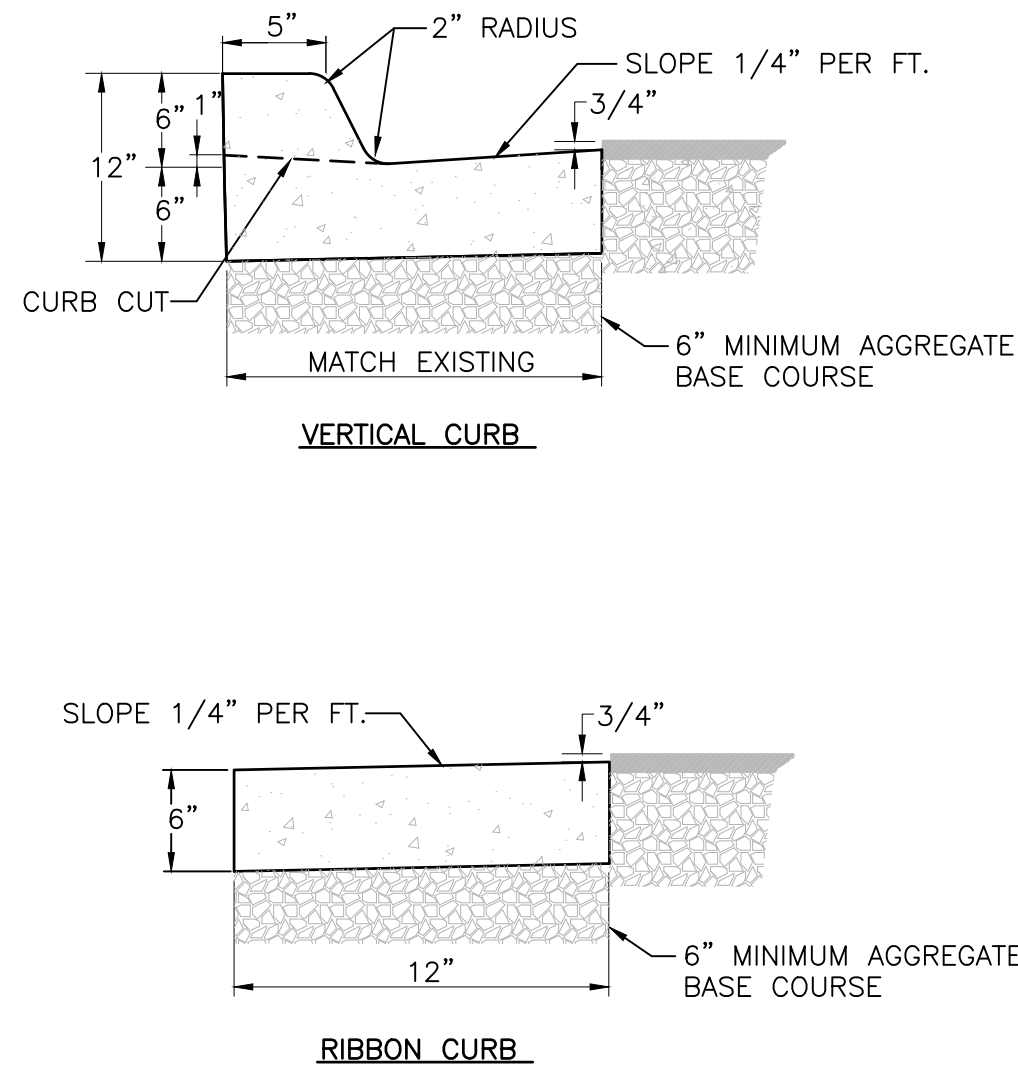
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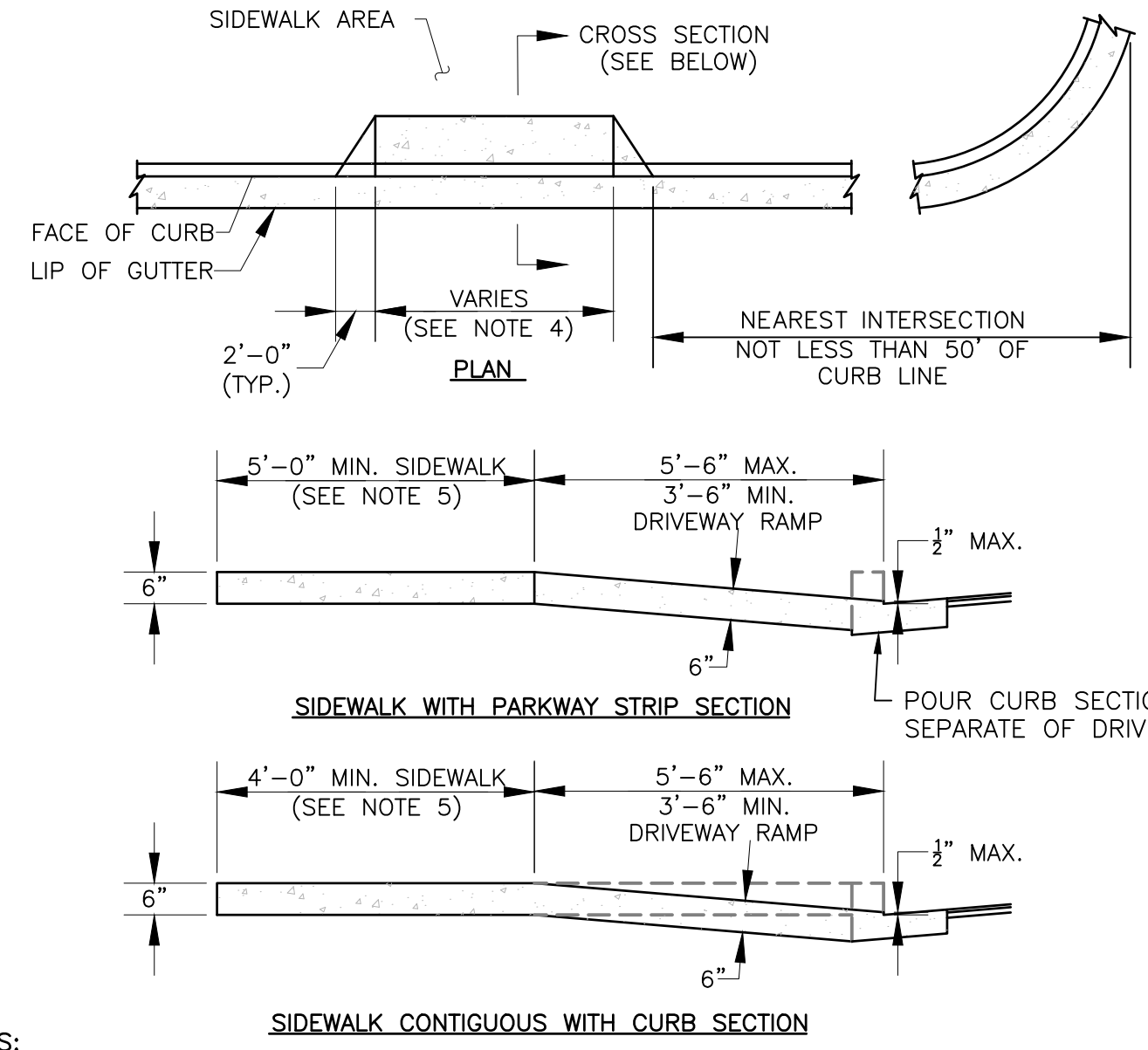
- NOTES:**
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS 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.

	ST-109 C4.1	VALLEY GUTTER & CURB TURN FILLET	ST-109	DATE:	SCALE:
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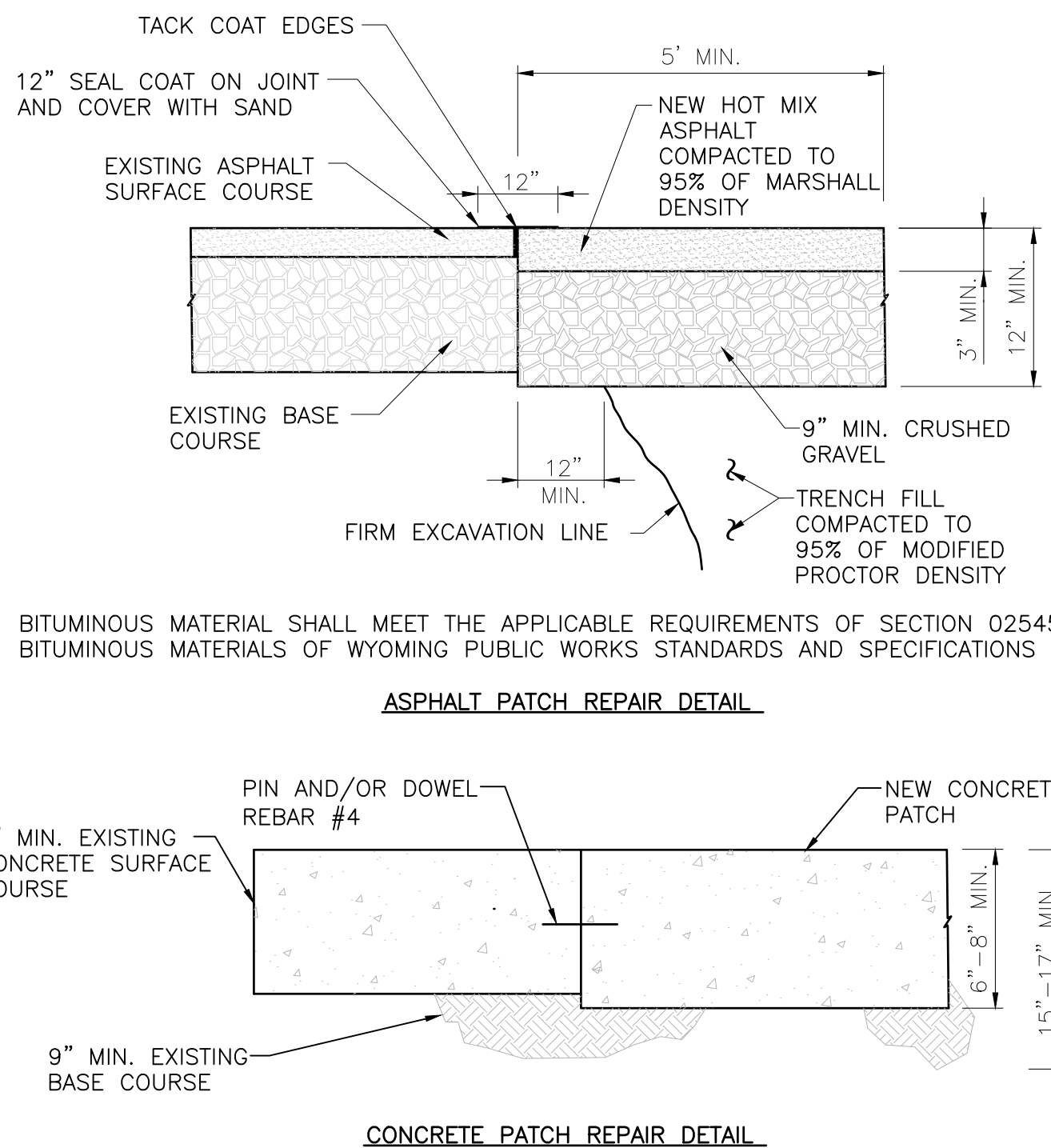
- NOTES:**
1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING 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.

	ST-110 C4.1	CURB SECTIONS	ST-110	DATE: 12/4/12	SCALE: NTS
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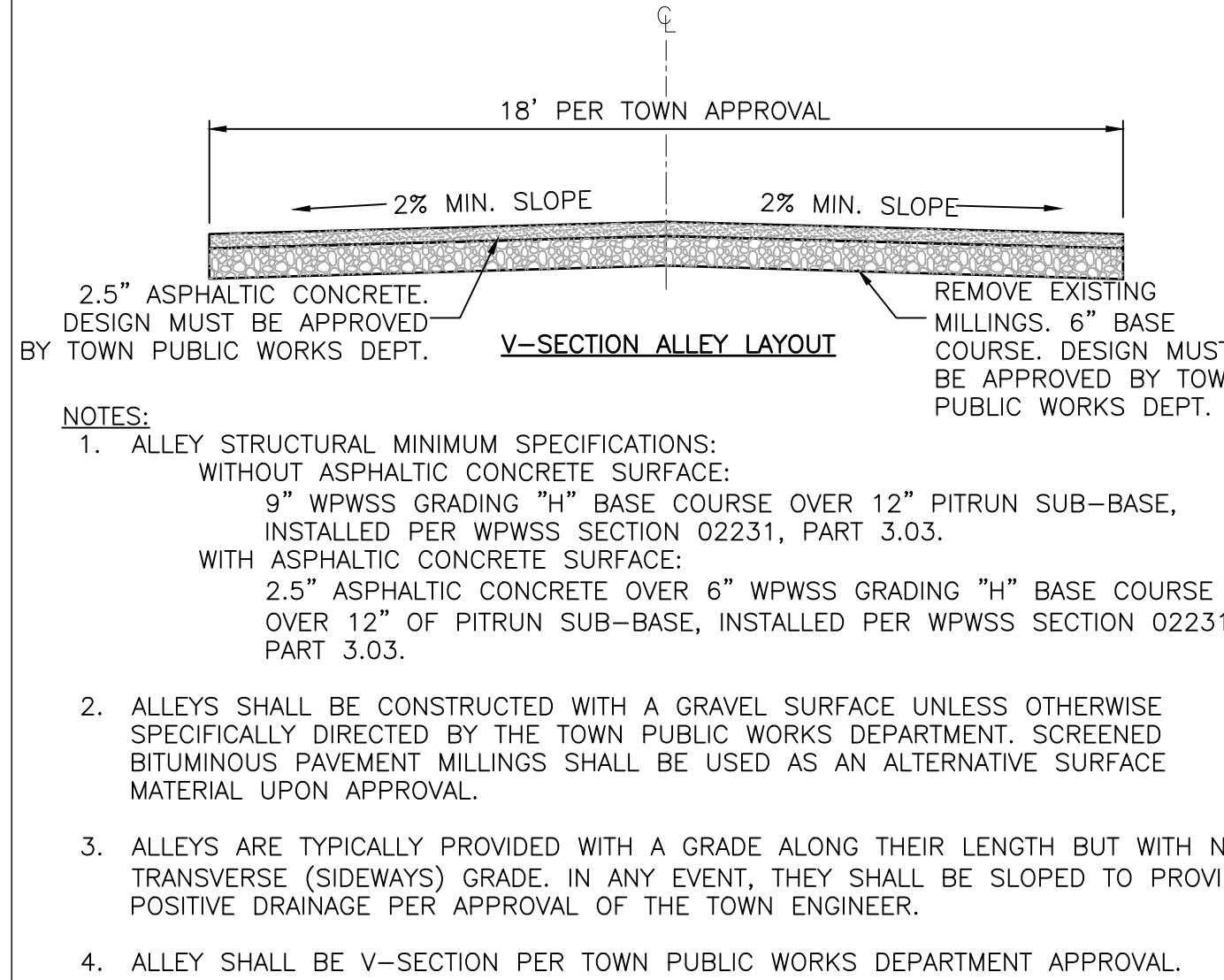
- NOTES:**
1. DRIVEWAYS AND CURB CUT SHALL BE INSTALLED TO CONFORM WITH ALL APPLICABLE ADA STANDARD REQUIREMENTS.
 2. CONCRETE DRIVEWAY RAMPS/CURB CUTS AND ASSOCIATED ADJACENT SIDEWALK SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
 3. 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.
 4. THE FLAT BOTTOM WIDTH DIMENSION OF CURB CUTS SHALL NOT EXCEED THE DIMENSIONS SET FORTH IN THE TOWN LAND DEVELOPMENT REGULATIONS.
 5. THE ENTIRE SIDEWALK AND RAMP SHALL BE DEPRESSED AND INSTALLED AT A MAXIMUM CROSS-SLOPE OF 2% LONGITUDINAL SLOPE (ALONG THE SIDEWALK) AT EACH END OF THE DEPRESSED SECTION SHALL NOT BE STEEPER THAN 1:12.
 6. SIDEWALK CONSTRUCTION SHALL BE PER TOWN STANDARDS.

	ST-113 C4.1	DRIVEWAY CURB CUT	ST-113	DATE: 12/5/12	SCALE: NTS
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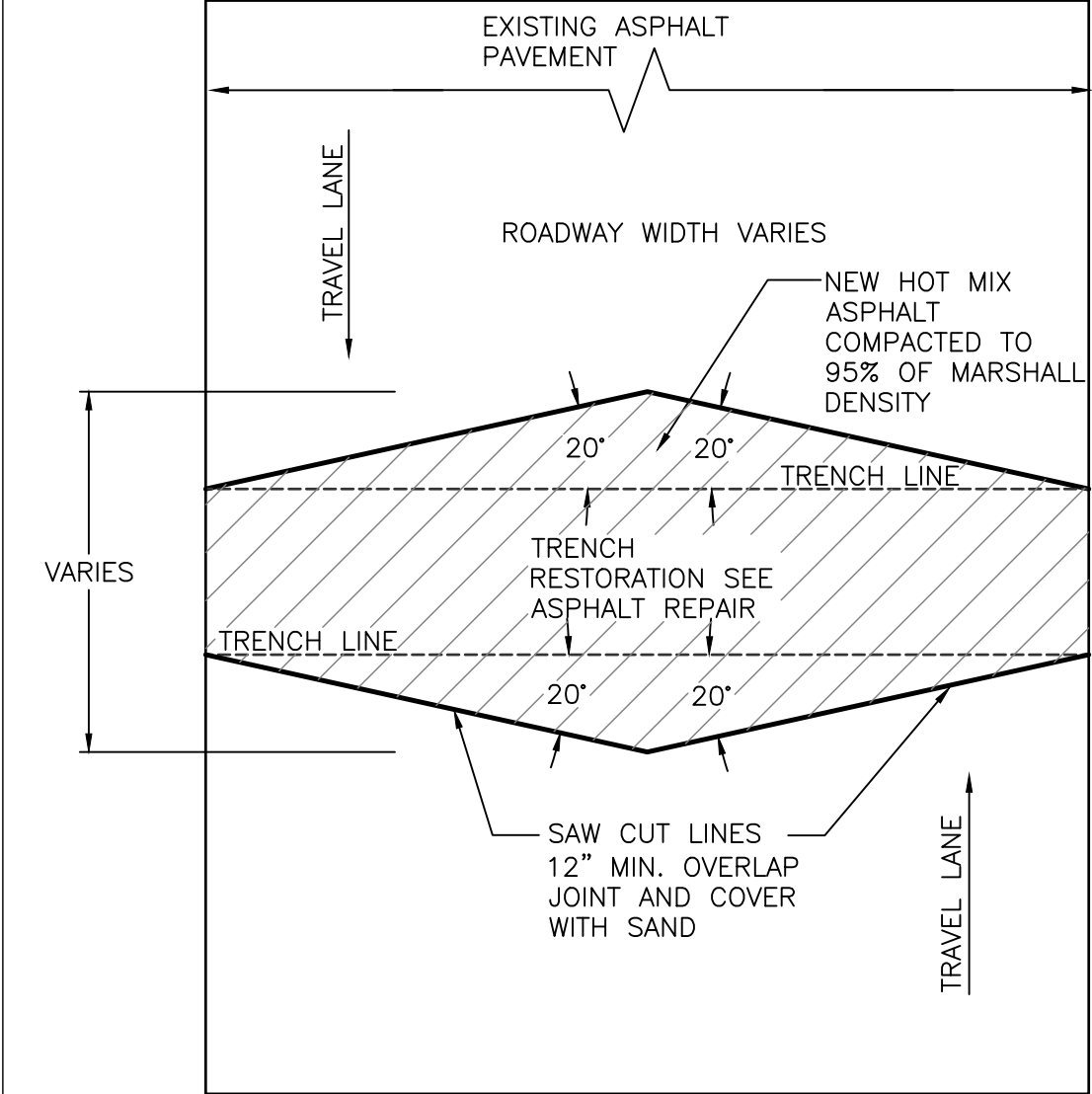
- NOTES:**
1. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM.
 2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1 1/2" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
 3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN PUBLIC WORKS DEPARTMENT.

	ST-118 C4.1	PATCH REPAIR SECTION	ST-118	DATE:	SCALE:
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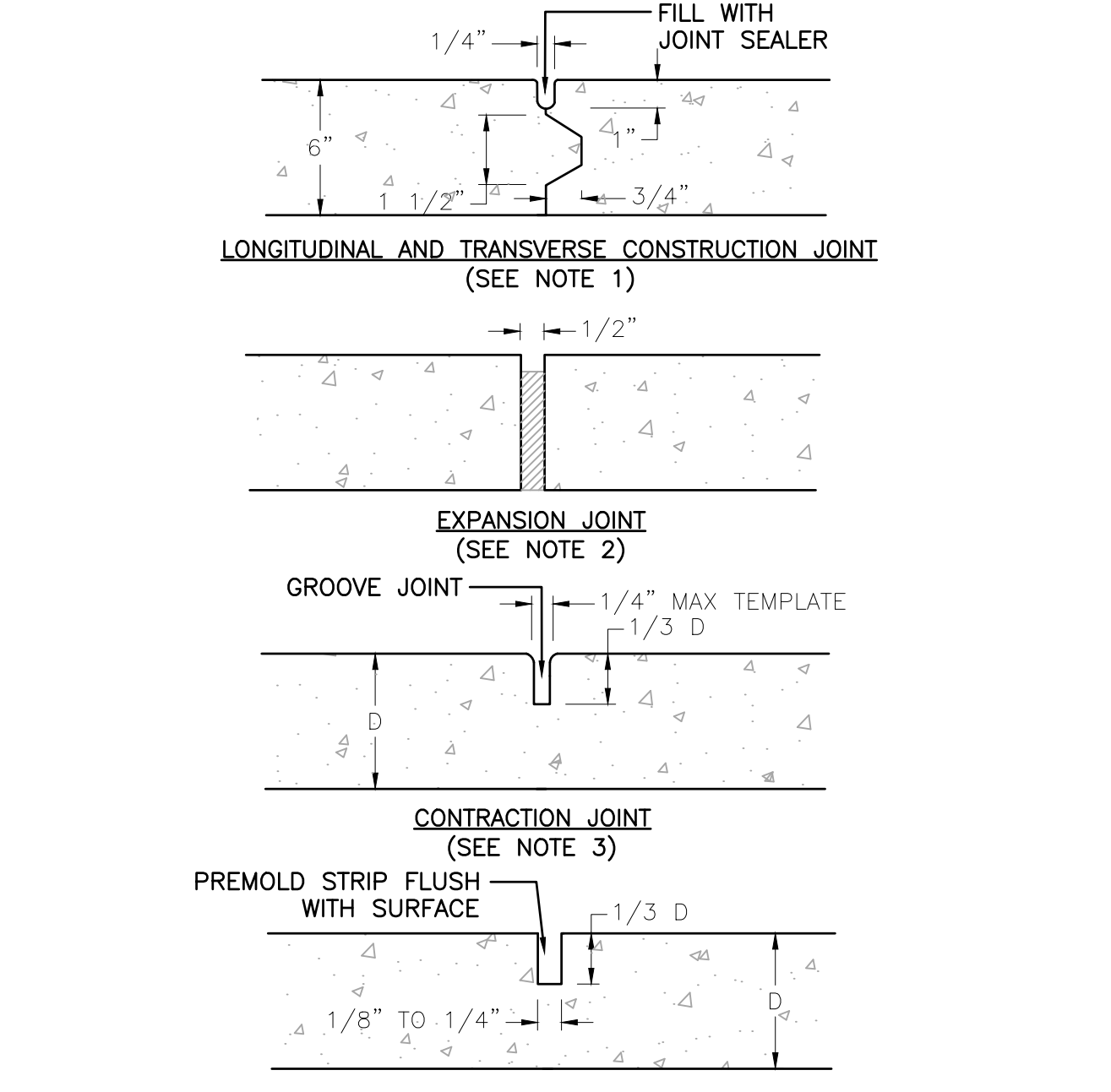
- NOTES:**
1. ALLEY STRUCTURAL MINIMUM SPECIFICATIONS:
WITHOUT ASPHALTIC CONCRETE SURFACE:
9" WPWSS GRADING "H" BASE COURSE OVER 12" PITRUN SUB-BASE, INSTALLED PER WPWSS SECTION 02231, PART 3.03.
WITH ASPHALTIC CONCRETE SURFACE:
2.5" ASPHALTIC CONCRETE OVER 6" WPWSS GRADING "H" BASE COURSE OVER 12" OF PITRUN SUB-BASE, INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 2. ALLEYS SHALL BE CONSTRUCTED WITH A GRAVEL SURFACE UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT. SCREENED BITUMINOUS PAVEMENT MILLINGS SHALL BE USED AS AN ALTERNATIVE SURFACE MATERIAL UPON APPROVAL.
 3. ALLEYS ARE TYPICALLY PROVIDED WITH A GRADE ALONG THEIR LENGTH BUT WITH NO TRANSVERSE (SIDEWAYS) GRADE. IN ANY EVENT, THEY SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE PER APPROVAL OF THE TOWN ENGINEER.
 4. ALLEY SHALL BE V-SECTION PER TOWN PUBLIC WORKS DEPARTMENT APPROVAL.

	ST-119 C4.1	PUBLIC ALLEY SECTIONS	ST-120	DATE:	SCALE:
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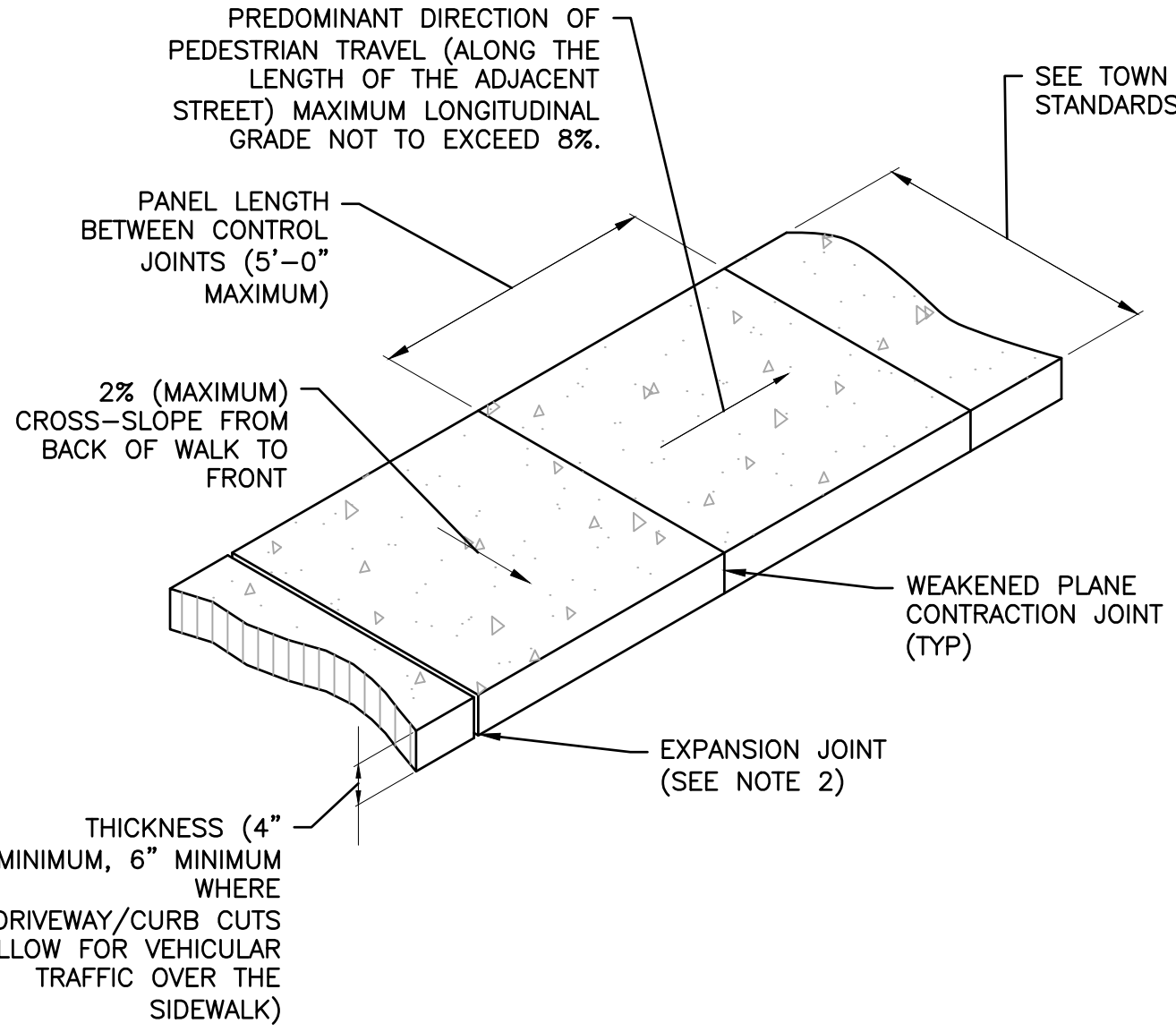
- NOTES:**
1. 20" DIAMOND PATCH TO BE CONSTRUCTED WHEN REQUIRED BY PUBLIC WORKS DEPARTMENT.
 2. PLACEMENT OF ASPHALT SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MIN. ALSO SEE THE ASPHALT PATCH REPAIR DETAIL ST-118/C4.1.
 3. HOT MIX ASPHALT SHALL MEET THE APPLICABLE REQUIREMENTS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS FOR BITUMINOUS MATERIALS.
 4. ALTERNATIVE HOURGLASS LAYOUT MAY BE USED UPON APPROVAL BY TOWN.

	ST-117 C4.1	TRENCH RESTORATION	ST-117	DATE: 12/5/12	SCALE: NTS
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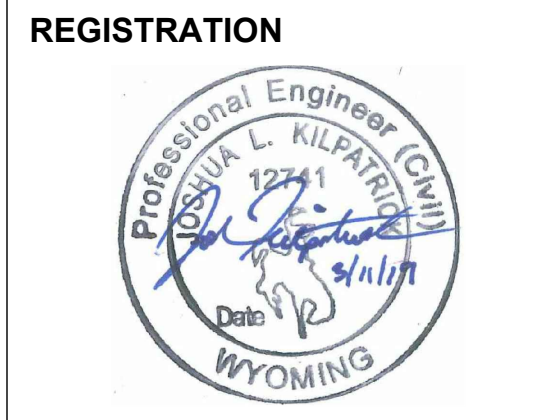
- NOTE:**
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
 2. X" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-58. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ADJUTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
 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.

	ST-123 C4.1	PAVING & CONCRETE JOINT DETAILS	ST-123	DATE: 12/6/12	SCALE: NTS
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- 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.

	ST-127 C4.1	CONCRETE SIDEWALK	ST-127	DATE: 12/7/12	SCALE: NTS
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03/13/19 DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.: A/E: 17261 / 17-296-02

SCALE: AS INDICATED

DATE: 3/13/19

DRAWING TITLE

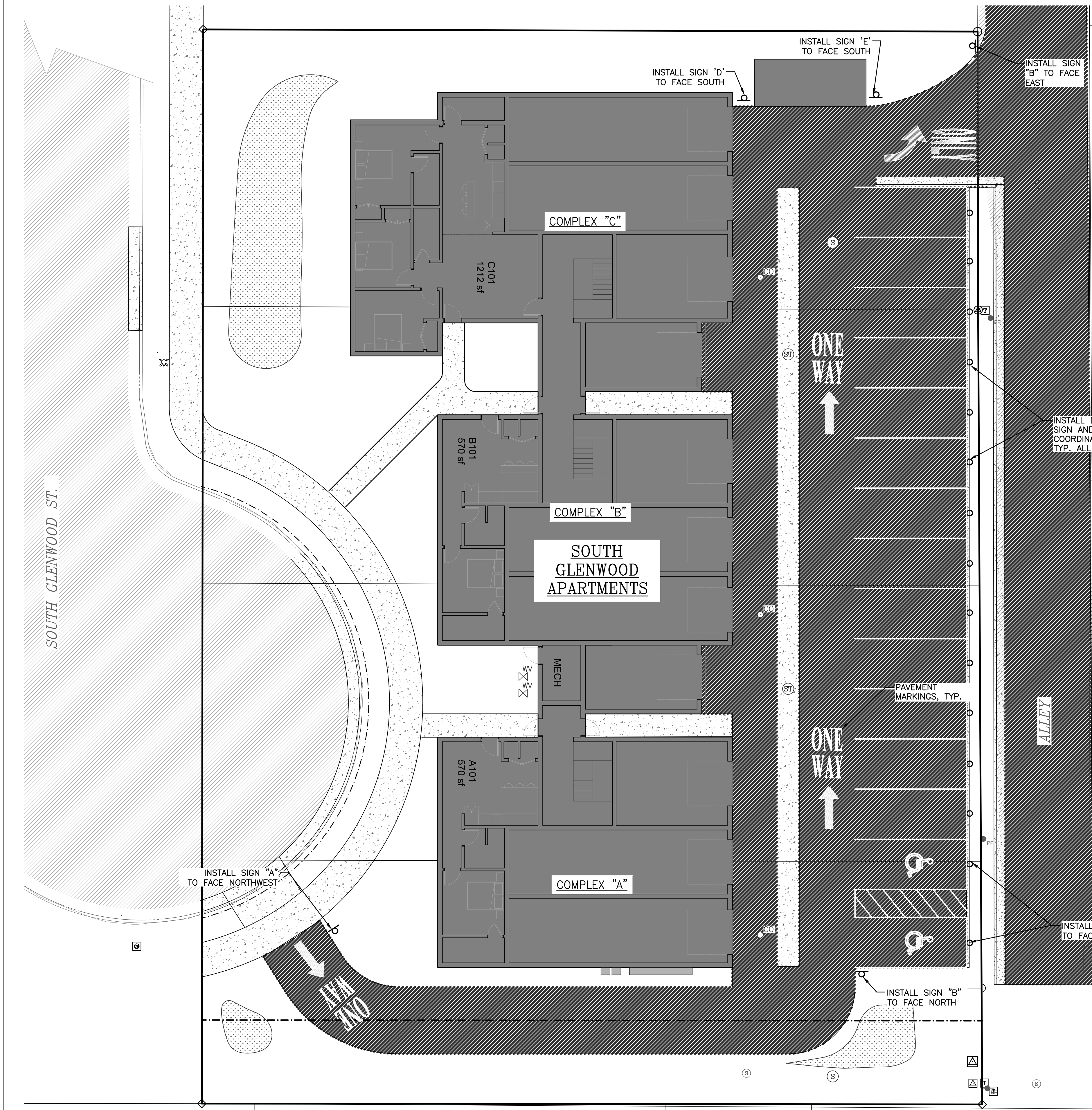
GRADING DETAILS

SHEET NO.

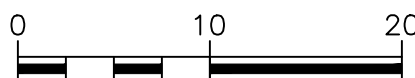
NELSON ENGINEERING
Professional Engineers & Land Surveyors
WWW.NELSONENGINEERING.NET
PO Box 1599 | 430 South Cache St | Jackson, WY 83001
Jackson 307.733.2087 | Buffalo 307.684.7029

DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

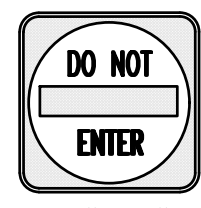
C4.1



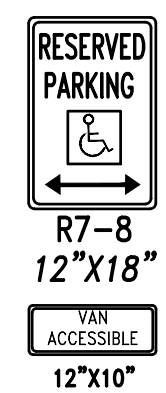
SIGN & STRIPING PLAN
SCALE: 1" = 10' (24X36)



: A



: B



: C

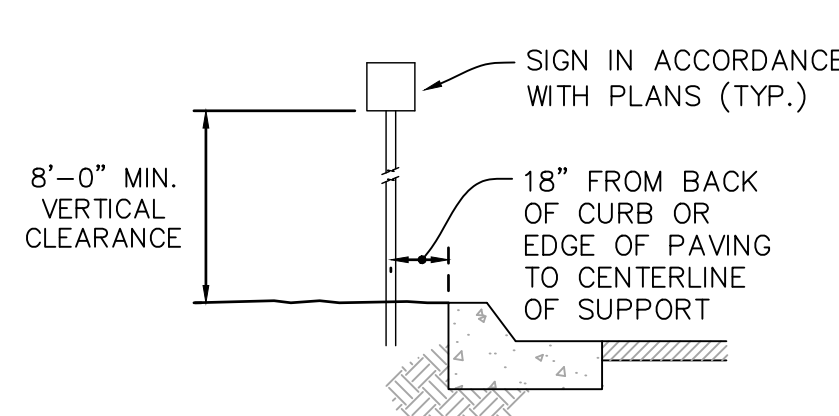


: D

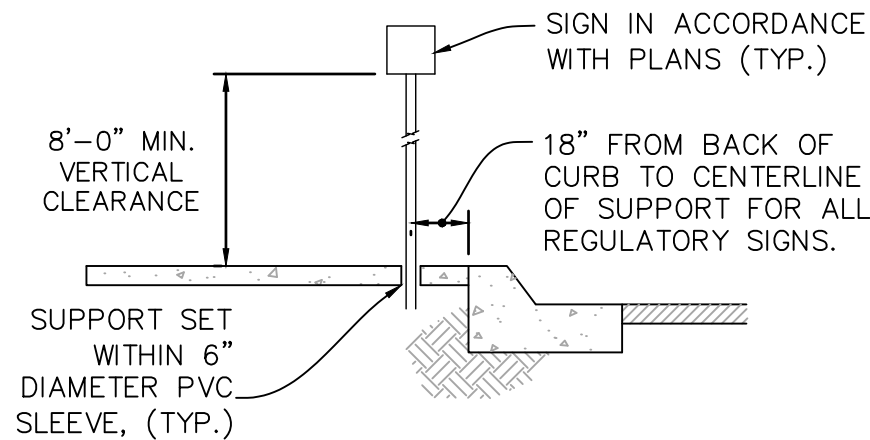


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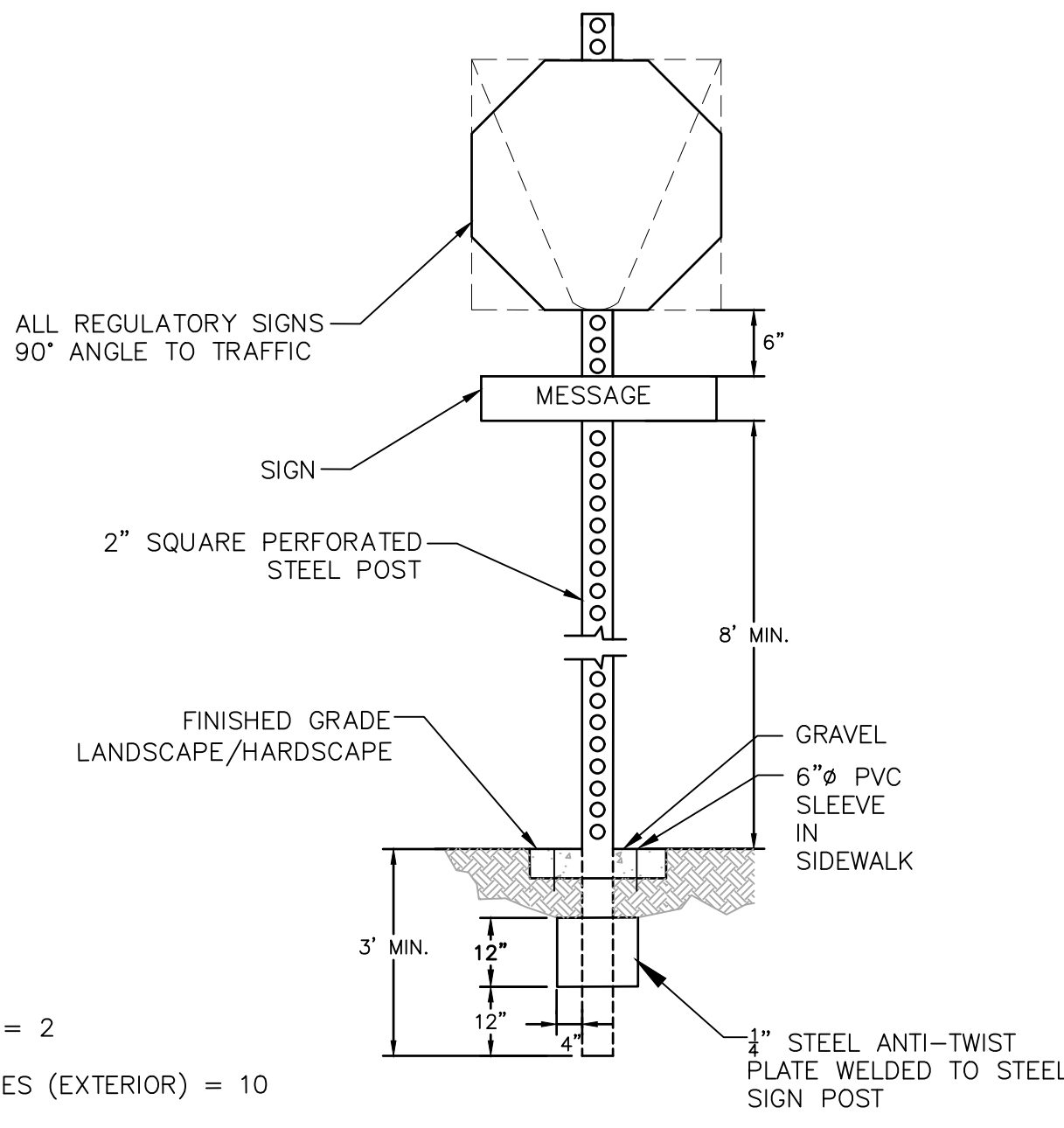
SIGN DESIGNATIONS



TYPICAL PLACEMENT



CONTIGUOUS SIDEWALK
ALTERNATIVE PLACEMENT



TYPICAL INSTALLATION

PARKING SUMMARY:

- ADA PARKING SPACES = 2
- TENANT PARKING SPACES (EXTERIOR) = 10
- TENANT PARKING SPACES (GARAGE) = 17
- GUEST PARKING = 3
- TOTAL NUMBER OF PARKING SPACES = 32

SIGN SCHEDULE

SIGN TYPE	DESCRIPTION	DIMENSIONS	OFFSET*(BOC)	QUANTITY	REMARKS
A	ONE WAY	18"X24"	1.5'	2	NONE
B	DO NOT ENTER	18"X18"	1.5'	2	NONE
C	DISABILITY PARKING	12"X18"	1.5'	2	NONE
D	NO PARKING (ARROW RIGHT)	12"X18"	1.5'	1	NONE
E	NO PARKING (ARROW LEFT)	12"X18"	1.5'	1	NONE

NOTES:

- SIGN PLACEMENT LOCATIONS SHALL BE VERIFIED WITH ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
- ALL REGULATORY SIGNS SHALL BE 0.125 INCH THICK SHEET ALUMINUM.
- SIGN FACE MATERIAL SHALL BE MIN. ENGINEER GRADE TAPES (REFLECTIVE).
- MATERIALS FOR SIGNS SHALL MEET WYDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2003 REQUIREMENTS.
- MINIMUM EMBEDMENT OF ANCHOR POST SHALL BE 3.0' FROM FINISHED GROUND LEVEL.

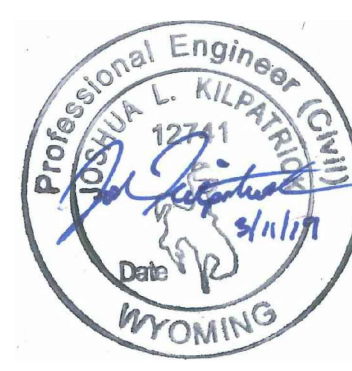
SIGNAGE PLACEMENT & INSTALLATION DETAIL
SCALE: NTS

1
C5.0

DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

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Professional Engineers & Land Surveyors
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Jackson 307.733.2087 | Buffalo 307.684.7029

REGISTRATION



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03/13/19 DEVELOPMENT PLAN

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JOB NO.: A/E: 17261 / 17-296-02

SCALE: AS INDICATED

DATE: 3/13/19

DRAWING TITLE

SIGN & STRIPING PLAN

SHEET NO.

C5.0



Legend	
Existing	Property Line
Adjacent Property Line	
Building Envelope	
Easement	
Edge of Pavement	
Survey Monument	
Electric Transformer	
Telephone/Broadband	
TV Pedestal	
Sewer Manhole	
Sewer Cleanout	
Water Service / Well	
Buried Water Line	
Buried Sewer Line	
Irrigation Main Line	

"ALTERNATIVE" TREE & SHRUB SCHEDULE				
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
Trees				
Pt	Populus tremuloides	Quaking Aspen	3" Cal.	11
Fp	Fraxinus pennsylvanica	Patmore Ash	6" Cal.	24
Pp	Picea pungens	Spruce	8' B&B	10
			14' B&B	3
Multi-stemmed Tree or Large Shrub				
	Amelanchier alnifolia	Serviceberry	6-8' B+B	12
Shrubs, groundcovers and perennial				
	Varies	Isanti Dogwood, Snowberry	5 Gal.	92
	Varies	Native Grass Reclamation	Sod	7,547 sf
		Washed Rock	1" minus	334 sf

COST ESTIMATE FOR LANDSCAPE BOND				
KEY	TYPE	QUANTITY	EACH	TOTAL
	3" caliper canopy tree	11	\$ 400	\$ 4,400
	6" caliper canopy tree	24	\$ 900	\$ 21,600
	3" caliper canopy tree	12	\$ 400	\$ 4,800
	8' high evergreen tree	10	\$ 450	\$ 4,500
	14' high evergreen tree	3	\$ 840	\$ 2,520
	6'-8' large shrub or multi-stem	12	\$ 275	\$ 3,300
	#5 container shrub	92	\$ 65	\$ 5,980
not shown	Irrigation	7,547 sf	\$ 1.10 / sf	\$ 8,302
			Subtotal	\$ 55,402
			125% bond	\$ 69,252

Reclamation Methods

- Grade all areas as shown on the plan while providing for smooth transitions to existing grade. Scarify all compacted areas to a depth of 4" to provide an adequate substrate for plant growth. Remove rocks and other material greater than 3" in diameter.
- All disturbed areas to receive seed shall have a minimum of 3" of clean topsoil applied prior to seeding or planting.
- Prior to placing topsoil, the area to receive seed shall be raked or tilled to ensure adequate bonding between subgrade and the topsoil layer.
- Seed shall be spread at the rate indicated below and between the dates of October 15th and May 15th. Use approved mechanical broadcasting methods to evenly distribute the seed mix across the surface to be seeded. DO NOT apply seed during high wind conditions and take care not to disturb existing improvements. After seeding is applied, rake the surface of the soil to ensure good contact between seed and soil particles.
- The seed used in the reclamation mix shall be fresh, pure live seed (PLS), of the most recent crop and mixed in the quantities shown below.

Site Calculations

- Application is under former zone UR-PUD
- Office Use Permitted Overlay
- Gross Site Area is 20,038 sf
- The required LSR, per UR-PUD application is 0.30 or 7,541 sf. This plan shows 7,547 sf.
- The required Plant Unit is (1) per unit and (1) per 12 parking stalls. Therefore, a total of (23) Plant Units are required.

Landscape Plan Notes

- Per Town of Jackson LDR Section 5.5.3.E.1, we credited (2) existing mature spruce trees (approx. 40' tall) for a total of (2) plant units. The proposed Plant Unit total is (21).
- This plan shows a combination of trees and shrubs that is based on a valuation interpretation of the standard plant units. See "Alternative" schedule above.
- Landscape areas beyond the property line (total 674 sf) are NOT INCLUDED in this calculation.
- Gravel "drip strip" around building perimeter (total 334 sf) is INCLUDED in this calculation.

Maintenance and Irrigation Notes

- All proposed landscaping to be maintained by an automatic underground irrigation system. Locations for the point of connection, main line routing, and access sleeves shown.
- Property owner will maintain landscaping to the standard of the intent of this development plan - including Glenwood Street right of way.

Botanical Name	Common Name	#s PLS/Acre
Bromus marginalis	Mountain Brome	9.0
Elymus trachicaulis	Slender Wheatgrass	5.0
Festuca idahoensis	Idaho Fescue	3.0
Pascopyrum smithii	Western Wheatgrass	7.0
Pseudoroegneria spicata	Blue Bunch Wheatgrass	6.0
TOTAL =		30.0
		pounds PLS/Acre

- Fertilizer shall be 10-6-4, or approved alternate, and shall be applied at a rate of ten pounds (10 lbs) per one thousand square feet (1,000 sf).

1130 maple way #2C
po box 3074
jackson, wy 83001
v: 307.413.5123
info@agrostisinc.com

agrostis, inc.

landscape architecture
land planning

S. Glenwood Apts.

640-650 S. Glenwood Street

Lots 5-6-7, Block 4, Karns-2
Town of Jackson, Wyoming
Project # 1818

LANDSCAPE ARCHITECT
ROBERT J. SNIDER
LA-01108
8/18/19
STATE OF WYOMING

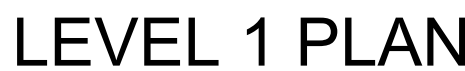
Revisions

#	Date	Description
	3.18.19	original
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

0 10 20
scale: 1" = 10'

Final Development Permit
--
Landscape Plan

L1.1

**CLIENT**

BASE CAMP LLC C/O COHEN & ASSOCIATES LLC
49 RICHMONDVILLE AVE, SUITE 105
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JACKSON, WY 83001

03/15/19

DEVELOPMENT PLAN

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JOB NO.: 1726

1726

SCALE:

1/8" = 1'-0"

DATE:

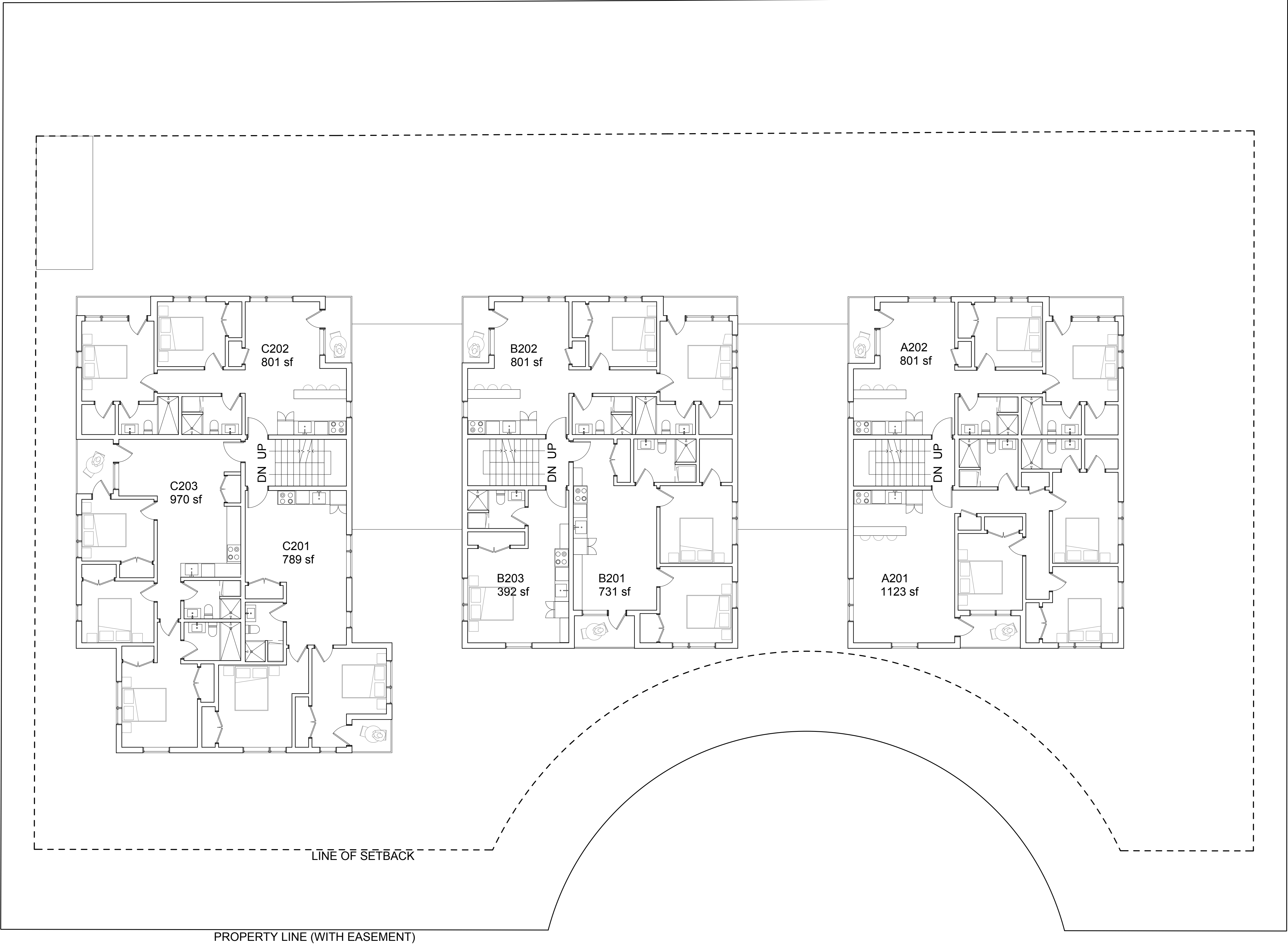
03/15/19

DRAWING TITLE

LEVEL 1 PLAN

SHEET NO

A1.1



LEVEL 2 PLAN

REGISTRATION	
	
CLIENT	
BASE CAMP LLC C/O COHEN & ASSOCIATES LLC 49 RICHMONDVILLE AVE, SUITE 105 WESTPORT, CT 06880 (203) 227-2390	
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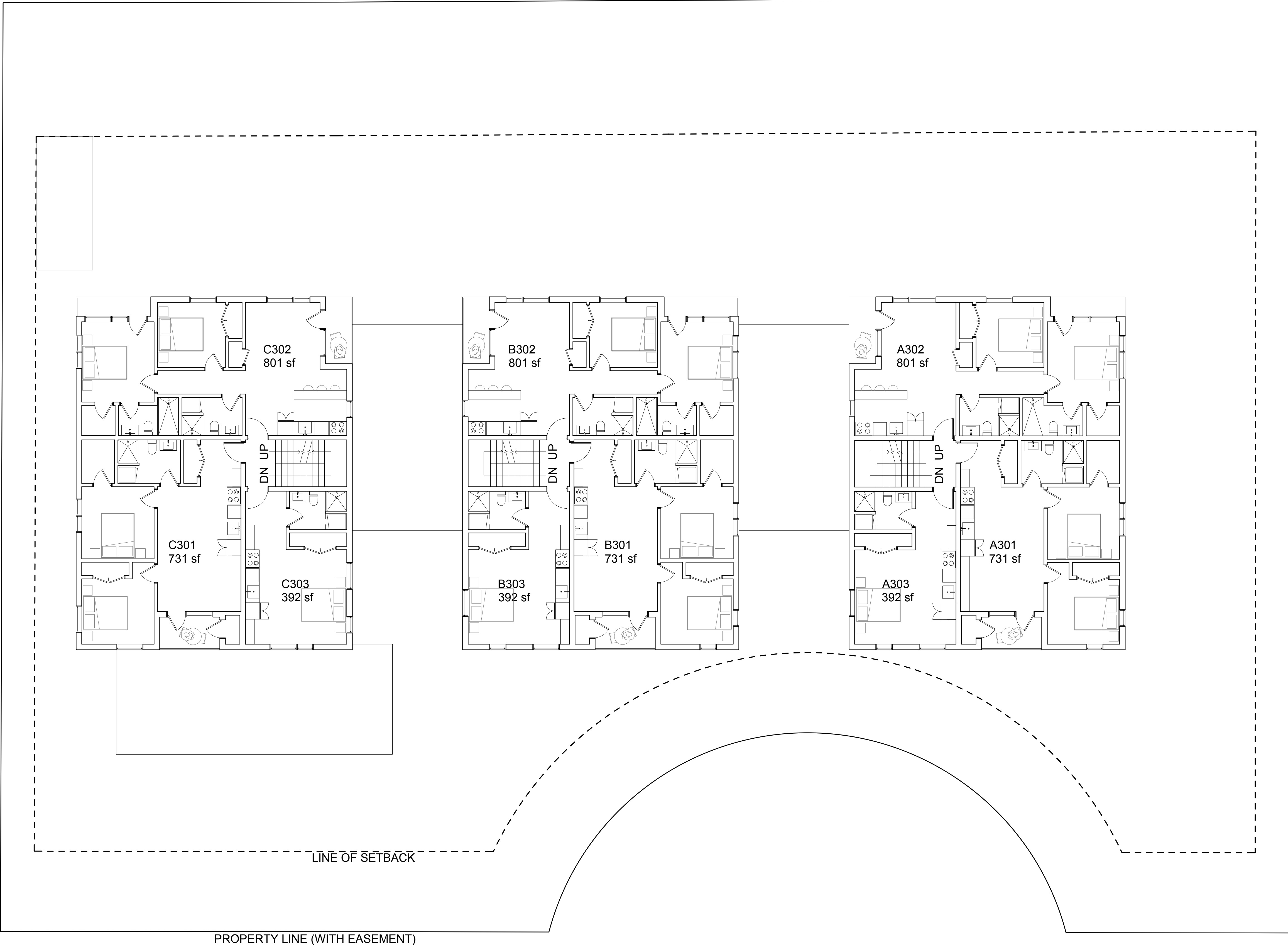
03/15/19	DEVELOPMENT PLAN
THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES	
JOB NO.:	17261
SCALE:	1/8" = 1'-0"
DATE:	03/15/19

DRAWING TITLE

LEVEL2 PLAN

SHEET NO.

A1.2



LEVEL 3 PLAN

REGISTRATION



CLIENT
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03/15/19 DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE
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ACCURACY, FOR ALL QUANTITIES AND
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TECHNIQUES OF ASSEMBLY, FOR
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AND FOR COORDINATING WORK WITH
THAT OF ALL TRADES

JOB NO.: 17261

SCALE: 1/8" = 1'-0"

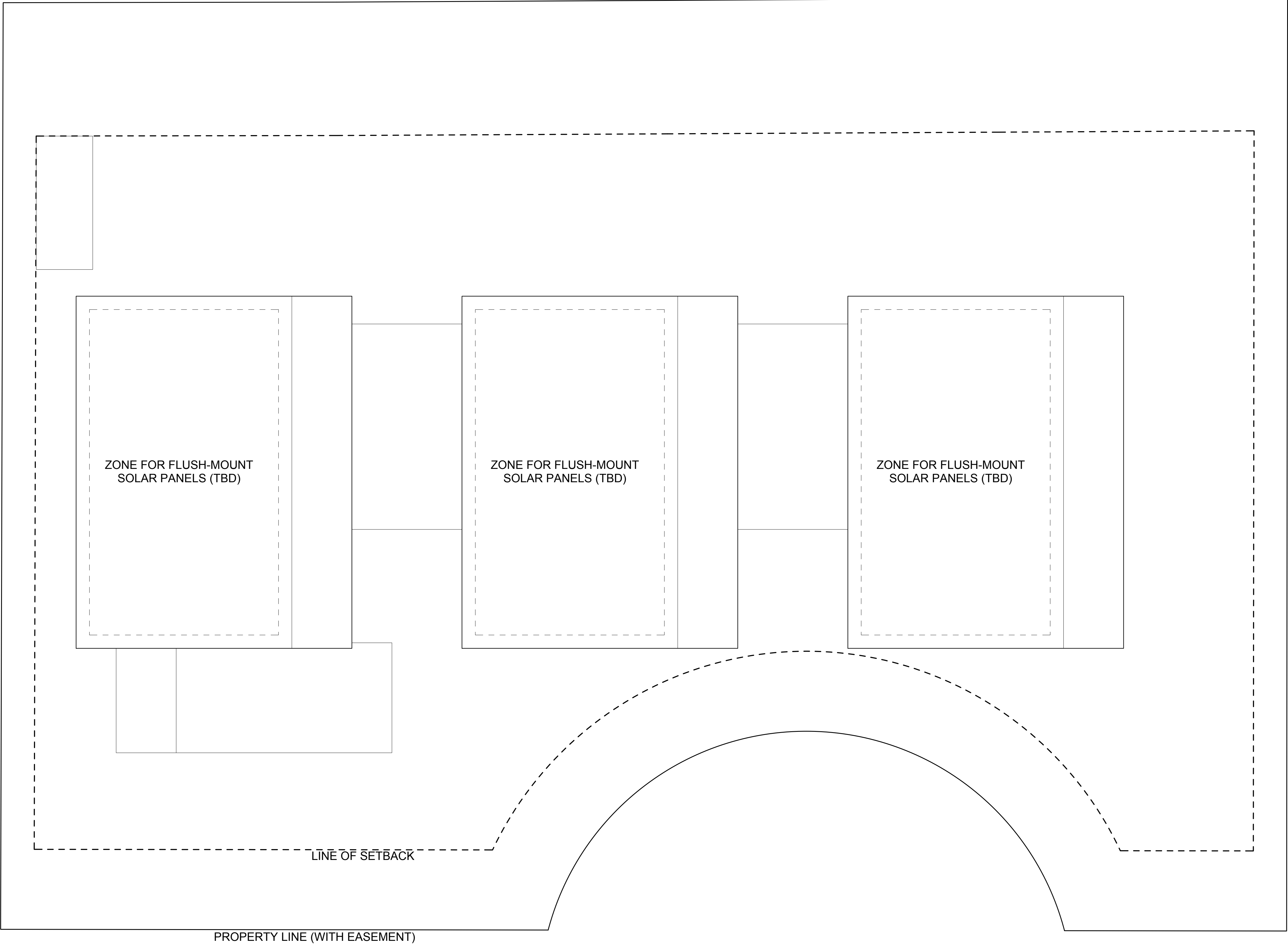
DATE: 03/15/19

DRAWING TITLE

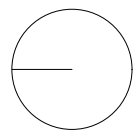
LEVEL 3 PLAN

SHEET NO.

A1.3



LEVEL 4 PLAN



REGISTRATION



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640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

03/15/19 DEVELOPMENT PLAN

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AND FOR COORDINATING WORK WITH
THAT OF ALL TRADES

JOB NO.: 17261

SCALE: 1/8" = 1'-0"

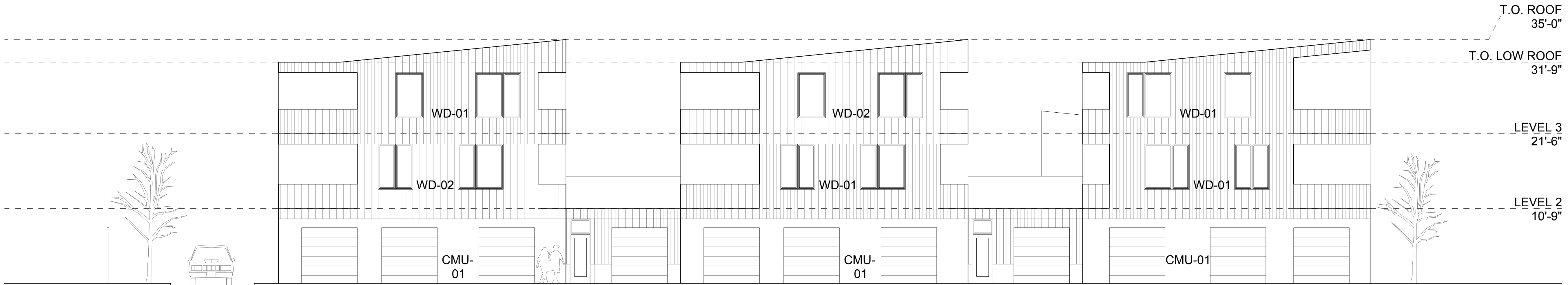
DATE: 03/15/19

DRAWING TITLE

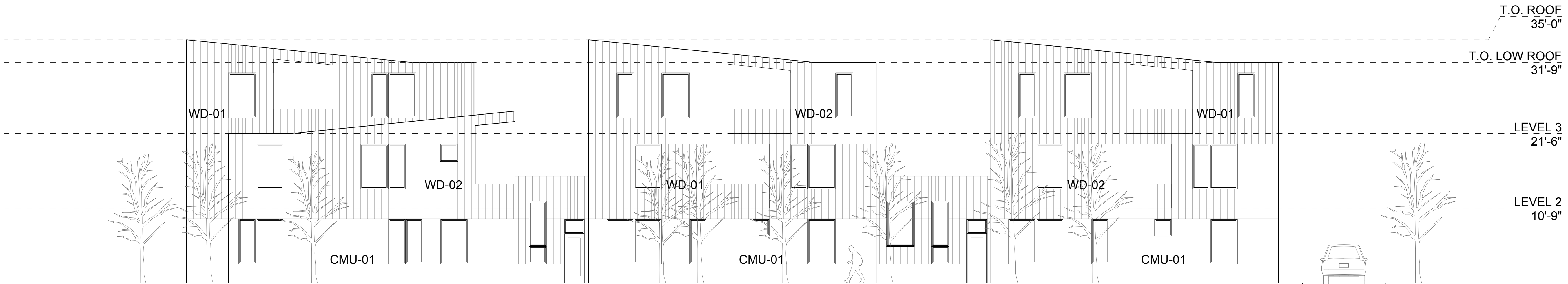
ROOF PLAN

SHEET NO.

A1.4



EAST ELEVATION



WEST ELEVATION

KEY	DESCRIPTION	PRODUCT	SIZE	FINISH / COLOR / ETC
CMU-01	CONCRETE MASONRY UNIT	STANDARD MODULE	TBD	(CONSIDERING CAST-IN-PLACE CONCRETE)
WD-01	CEDAR	SHIPLAP SIDING	4" WIDE FACE	1 COAT OF FULL-CHAR WOOD STAIN & 1 COAT OF HALF-CHAR WOOD STAIN
WD-02	CEDAR	SHIPLAP SIDING	6" WIDE FACE	1 COAT OF FULL-CHAR WOOD STAIN & 1 COAT OF HALF-CHAR WOOD STAIN

REGISTRATION



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MERGE ARCHITECTS INC
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640-650 SOUTH GLENWOOD ST
JACKSON WY 83001

03/15/19 DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE
FOR MATERIALS, DETAILS AND
ACCURACY, FOR ALL QUANTITIES AND
DIMENSIONS, FOR SELECTING
FABRICATION PROCESSES, FOR
TECHNIQUES OF ASSEMBLY, FOR
PERFORMING WORK IN A SAFE MANNER,
AND FOR COORDINATING WORK WITH
THAT OF ALL TRADES

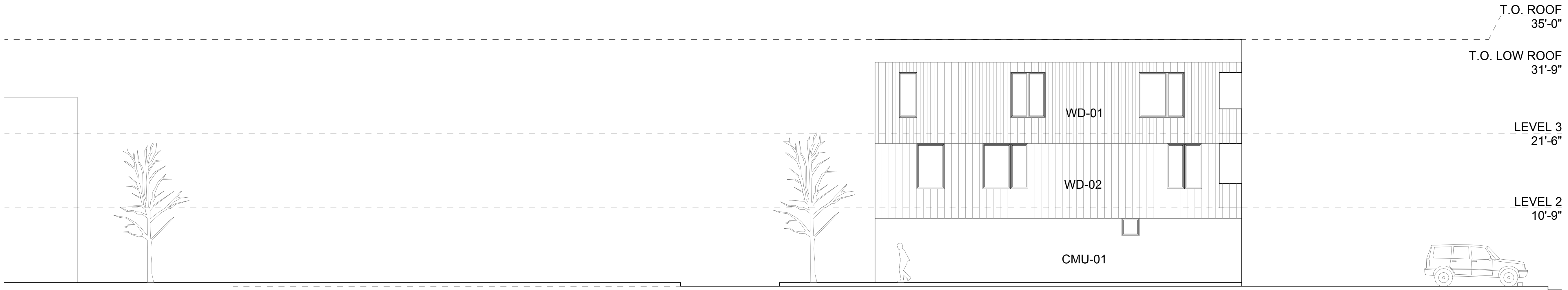
JOB NO.:	17261
SCALE:	1/8" = 1'-0"
DATE:	03/15/19

DRAWING TITLE

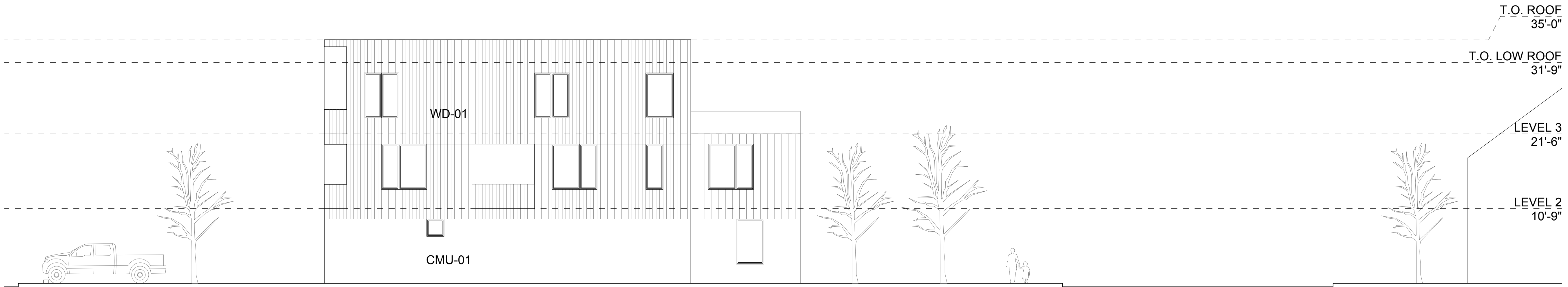
ELEVATIONS

SHEET NO.

A2.1



SOUTH ELEVATION



NORTH ELEVATION

KEY	DESCRIPTION	PRODUCT	SIZE	FINISH / COLOR / ETC
CMU-01	CONCRETE MASONRY UNIT	STANDARD MODULE	TBD	(CONSIDERING CAST-IN-PLACE CONCRETE)
WD-01	CEDAR	SHIPLAP SIDING	4" WIDE FACE	1 COAT OF FULL-CHAR WOOD STAIN & 1 COAT OF HALF-CHAR WOOD STAIN
WD-02	CEDAR	SHIPLAP SIDING	6" WIDE FACE	1 COAT OF FULL-CHAR WOOD STAIN & 1 COAT OF HALF-CHAR WOOD STAIN

REGISTRATION



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640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

03/15/19 DEVELOPMENT PLAN

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AND FOR COORDINATING WORK WITH
THAT OF ALL TRADES

JOB NO.:	17261
SCALE:	1/8" = 1'-0"
DATE:	03/15/19

DRAWING TITLE

ELEVATIONS

SHEET NO.

A2.2



ELEVATIONAL VIEW FROM SOUTH GLENWOOD ST

REGISTRATION



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MERGE ARCHITECTS^{INC}
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640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

03/15/19 DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.: 17261

SCALE:

DATE: 03/15/19

DRAWING TITLE

PERSPECTIVE VIEW

SHEET NO.

A9.0



OBLIQUE VIEW FROM SOUTH GLENWOOD ST

REGISTRATION



CLIENT

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JACKSON, WY 83001
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MERGEARCHITECTS^{INC}

SOUTH GLENWOOD APARTMENTS

640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

03/15/19

DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.: 17261

SCALE:

DATE: 03/15/19

DRAWING TITLE

PERSPECTIVE VIEW

SHEET NO.

A9.1



VIEW FROM PARKING AREA

REGISTRATION



CLIENT
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JACKSON, WY 83001
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MERGE ARCHITECTS INC
SOUTH GLENWOOD APARTMENTS
640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

03/15/19 DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.: 17261

SCALE:

DATE: 03/15/19

DRAWING TITLE

PERSPECTIVE VIEW

SHEET NO.

A9.2

South Glenwood Apartments

640 & 650 S. GLENWOOD / JACKSON, WY



FINAL DEVELOPMENT PLAN

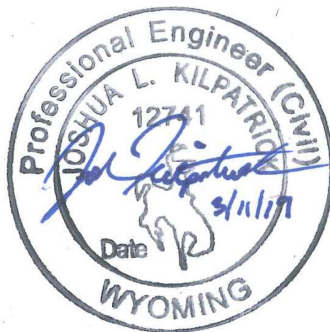
ENGINEER'S DESIGN REPORT

SUBMITTED TO:

TOWN OF JACKSON

PLANNING DEPT.

TOJ PROJ. #: P17-200



NELSON ENGINEERING
JACKSON, WY

MARCH 13TH, 2019

CONTENTS

INTRODUCTION	2
PROJECT SITE & DESCRIPTION	3
1.0 UTILITIES.....	4
1.1 WATER SUPPLY	4
1.2 WASTEWATER DISPOSAL.....	5
2.0 VEHICAL ACCESS & PARKING	6
2.1 VEHICAL ACCESS DESIGN.....	6
2.2 EMERGENCY ACCESS	6
2.3 PARKING	6
2.4 TRAFFIC IMPACT ANALYSIS	7
2.4.1 PROPOSED PROJECT.....	7
2.4.2 IMPACT ASSESSMENT METHODOLOGY	7
2.4.3 EXISTING TRIP GENERATION	7
2.4.4 EXISTING TRAFFIC AND CIRCULATION	8
2.4.5 PROPOSED TRIP GENERATION	9
2.4.6 PROPOSED TRAFFIC CIRCULATION	10
2.4.7 ALTERNATIVE MODES ANALYSIS.....	10
3.0 PEDESTRIAN ACCESS	11
4.0 GRADING & EROSION CONTROL.....	11
5.0 STORMWATER & SNOW MANAGEMENT	11
5.1 REQUIREMENTS FOR CONSTRUCTION	11
5.2 STORMWATER DESIGN	11
5.3 PRE- AND POST-DEVELOPMENT SITE RUNOFF	12
5.4 PARKING LOT STORM WATER SYSTEM DESIGN	12
5.5 SNOW MANAGEMENT.....	12
6.0 CONSTRUCTION PHASING & STAGING	12

APPENDICIES

APPENDIX I – WATER SUPPLY CALCULATIONS
APPENDIX II – WASTEWATER CALCULATIONS
APPENDIX III – VEHICAL TURNING ANALYSIS
APPENDIX IV – STORMWATER RUNOFF

INTRODUCTION

This engineering report provides design and development information as it relates to the South Glenwood Apartments (SGA) Final Development Plan (FDP). Topics addressed include water, wastewater and misc. utilities; vehicle access & parking; pedestrian access; traffic impact analysis; grading and erosion control; and stormwater and construction management. The conditions of approval are discussed below, and further throughout this report, as presented in the December 4th, 2018 Sketch Plan approval letter from the Town addressing P17-200.

Condition #2: *The applicant shall design the sidewalks and street landscaping on the east side of South Glenwood to Snow King Avenue to meet the guidelines for pedestrian frontages in the Community Streets Plan and as noted in this staff report. This includes a 5' attached landscape strip with approved tree plantings properly spaced and 6' detached sidewalk.*

In accordance with drawing C4.0, a 6-ft wide detached sidewalk with 5-ft wide green space will be provided.

Condition #3: *The applicant shall either install a barrier/fence along the alley parking spaces OR shall revise the parking space dimensions so that they are at minimum 22 feet deep.*

Drawing C5.0, describing traffic circulation/vehicle movement, has been prepared to describe vehicle egress to the proposed apartment complex via. the S. Glenwood cul-de-sac, and egress via. the alley north to Snow King Avenue. In accordance with the Town Engineer, the applicant is planning for a vertical curb along the east side of the proposed parking lot, 20-ft parking spaces and 22-ft drive aisle.

In addition, curb and gutter is proposed on the west side of the alley to direct alley drainage to the detention area and providing an approximate 4-ft wide green strip between parking and the alley curb. The green strip will provide space for existing utilities including power poles and utility boxes. The original proposal containing parking bumpers is not preferred due to increased maintenance associated with snow-plowing operations.

The LDRs require parking spaces that are 22-ft deep where access is “directly” from an alley. The proposed development has a dedicated parking lot where cars do not turn “directly” from the alley to park; therefore, parking has been shown to meet the standard parking space length of 20-ft.

Although LDRs require a minimum 24-ft drive aisle, Town Planning sees this as minor change to the Sketch Plan and they are confident the site will function from a vehicle movement standpoint. A turning/parking analysis was completed and has been included as Exhibit A, in Appendix III of this report to support the Town’s recommendation.

Condition #5: *The applicant shall provide a Traffic Analysis & Vehicle movement plan consistent with Engineering Department's comments in the department reviews.*

A traffic analysis has been completed and is described in Section 2.4 of this report. The existing and forecasted post-development level of service demonstrates there is minimal impact to the level of service at Snow King intersection with Glenwood Street, Cache Street, and the alley between Glenwood and Cache Streets as a result of the S. Glenwood Apartments development.

Condition #7: *The applicant shall revise the site plan and floor plan to provide pedestrian access from the parking/garage area to the northwestern most unit on the ground level.*

In accordance with drawings submitted, the site and floor plan has been revised to provide pedestrian access from the parking/garage area to the northwest most unit on the ground level.

Condition #8: *The applicant shall pave the alley to the satisfaction of the Public Works department as stated in the department reviews.*

In accordance with drawing C1.1, the applicant is prepared to pave the remaining portion of the alley extending from the south boundary of Lot 7 to Snow King Avenue. The existing alley is 20-ft in width with existing pavement approximately 16-ft in width. New paving will be generally 18-ft in width (centered in the alley) in accordance with TOJ comments to “match the existing pavement limits.” In addition, curb and gutter is proposed along the east edge of the alley and adjacent to the proposed parking lot. The road section adjacent to the parking lot has been shifted to the east to accommodate a green space for existing above ground utilities (power poles and utility boxes); the road section here is only 17-ft in width and abuts the east alley boundary.

PROJECT SITE & DESCRIPTION

EXISTING SITE

The existing site consists of Lots 4, 5, 6 and 7 of BLK. 4, Karns 2nd Addition and addressed at 640 and 650 S. Glenwood Street. Each lot is roughly 40-ft by 150 ft (6,000 s.f.). Access to the lots is from S. Glenwood St. to the west and the gravel alley to the east. Existing utilities include an 8-inch dia. water main in S. Glenwood, gas in the east alley, stormwater drain at the southern end of the S. Glenwood cul-de-sac, and 8-inch dia. sewer main and wire utilities (power CATV, phone, internet, etc.) located on the south lot boundary of Lot 7. Lot 4 (northern-most lot) has an existing residence to be removed as a result of this development. The existing site is most accurately described on drawings C1.0, “Existing Site & Demo Plan.”

PROPOSED PROJECT

The South Glenwood Apartments (SGA) project includes a proposal for three attached buildings (modules/complexes), three-stories in height, comprised of a 20-unit (total) rental apartments constructed at addresses 640 and 650 S. Glenwood Street. The Owner will maintain leases on all units to be used for long-term workforce housing. Unit types include 4 (ea.) studios of 400 sq. ft, 2 (ea.) one-bedrooms of 575 sq. ft, 11 (ea.) two-bedrooms of 725-800 sq. ft, and 3 (ea.) three bedrooms of 975-1125 sq. ft. Parking will be provided at grade within garages and the proposed parking lot. Spaces are included for 32 cars; 29 intended for residence and 3 for visitors.

Additional details regarding construction management, vehicle access and parking, pedestrian access, utilities, and site improvements are provided within the subsections of this report.

1.0 UTILITIES

Sections below provide descriptions of existing and proposed utilities as they relate to the utility requirements for this development. Drawing C3.0, "Utility Plan," provides details for each utility improvement.

1.1 WATER SUPPLY

In accordance with drawings C3.0, the SGA project will tie into an existing 8" dia. water line within South Glenwood Avenue. The static water pressure in this location is approximately 63 psi per Town of Jackson Public Works. Modeling indicates that the existing fire hydrant on the west side of the cul-de-sac will yield an estimated 2,845 gpm at 20 psi residual pressure.

Domestic, fire, and irrigation demands were considered for sizing the water service to the SGA project. Calculations are provided in Appendix I of this report and described below.

Fire Flow: The estimated fire flow requirement to the SGA is 365 gpm and the recommended fire service line is a 6-inch diameter. Sprinkler flows were estimated in accordance with NFPA. Flow requirements for the adjacent hydrant were calculated based on Appendix B of the International Fire Code (IFC). A type V-A Structure of this size requires a fire flow of 2,250 gallons per minute for a duration of two hours. Water modeling indicates that under fire sprinkler demand, the adjacent public water system will see a 2 psi drop in pressure. The model also indicates that while under maximum projected fire sprinkler demand, the fire hydrant is capable of producing 2250 gpm at a residual pressure of 26.8 psi.

Domestic Flows: The domestic water demands, totaling 67 gpm, were estimated using fixture unit counts for the proposed SGA project. An additional 30 gpm will be required for irrigation, however, it is assumed that irrigation will not affect peak-hour domestic demands since either demand is unlikely to happen concurrently. The selected

domestic service, branching off the 6-inch fire service line exterior to the building, is 4-inch diameter. Drawing C3.0 describes the alignment and details for water service.

The water service and building fire and domestic water system will be constructed in accordance with the following:

- Domestic services will provide a dual check valve for backflow prevention, and fire sprinkler system and irrigation systems will provide reduced pressure principal back flow preventers in accordance with the IPC and TOJ requirements.
- Fire service line shall be installed in accordance with NFPA 13 and NFPA 24 to provide proper clearances, seismic requirements, flushing and hydro testing (IFC 901.4.1).
- Pitot water flow-test is required on all new fire sprinkler installation per NFPA 13R and NFPA 13 systems. Plans will not be approved by Town of Jackson Fire/EMS w/out certified test.

Note: The criteria above is also in the plans.

1.2 WASTEWATER DISPOSAL

There is an existing 8-inch PVC sewer main at the south lot boundary of Lot 7. In accordance with Sketch Plan comments, the applicant is prepared to provide a dedicated 15-ft wide utility (sewer) easement to the Town that will be submitted and recorded with the Town of Jackson and Teton County prior to Commercial Building Permit approval.

The existing 8-inch PVC sewer main at the south lot boundary of Lot 7 is preferred as the sewer connection point for the development. In accordance with drawing C3.0, "Utility Plan", the proposal includes construction of a 6-inch diameter PVC sewer main running in a north to south direction within the parking lot, 4-inch diameter PVC sewer services to each building (complexes "A", "B" and "C") and two manholes. The 6-inch diameter collector line will connect to the existing 8-inch main via manhole as shown in plan. The connecting manhole base will be poured in-place in order to limit disruption to the existing sewer main. Slopes for 4-inch and 6-inch sewer lines will be laid at 2% (minimum) and 1.2%, respectively. Cleanouts will be provided approximately five feet from the building foundation at each installed service and when required after 100 feet or 135° of accumulated bends.

Per the Wyoming DEQ, the maximum day wastewater generation for apartments is 120 gpd/bedroom for apartments, resulting in 4,440 gallons per day (gpd). Existing sewer flows from the existing one and two-bedroom residences (to be demolished) on Lot 4 total 430 gpm. Final wastewater contribution to the Town's sewer main, accounting for removal of residences on Lot 4, totals 4010 gpd. Applying a peaking factor of ten yields a peak hour wastewater generation of approximately 28 gpm. Based on existing pipe type, diameter and slope, the existing TOJ sewer infrastructure (8" dia. sewer main) will

have approximately 546 gpm of remaining capacity. Detailed calculations for wastewater estimates and capacity calculations have been provided in the Appendix II.

2.0 VEHICAL ACCESS & PARKING

Presented below are analysis and findings demonstrating the development is compliant with TOJ LDR's and the Teton County Fire Dept. A "Sign and Striping Plan" has been provided as drawing C5.0 to indicate drive lanes, traffic flow (ingress and egress) and signage.

2.1 VEHICAL ACCESS DESIGN

Drawing C5.0, and Exhibit B in Appendix III, describing traffic circulation/vehicle movement has been prepared to describe vehicle ingress to the proposed apartment complex via. the S. Glenwood cul-de-sac, and egress via. the alley north to Snow King Avenue. Access dimensions and turning radiuses are shown on drawing C4.0.

Turning movements, both ingress and egress, for the parking lot and parking spaces have been provided for review as Exhibit A in Appendix III. Turning movements were completed with a 19-ft long ASSHTO passenger car. The analysis indicates all parking lot and space access movements can be completed.

2.2 EMERGENCY ACCESS

In accordance with 2015 IFC 503.1.1, fire apparatus access is provided via. S. Glenwood with an existing 80-ft diameter turnaround at the City cul-de-sac. IFC 503.1.1 states the following:

"The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building facility."

The distance measured from the apparatus access (S. Glenwood Ave.) to the furthest point on the building is 200 feet. IFC 503.1.1 authorizes the Fire Official to make exception to the 150 feet criteria for buildings with automatic fire sprinkler systems. The proposed apartment building will be sprinkled and the applicant is asking for an exception to IFC 503.1.1. from the Fire Official.

2.3 PARKING

In accordance with drawing C5.0, 20-ft parking spaces and a 22-ft drive aisle east of the apartment complex will be provided. Architectural drawings provided describe the quantity and locations of onsite parking.

2.4 TRAFFIC IMPACT ANALYSIS

2.4.1 PROPOSED PROJECT

The proposed project is a development of two properties on Glenwood Street, south of Snow King Avenue in the Town of Jackson. One property includes a detached single-family house, while the second property is currently vacant. The project will be a residential development with 20 apartments. The project will be located on the east side of the existing Cul-De-Sac at the southern terminus of Glenwood Street. The properties are both currently zoned as Neighborhood Medium Density-1 (NM-2).

2.4.2 IMPACT ASSESSMENT METHODOLOGY

In order to perform any traffic impact assessment, the general methodology is to compare the traffic levels in an existing state with those of a projected situation. The Institute of Traffic Engineers has provided data and methodology that can be used to determine the number of trips generated from a property dependent on the usage. The differential in trips generated between the pre- and post-development conditions can be considered to be the impact caused by the development. Traffic counts provided by the Wyoming Department of Transportation (WYDOT) and previous studies performed along the Snow King Avenue corridor will provide context for the volume of trips generated by the development. This preliminary traffic impact analysis will allow a general understanding of the traffic impacts due to the proposed development.

2.4.3 EXISTING TRIP GENERATION

The proposed project site currently contains one single family home and vacant land. For this trip generation analysis, the peak hour for Snow King Avenue will be analyzed for both the A.M. and P.M. hours. Trips added to the peak hours of the adjacent street would have the greatest impact on the level of service of nearby intersections. As shown in the summary table below, the existing use of the property generates 1 or 2 trips per day during the A.M. and P.M. peak hour, respectively.

A.M. PEAK HOUR TRIP GENERATION (ADJACENT STREET)

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	UNITS	A.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
SF DETACHED HOUSING	210		1	0.75	<u>0.75</u>
TOTAL					<u>1</u>

P.M. PEAK HOUR TRIP GENERATION (ADJACENT STREET)

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
SF DETACHED HOUSING	210		1	1.01	<u>1.01</u>
TOTAL					<u>2</u>

SOURCE: TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 7TH
EDITION*

2.4.4 EXISTING TRAFFIC AND CIRCULATION

The proposed development on Glenwood Street is one block from roads of fairly high traffic density (Snow King Avenue Corridor). Snow King Avenue currently sees a relatively large volume of traffic, particularly during peak summer tourism season. The intersection of Glenwood and Snow King is controlled by a two-way stop sign, with Snow King Avenue being the major route and Glenwood being the stop-controlled route.

Traffic count data from 2006 can be found on the WYDOT website for many of the collectors and arterial streets in the Town of Jackson. This data can be used to contextualize the amount of traffic that this neighborhood currently experiences. As shown in the appendix, the average daily traffic (ADT) on Snow King Avenue between Millward and Cache Street is 4216 trips per day. Studies submitted to the Town of Jackson provided by Rendezvous Engineering and Felsburg Holt & Ullevig indicate Average Daily Traffic volumes of 5893 (August 2008) and 6100 (August

2011) respectively. Applying a typical design hour factor (K-Factor) to the given ADT yields a peak hour design volume of roughly 567 trips per hour (DHV). The majority of this traffic doesn't use Glenwood Street, but the data shows that the area surrounding the proposed development currently sees a relatively high volume of traffic.

The trips generated by the existing development are 1 to 2 trips during the peak hour of the adjacent street as indicated by the tables provided above.

2.4.5 PROPOSED TRIP GENERATION

The Development Plan for the subject property indicates a 20-unit apartment building with attached garages and outdoor parking. No other provisions for land use are proposed as part of the development, so the trip generation will simply be based on the number of apartment units. Similarly, to the existing trip generation for the property, the A.M. and P.M. peak hours of adjacent streets will be used to evaluate the impacts of the proposed development. The tables provided below show the anticipated trips generated by the proposed development during the A.M. and P.M. peak hours for the adjacent street.

PROPOSED A.M. PEAK HOUR TRIP GENERATION (ADJACENT STREET)

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	UNITS	A.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
APARTMENTS	220		20	0.51	<u>10.20</u>
TOTAL					11

PROPOSED P.M. PEAK HOUR TRIP GENERATION (ADJACENT STREET)

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
APARTMENTS	220		20	0.62	<u>12.40</u>
TOTAL					13

SOURCE: TRIP GENERATION RATES TAKEN FROM INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION*, 9TH EDITION

2.4.6 PROPOSED TRAFFIC CIRCULATION

A comparison of the existing and proposed conditions indicates an anticipated increase of 10 vehicle trips during the A.M. peak hour and an increase of 11 vehicle trips during the P.M. peak hour. Furthermore, ITE provides directional distribution data for trip generation. This data suggests that the trips will be 20% entering/80% exiting in the morning, and 63% entering/37% exiting during the evening peak.

The vehicular circulation at the development is designed to be one-way entry and exit. The vehicles arriving to the apartments will enter through a new curb cut on the east side of the existing Glenwood cul-de-sac. Vehicles exiting the site will leave through a one-way exit to the alley. All vehicles exiting the development will access Snow King Avenue via the alley between Glenwood and Cache Streets.

Applying the directional distribution to the proposed A.M. trip generation suggests that 8 to 9 vehicles will access Snow King Avenue through the existing alley during the A.M. peak. Since the intersection of the alley and Snow King is essentially a 3-way intersection with the alley being the minor road, there will be little to no impact to the existing traffic on Snow King Avenue.

The impacts to Snow King Avenue would be even less during the evening peak hour. The directional distribution suggests that 8 vehicle trips would be entering the development during the peak hour. The one-way entrance to the site mandates that these 8 trips would be sourced from the intersection of Glenwood and Snow King. Given that the ratio of additional trips to the design hourly volume is very small and turning movements from Snow King Avenue to Glenwood Street are nearly unrestricted in a two-way-stop controlled intersection it can also be assumed that this impact would be minimal.

Currently, there is one curb cut on Glenwood Street used for the existing residential entry and exit. There is also an existing curb cut on the east side of the Glenwood cul-de-sac which is used to access the vacant land of 650 S Glenwood Street. The development proposes to eliminate these curb cuts and replacing them with a single curb cut near the southeast side of the existing cul-de-sac. See Exhibit B in the appendix for illustration of the proposed traffic flow.

2.4.7 ALTERNATIVE MODES ANALYSIS

Since the proposed development is only a few blocks from START bus stops at the fair grounds and the Snow King Events center, it is anticipated that a portion of the trips generated by the development would be absorbed by public transit. The development is also within walking distance from the town square and bicycle access within the town of Jackson improves every year. With the requirement for constructing pedestrian access to connect to the existing pedestrian corridor, the argument for alternative modes gains strength.

No trip reduction was assumed due to the project's proximity to public transportation; the discussion is included to further illustrate the minimal impact of the development on neighborhood traffic, particularly during peak summer tourism season.

3.0 PEDESTRIAN ACCESS

Site design for pedestrian access has been provided to comply with TOJ comments stemming from the Sketch Plan submittal. Public sidewalks and disability parking spaces will be designed to meet ADA standards. In accordance with TOJ, sidewalks that cross-over proposed access drives will be designed and constructed to provide a consistent vertical alignment with sidewalk legs on either side driveway. Drawings C1.1 demonstrates plans for pedestrian corridors along S. Glenwood to Snow King Ave. and to and from the building and proposed parking.

Per TOJ, the proposed sidewalk running on the east side of S. Glenwood and north to Snow King Avenue has been provided to meet the guidelines for pedestrian frontages in the Community Streets Plan; this includes a 5-ft attached landscape strip and 6-ft detached sidewalk. The landscape strip will have tree plantings properly spaced in accordance with the landscaping plans.

4.0 GRADING & EROSION CONTROL

Drawing C4.0, "Grading and Erosion Control Plan" has been provided for review. The plan provides spot elevations and existing and proposed contours to describe existing and proposed site grading, drainage and storm detention. Erosion control devices, including detention areas and straw wattles, have been added to prevent off-site migration of storm water and sediment.

5.0 STORMWATER & SNOW MANAGEMENT

5.1 REQUIREMENTS FOR CONSTRUCTION

A requirement has been added to drawing C2.0, "Construction Phasing and Staging Plan", requiring the Contractor to maintain erosion control devices throughout construction and provide adequate onsite detention for stormwater.

5.2 STORMWATER DESIGN

The Town of Jackson LDRs require that the release rate of storm water from the post-development site does not exceed the pre-development runoff for the 1-year through 100-yr event. For this project, the 100-yr storm event, along with the rational and modified ration methods were used to determine the rate of runoff and volume of storm water detention. Supporting calculations can be found in Appendix IV of this report.

5.3 PRE- AND POST-DEVELOPMENT SITE RUNOFF

The pre- and post-development site runoff for the 100-year storm event was calculated as 0.32 cfs and 0.59 cfs, respectively. The resulting storage (pre-development – post-development) is 93 cu. ft. The proposed design calls for complete detainment of runoff from the parking lot and the alley entrance, where the post-development runoff volume from the proposed parking area (that will be detained on-site) is 58 cu. ft. The resulting storage volume per the LDR's is 35 cu. ft (98-58). Nelson's recommendation is to provide a factor of safety of 1.5, which would require a minimum of 53 cu. ft of onsite detention; proposed parking detention not included. Storm detention areas and volumes, which are far in excess of what is recommended, are provided on drawing C4.0.

5.4 PARKING LOT STORM WATER SYSTEM DESIGN

Stormwater management for the parking lot will include 30" dia. catch basins, 6" dia. storm pipe, 1500-gallon sand-oil separator and 384 square foot detention/infiltration bed. Storm collection and detention facilities were designed to accommodate the 100-yr event. The peak flow for the parking lot was estimated as 0.31 cfs (140 gpm). Per the proposed design, 6" dia. storm pipe laid at 1.5% results in a pipe that is 35% full at 140 gpm capacity. The sand-oil separator capacity was estimated at ten times (10 X) the peak flow (140 gpm), or roughly 1500 gallons. The detention and infiltration bed was sized to store and infiltrate 100-yr storms assuming a 10 minute per inch (mpi) infiltration rate; the size of the bed may change depending on results of a percolation test that will be performed prior to final design.

In accordance with DEQ, the design team and applicant are planning to obtain a UIC permit (for subsurface discharge) for the parking lot storm water management system.

5.5 SNOW MANAGEMENT

Proposed snow storage areas are described in detail on drawing C1.1. In accordance with the Town LDR's, the following is required:

A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area.

In accordance with the proposed plan, the driveway and parking area is roughly 8,225 s.f. and 2100 s.f. (25% of parking area) of snow storage is provided.

6.0 CONSTRUCTION PHASING & STAGING

A construction phasing and staging plan has been prepared and included with the submittal as drawing C2.0. Pending there are not any unforeseen delays, the contractor is planning to commence with construction of the entire building (complex) starting in the Fall of 2019.

APPENDIX I – WATER SUPPLY CALCULATIONS

Summary of Fixtures

Apartment #	Bath	Kitchen Sink 1/2	Shower	Wash Sink	Water Closet (tank)	Dishwasher 1/2	Washing Machine
C101 (3-bed)		1	2	2	2	1	1
B101 (1-bed)		1	1	1	1	1	1
A101 (1-bed)		1	1	1	1	1	1
C201 (2-bed)		1	1	1	1	1	1
C202 (2-bed)	1	1	1	2	2	1	1
C203 (3-bed)	1	1	1	2	2	1	1
B201 (2-bed)		1	1	1	1	1	1
B202 (2-bed)	1	1	1	2	2	1	1
B203 (1-bed)		1	1	1	1	1	1
A201 (3-bed)		1	2	2	2	1	1
A202 (2-bed)	1	1	1	2	2	1	1
C301 (2-bed)		1	1	1	1	1	1
C302 (2-bed)	1	1	1	2	2	1	1
C303 (1-bed)		1	1	1	1	1	1
B301 (2-bed)		1	1	1	1	1	1
B302 (2-bed)	1	1	1	2	2	1	1
B303 (1-bed)		1	1	1	1	1	1
A301 (2-bed)		1	1	1	1	1	1
A302 (2-bed)	1	1	1	2	2	1	1
A303 (2-bed)		1	1	1	1	1	1
TOTALS:	7	20	22	29	29	20	20

Domestic Water Flows

Description of Improvements:

Total fixtures for 4 (ea.) studios of 400 sq. ft, 2 (ea.) one-bedrooms of 575 sq. ft, 11 (ea.) two-bedrooms of 725-800 sq. ft, and 3 (ea.) three bedrooms of 975-1125 sq. ft.

Estimating Domestic Max. Demand

*Calculations are based on methods outlined in the AWWA, "Sizing Water Service Lines and Meters" manual.

Domestic Water Demand for Facility Given Specified Fixtures Assume Average Residential Fixture Value (AWWA M2)

Fixture Type	Fixture Value Based on 35 psi at Meter Outlet	Number of Fixtures	Fixture Value
Bathtub	8	7	56
Combined Sink & Tray	3		0
Drinking Fountain (cooler)	1		0
Drinking Fountain (public)	2		0
Kitchen Sink (1/2" connection)	3	20	60
Kitchen Sink (3/4" connection)	7		0
Lavatory (3/8" connection)	2		0
Lavatory (1/2" connection)	4		0
Laundry Tray (1/2" connection)	3		0
Laundry Tray (3/4" connection)	7		0
Shower Head (shower only)	4	22	88
Service Sink (1/2" connection)	3		0
Service Sink (3/4" connection)	7		0
Urinal (pedestal flush valve)	35		0
Urinal (wall or stall)	12		0
Urinal (trough, 2-ft unit)	2		0
Wash Sink (each set of faucets)	4	29	116
Water Closet (flush valve)	35		0
Water Closet (tank type)	3	29	87
Dishwasher (1/2" connection)	5	20	100
Dishwasher (3/4" connection)	10		0
Washing Machine (1/2" connection)	5	20	100
Washing Machine (3/4" connection)	12		0
Washing Machine (1" connection)	25		0
Hose Connections 1/2" (wash down)	6		0
Hose Connections 3/4" (wash down)	10		0
Hose 1/2" (50ft length - wash down)	6		0
Hose 5/8" (50ft length - wash down)	9		0
Hose 3/4" (50ft length - wash down)	12		0
Irrigation	3		0
Total Fixture Units			607

Base on Fixture Count of 607, using the upper line in Fig. 4.4 for a apartments, the estimated Maximum Water Demand is 52 gpm. Assume irrigation will take place outside hours of normal domestic use (night) and will be less than 30 gpm. Based on fixture unit count per building (210) estimated flow is 30 gpm.

32

SIZING WATER SERVICE LINES AND METERS

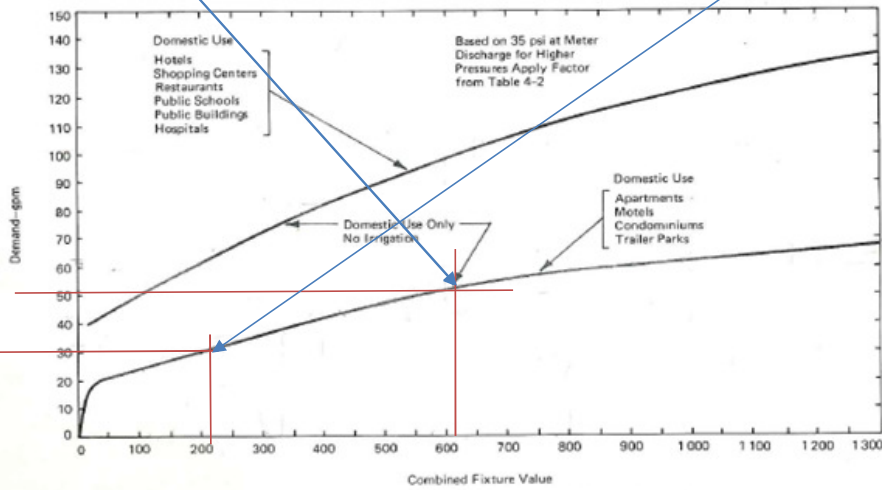


Fig. 4.4. Water-Flow Demand per Fixture Value—Low Range

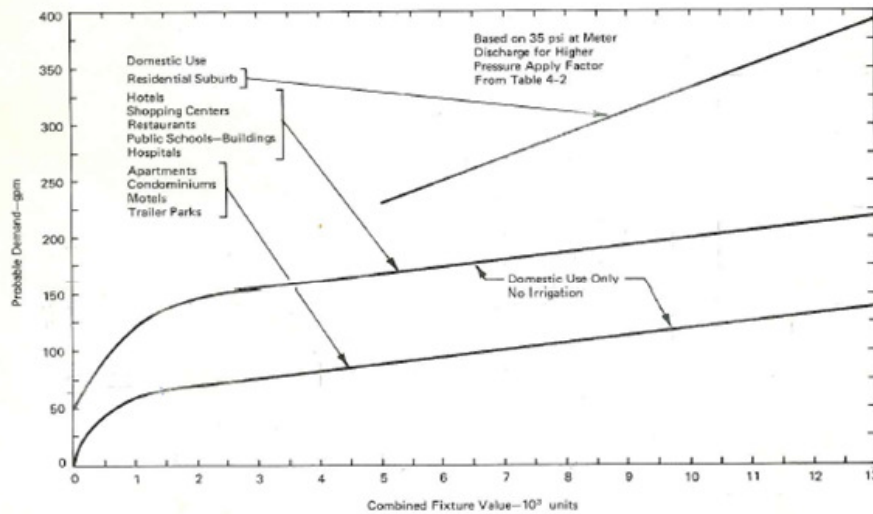


Fig. 4.5. Water-Flow Demand per Fixture Value—High Range

Calculate Demands Based on Estimated System Pressure

	<u>Appartment Complex</u>	<u>Per Complex/ Building</u>	
Est. Max. Demand	52	30	gpm
Pressures in South Glenwood	63	63	psi, from water CAD
Elevation at South Glenwood	6225	6225	ft
F.F. of Middle Floor	6240	6240	ft, Sfc Elev. + 1.5 floors (15ft)
Pressure at Top Floor	56.5	56.5	psi

Table 4.2 (for pressures other than 35 psi)

<u>Design Pressure</u>	<u>Factor</u>
20	0.74
30	0.92
35	1
40	1.07
50	1.22
60	1.34
70	1.46
80	1.57
90	1.68
100	1.78

For Pressures Deviating from 35 psi

	<u>Appartment Complex</u>	<u>Per Complex/ Building</u>	
Est. Pressure (psi)	56.5	56.5	psi
Max. Demand @ Est Pressure	67.69	39.05	gpm

South Glenwood Apartments
Water Service Sizing

17-296-02
3/12/2019
jk

Pressure in Building @ Max. Demand

Pressure at Water Main 63 psi
Maximum Flow 67.69 gpm (per apartment complex)
Elevation Change from main to 3rd Story Building 32 ft

PIPE SEGMENT	LENGTH (FT)	FLOW RATE (GPM)	FLOW RATE (CFS)	Pipe O.D. (in)	Pipe Type	Pressure Rating (psi)	Inside Dia. (in)	Inside Dia. (ft)	Velocity (fps)
L1	80	67.7	0.151	6	DIP	-	6.00	0.500	0.768
L2	20	67.7	0.151	4	DIP	-	4.00	0.333	1.728

PIPE SEGMENT	Velocity Head (ft)	Ks-Factor	Ks/d	Kinematic Viscosity	Reynolds, Re	Minor Losses, hm (ft)	Friction Losses, hf (ft)	Total Losses (ft)	Friction Loss per L.F. (ft)
L1	0.009	0.000279	0.000558	1.92E-05	19962.0	0.00	0.04	0.04	0.0005
L2	0.046	0.000033	0.000098	1.92E-05	29943.0	11.34	0.07	11.41	0.0033
Total:								11.45	

Solver

	Set to Zero (Colebrook Eqn)	By Solving For (Friction Factor)
L1	0.00E+00	0.027
L2	-1.46E-08	0.024

Available Pressure at 3rd Story Building 44.2 psi

**PIPE SEGMENT L1
MINOR LOSSES (hm)**

Pipe Fittings	Number of Fittings	K-Value	Total	Total	Minor Loss (ft)
6" dia. 90 deg. Elbow	1	0.45	0.45	0.20	0.00
6" dia. Inlet		0.78	0	0.00	0.00
6" dia. Outlet		1	0	0.00	0.00
6" Gate Valve	1	0.12	0.12	0.01	0.00
6" Plug Valve		0.27	0	0.00	0.00
RPZ		12	0	0.00	0.00
6" dia. Tee (thru flow)	1	0.3	0.3	0.09	0.00
6" dia. Tee (thru branch)		0.9	0	0.00	0.00
Total:			0.3	0.3	0.00

**PIPE SEGMENT L2
MINOR LOSSES (hm)**

Pipe Fittings	Number of Fittings	K-Value	Total	Total	Minor Loss (ft)
4" dia. 90 deg. Elbow	3	0.34	1.02	0.35	0.02
4" dia. 45 deg. Bend	0	0.27	0	0.00	0.00
RPZ	1	12	12	144.00	6.68
2" Meter	1	10	10	100.00	4.64
4" dia. Tee (thru flo)	1	0.34	0.34	0.12	0.01
4" dia. Tee (thru branch)	0	1.02	0	0.00	0.00
4" dia. Gate Valve	2	0.14	0.28	0.04	0.00
Total:			244.5	244.5	11.34

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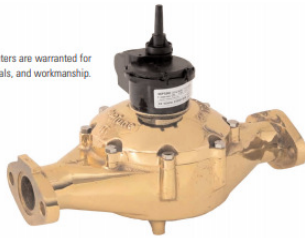


T-10 METER

SIZES: 1 1/2" and 2"



T-10 water meters are warranted for performance, materials, and workmanship.



Every T-10 water meter meets or exceeds the latest AWWA C700 Standard. Its nutating disc, positive displacement principle is time-proven for accuracy and dependability since 1892, ensuring maximum utility revenue.

CONSTRUCTION The T-10 water meter consists of three major assemblies: a register, a no-lead high copper alloy maincase, and a nutating disc measuring chamber.

The T-10 meter is available with a variety of register types. For reading convenience, the register can be mounted in one of four positions on the meter.

The corrosion-resistant no-lead high copper alloy maincase will withstand most service conditions: internal water pressure, rough handling, and in-line piping stress.

The innovative floating chamber design of the nutating disc measuring element protects the chamber from frost damage while the unique chamber seal extends the low flow accuracy by sealing the chamber outlet port to the maincase outlet port. The nutating disc measuring element utilizes corrosion-resistant materials throughout and a thrust roller to minimize wear.

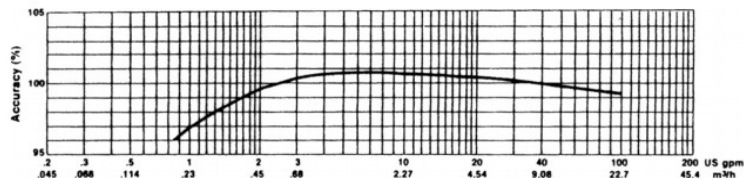
WARRANTY Neptune provides a limited warranty with respect to its T-10 water meters for performance, materials and workmanship.

When desired, maintenance is easily accomplished either by replacement of major assemblies or individual components.

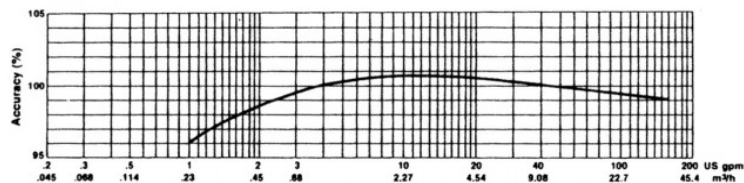
- KEY FEATURES**
- Register
 - Magnetic drive, low torque registration ensures accuracy
 - Impact-resistant register
 - High resolution, low flow leak detection
 - Bayonet style register mount allows in-line serviceability
 - Tamperproof seal pin deters theft
 - Date of manufacture, size, and model stamped on dial face
 - No-Lead Maincase
 - Made from no-lead high copper alloy
 - ANSI/NSF 61 Certified
 - Lifetime guarantee
 - Resists internal pressure stresses and external damage
 - Handles in-line piping variations and stresses
 - No-lead high copper alloy provides residual value vs. plastic
 - Electrical grounding continuity
 - Nutating Disc Measuring Chamber
 - Positive displacement
 - Widest effective flow range for maximum revenue
 - Proprietary polymer materials maximize long term accuracy
 - Floating chamber design is unaffected by meter position or in-line piping stresses

COMPATIBILITY Adaptability to all present and future systems for flexibility is available only with Neptune's ARB® Utility Management Systems™.

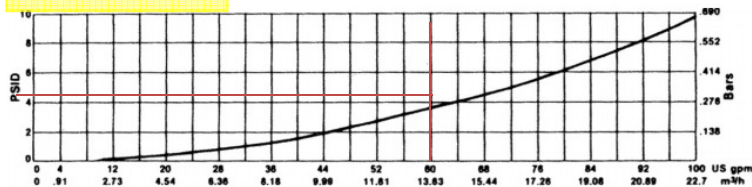
1 1/2" ACCURACY



2" ACCURACY



1 1/2" PRESSURE LOSS



South Glenwood Apartments
Fire Service Sizing

17-296-02
3/12/2019
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Pipe & Flow Characteristics

Dynamic Pressure at Water	29	psi - (2250 gpm at adjacent fire hydrant in Glenwood)
Main		
Static Pressure	63	psi
Flow	362.3	gpm

PIPE SEGMENT	LENGTH (FT)	FLOW RATE (GPM)	FLOW RATE (CFS)	Pipe O.D. (in)
L1	80	362.3	0.807	6

PIPE SEGMENT	Velocity Head (ft)	Ks-Value	Ks/d	Kinematic Viscosity
L1	0.262	0.000279	0.000558	1.92E-05

Solver

	Set to Zero (Colebrook Eqn)	By Solving For (Friction Factor)
L1	-6.77E-07	0.020

PIPE SEGMENT L1
MINOR LOSSES (hm)

Pipe Fittings	Number of Fittings	K-Value	Total	Total
6" dia. 90 deg. Elbow	4	0.45	1.8	0.81
6" dia. Inlet		0.78	0	0.00
6" dia. Outlet		1	0	0.00
6" Gate Valve	2	0.12	0.24	0.03
6" Plug Valve		0.27	0	0.00
RPZ	1	7	7	49.00
6" dia. Tee (thru flow)		0.3	0	0.00

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Fire Spinkler Flows

Hazard Classification **Light Hazard Occupancies** per NFPA 13, Section 1-4.7.1 (page 58)

Building Area:

Minimum Flow for Hose Connection 250 gpm per NFPA 13, Table 11.2.3.1.2

Utilize Early Suppression Fast-Response Sprinklers (ESFR) per Section 4-4.6

Minimum Design Area 960 SF per NFPA 13

Actual Design Area 1123 SF - Light hazard

Required Flow

Required Density 0.1 gpm/sf per NFPA 13, Figure 11.2.3.1.1

Sprinkler Demand 131.0541 gpm (15-20% Overage)

Required Flow (sprinkler and hose) **362.3 gpm - 11.1.4.2**

Static Pressure at Fire Sprinklers 43.52 psi @ design height

Dynamic Pressure at Fire Flow 44.31 psi @ design height - includes 365 gpm fire sprinkler and 500 gpm fire hydrant demand

SOUTH GLENWOOD APARTMENTS
FIRE FLOWS - HYDRAULIC MODEL RESULTS

3/12/2019

JK

18-296-02

Summary of Hydraulic Model Results			
South Glenwood Apartments			
WaterCAD V8i - Town of Jackson 2013 model			
Glenwood Street Fire Flow			
Location	Total Demand	Residual Pressure	Junction Label
	<u>gpm</u>	<u>psi</u>	
Intersection of Snow King and Glenwood	12	44.8	J-112
Point of connection	365	29.0	POINT OF CONNECTION
Fire Hydrant North of Cul-De-Sac	2,250	26.8	J-347
South Glenwood Cul-De-Sac	3	26.7	J-172
*See Utility Plan for Hydrant and Connection Locations			

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APPENDIX II – WASTEWATER CALCULATIONS

SOUTH GLENWOOD APARTMENTS
SEWER DESIGN FLOWS

3/12/2019
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BASED ON WYOMING DEQ DESIGN FLOW RATES IN CH. 11 TABLE

STRUCTURE	DESC.	QNTY	WW RATE	SOURCE	UNIT	WW FLOW
Existing (Demo)						
West Residence	Bedrooms	2	140	DEQ Chapt. 11	gpd/bed	280 gpd
East Residence	Bedrooms	1	150	DEQ Chapt. 11	gpd/bed	150 gpd
Proposed						
Studio Apartment (1-bed \ 4 units each)	Bedrooms	4	120	DEQ Chapt. 11	gpd/bed	480 gpd
Apartment (1-bed \ 2 units each)	Bedrooms	2	120	DEQ Chapt. 11	gpd/bed	240 gpd
Apartment (2-bed \ 11 units each)	Bedrooms	22	120	DEQ Chapt. 11	gpd/bed	2640 gpd
Apartment (3-bed \ 3 units each)	Bedrooms	9	120	DEQ Chapt. 11	gpd/bed	1080 gpd

TOTAL EXISTING WASTEWATER DEMAND	430 gpd
AVG FLOW	0.30 gpm

TOTAL WASTEWATER DEMAND (PROPOSED - EXISTING)	4010 gpd
AVG FLOW	2.78 gpm

PEAK FLOW	28 gpm
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SOUTH GLENWOOD APARTMENTS
SEWER SERVICE SIZING

3/12/2019
JK
18-296-02

Max. WW Flows in Proposed 6-inch Sewer Collector

Upstream Manhole Inv. Elev. 6220.65 ft
Downstream Manhole Inv. Elev. 6218.75 ft
Distance Between Manholes 150 ft

Mannings Open Channel Pipe Calculations

Pipe Dia, ID	6	in
Flow, Q	28	gpm
Mannings Roughness (PVC), n	0.009	-
Pipe Slope, S	1.267%	%

Flow, Q	0.062	cfs
Pipe Dia, ID,	0.500	ft
Pipe Area, A	0.023	ft^2
Pipe Per, P	0.433	ft
Normal Depth, YN	0.088	ft
Theta	99.3	deg
Top Width, T	0.38	ft

Manning's Eqn	8.0324E-07	-
Theta	1.734	rad

Normal Depth, YN	1.06	in
Velocity	2.66	ft/s
% Full	11.9	%

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SOUTH GLENWOOD APARTMENTS
EXISTING MAIN - REMAINING CAPACITY ANALYSIS

3/12/2019
JK
18-296-02

Analysis for Wastewater Contribution to Existing Main

Upstream Manhole Inv. Elev. 6218.75 ft
Downstream Manhole Inv. Elev. 6218.51 ft
Distance Between Manholes 52 ft

Mannings Open Channel Pipe Calculations

Pipe Dia, ID	8	in
Flow, Q	28	gpm
Mannings Roughness (PVC), n	0.009	-
Pipe Slope, S	0.462%	%
Flow, Q	0.062	cfs
Pipe Dia, ID,	0.667	ft
Pipe Area, A	0.035	ft^2
Pipe Per, P	0.540	ft
Normal Depth, YN	0.104	ft
Theta	92.8	deg
Top Width, T	0.48	ft

Manning's Eqn	0.E+00	-
Theta	1.620	rad

Normal Depth, YN	1.24	in
Velocity	1.80	ft/s
% Full	9.9	%

Remaining Capacity of TOJ Sewer Main

Mannings Open Channel Pipe Calculations

Pipe Dia, ID	8	in
Flow, Q	574	gpm
Mannings Roughness (PVC), n	0.009	-
Pipe Slope, S	0.462%	%

Flow, Q	1.279	cfs
Pipe Dia, ID,	0.667	ft
Pipe Area, A	0.340	ft^2
Pipe Per, P	1.763	ft
Normal Depth, YN	0.626	ft
Theta	303.1	deg
Top Width, T	0.32	ft

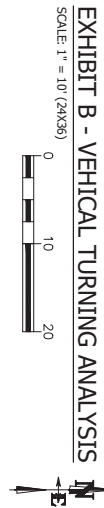
Manning's Eqn	1E-06	-
Theta	5.290	rad

Normal Depth, YN	7.52	in
Velocity	3.76	ft/s
% Full	97.5	%

PEAK FLOW PROPOSED DEV. 27.8 GPM
REMAINING CAPACITY 546.2 GPM

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APPENDIX III – VEHICAL TURNING ANALYSIS



REGISTRATION BASE CAMP LLC CO OWNER, ASSOCIATES LLC VIRGINIA, STATE 100 203.277.2290 CLIENT BASE CAMP LLC CO OWNER, ASSOCIATES LLC VIRGINIA, STATE 100 203.277.2290 ARCHITECT MERIDE ARCHITECTS, INC. 302 CONSUMERS FLOOR 6 10000 WILSON BLVD 917.897.0895 LANDSCAPE ARCHITECT 1100 WILSON BLVD, SUITE 2C JACKSON, WV 26031	CIVIL/STRUCTURAL ENGINEER NELSON ENGINEERING JACKSON, WV 26031 1599 (907) 752-6289
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MERGE ARCHITECTS INC

SOUTH GLENWOOD APARTMENTS

640-650 SOUTH GLENWOOD ST
JACKSON, WY 83001

01/17/19 DEVELOPMENT PLAN

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES

JOB NO.: A/E: 17261 / 17-296-02

SCALE:	AS INDICATED
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DATE:	3/1/19
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DRAWING TITLE

VEHICLE TURNING ANALYSIS

SHEET NO.

EXHIBIT A

NELSON
ENGINEERING
Professional Engineers & Land Surveyors
www.nelsonengineering.net
PO Box 15969 • 430 South Centre St. • Jackson, WY 83001
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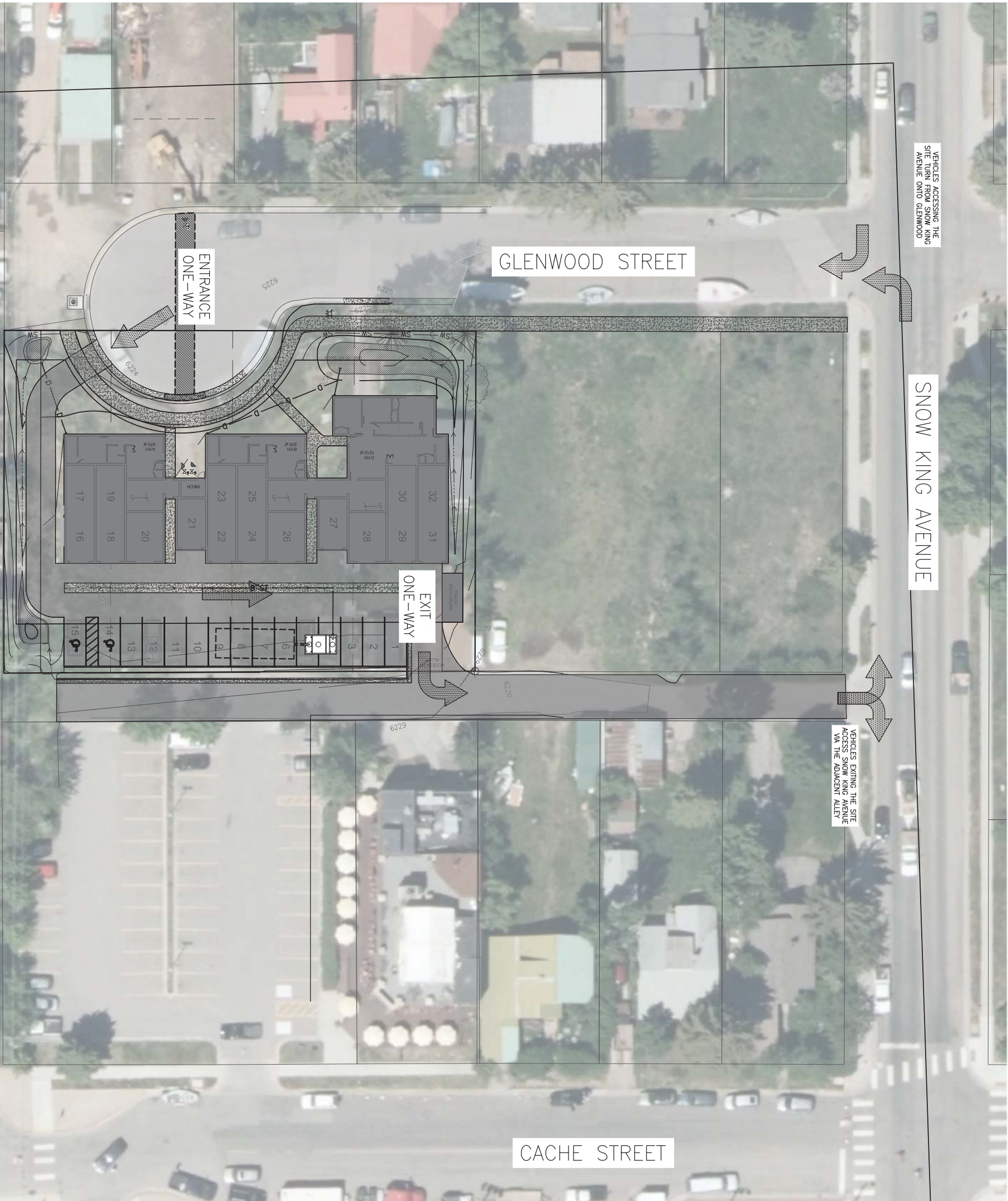


EXHIBIT B - TRAFFIC MOVEMENTS

SCALE: 1" = 20' (2X/3X)

0 20 40

N
E

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Jackson 307.733.7287 | Bldg#0 307.684.7029

REGISTRATION	MERGE ARCHITECTS INC SOUTH GLENWOOD APARTMENTS 640-650 SOUTH GLENWOOD ST JACKSON, WY 83001
CLIENT	BRUCE GARDNER LLC DBA GARDNER ASSOCIATES, LLC 3000 W. 10TH AVE. SUITE 100 BOZEMAN, MT 59717-2501
ARCHITECT	MERGE ARCHITECTS, INC. 800 SOUTH 10TH AVE. SUITE 100 BOZEMAN, MT 59717-2501
LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECTS, INC. 1000 W. 10TH AVE. SUITE 100 BOZEMAN, MT 59717-2501
CIVIL/STRUCTURAL ENGINEER	LANDSCAPE ARCHITECTS, INC. 1000 W. 10TH AVE. SUITE 100 BOZEMAN, MT 59717-2501
SHEET NO.	EX. B

APPENDIX IV – STORMWATER RUNOFF

SOUTH GLENWOOD APARTMENTS STORMWATER RUNOFF CALC'S - ENTIRE SITE

17-296-02
3/13/2019
JK

PRE-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT^2)=	1894	Total Site Area (s.f.)	26866
C-VALUE =	0.9		
S =	58%		
L (ft) =	50		
tc (min) =	0.66	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)	

DRIVEWAY CALCULATIONS

DRIVEWAY AREA (FT^2)=	4606		
C-VALUE =	0.9		
S =	3%		
L (ft) =	105		
tc (min) =	2.60	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)	

LANDSCAPING CALCULATIONS

LANDSCAPING AREA (FT^2)	20366		
C-VALUE =	0.3		
S =	2%		
L (ft) =	210		
tc (min) =	15.63	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)	

Total Time of Conc., Tc = 15.63 min (landscaping)
Composite Cc = 0.45
Total Area, At = 26866 ft^2

TABLE 4920.B JACKSON IDF* CURVE DATA - 100-YR STORM	
DURATION, Td (min)	INTENSITY, I (in/hr)
5	1.8
10	1.42
15	1.19
20	1.05
30	0.83
40	0.67
50	0.57
60	0.51
70	0.47
80	0.43
90	0.4
100	0.37
110	0.35
120	0.35

Intensity (from table above) 1.17 in/hr
Initial Flow Rate, Qi (cfs) = 0.32 cfs at tc= 15.63 min

$$Q_i = C_c * I * A_t / (43200)$$

where,
 Composite Cc = 0.45
 Intensity, I = 1.17 in/hr at Td = 15.63 min
 Total Area, At = 26866 ft^2

SOUTH GLENWOOD APARTMENTS STORMWATER RUNOFF CALC'S - ENTIRE SITE

17-296-02
3/13/2019
JK

POST-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT^2)	8183	
C-VALUE =	0.9	
S =	25%	
L (ft) =	100	
tc (min) =	1.23	$tc = 1.8(1.1 - C)L^{.5}/S^{.3333}$, (Corps of Eng. Eqn.)

HARDSCAPES & DRIVEWAY CALCULATIONS

DRIVEWAY AREA (FT^2)	11638	
C-VALUE =	0.9	
S =	5%	
L (ft) =	80	
tc (min) =	1.88	$tc = 1.8(1.1 - C)L^{.5}/S^{.3333}$, (Corps of Eng. Eqn.)

LAWN CALCULATIONS

LAWN AREA (FT^2)	7045	
C-VALUE =	0.3	
S =	2%	
L (ft) =	150	
tc (min) =	13.30	$tc = 1.8(1.1 - C)L^{.5}/S^{.3333}$, (Corps of Eng. Eqn.)

Total Time of Conc., Tc =	13.30	min (landscaping @ north of proposed building)
Composite Cc =	0.74	
Total Area, At =	26866	ft^2

TABLE 4920.B JACKSON IDF* CURVE DATA - 100-YR STORM	
DURATION, Td (min)	INTENSITY, I (in/hr)
5	1.8
10	1.42
15	1.19
20	1.05
30	0.83
40	0.67
50	0.57
60	0.51
70	0.47
80	0.43
90	0.4
100	0.37
110	0.35
120	0.35

SOUTH GLENWOOD APARTMENTS
STORMWATER RUNOFF CALC'S - PARKING AREA

17-296-02
3/13/2019
JK

Intensity (from table above) 1.27 in/hr
Final Flow Rate, Q_f (cfs) = 0.59 cfs at t_c = 13.30 min

$$Q_f = C_c * I * A_t / (43200)$$

where,

Composite C_c = 0.74

Intensity, I = 1.27 in/hr at T_d = 13.30 min
Total Area, A_t = 26866

Post and Pre-Development Diff = 0.26 cfs 117 gpm

Calculate Required Storage (V_d)

EQUATIONS:

$$Q_d = C_c * I * A_t / (43200)$$
$$V_d = (Q_d - Q_i) * ((Q_d - Q_i) / Q_f * T_d) * 60$$

Where,

Composite C_c = 0.74
Intensity, I = 1.27 in/hr
Total Area, A_t = 26866 ft²
Final Flow Rate, Q_d (cfs) = 0.59 cfs at t_c = 13.30 min
Initial Flow Rate, Q_i (cfs) = 0.32 cfs at t_c = 15.63 min
Duration, T_d = 13.30 (min)

Storage Volume = 93.0 ft³
Dry Bottom Basins and Subsurface Detention

Note: Proposed parking area will be fully detained per calculations below so actual required detentions will be 35 cu. ft. Suggestion is to apply a factor of safety of 1.5 resulting in a minimum required onsite detention of 53 cu. ft.

SOUTH GLENWOOD APARTMENTS STORMWATER RUNOFF CALC'S - ENTIRE SITE

17-296-02
3/13/2019
JK

Parking Area Stormwater Design

Design Flow and Storage for Sand/Oil Sep. and Detention/Infiltration

HARDSCAPES & DRIVEWAY CALCULATIONS

DRIVEWAY AREA (FT^2)	7328	
C-VALUE =	0.9	
S =	4%	
L (ft) =	90	
tc (min) =	2.17	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

Total Time of Conc., Tc =	2.17	min (landscaping @ north of proposed building)
Composite Cc =	0.90	
Total Area, At =	7328	ft^2

TABLE 4920.B JACKSON IDF* CURVE DATA - 100-YR STORM	
DURATION, T _d (min)	INTENSITY, I (in/hr)
5	1.8
10	1.42
15	1.19
20	1.05
30	0.83
40	0.67
50	0.57
60	0.51
70	0.47
80	0.43
90	0.4
100	0.37
110	0.35
120	0.35

Intensity (from table above)	2.01	in/hr	
Final Flow Rate, Q_f (cfs) =	0.31	cfs at tc = 2.2 min	138.1 gpm
Minimum Sand/Oil Separate Size	1380.6	gal (10 x influent flow rate)	
Sand/Oil Separate Size	1500	gal	

SOUTH GLENWOOD APARTMENTS
STORM SEWER SIZING

3/13/2019
JK
18-296-02

Max. WW Flows in Proposed 6-inch Sewer Collector

Mannings Open Channel Pipe Calculations

Pipe Dia, ID	6	in
Flow, Q	138	gpm
Mannings Roughness (PVC), n	0.009	-
Pipe Slope, S	1.500%	%

Flow, Q	0.308	cfs
Pipe Dia, ID,	0.500	ft
Pipe Area, A	0.069	ft^2
Pipe Per, P	0.666	ft
Normal Depth, YN	0.191	ft
Theta	152.6	deg
Top Width, T	0.49	ft

Manning's Eqn	7.8412E-07	-
Theta	2.664	rad

Normal Depth, YN	2.29	in
Velocity	4.47	ft/s
% Full	35.1	%

Nelson Engineering
Jackson, Wyoming

**SOUTH GLENWOOD APARTMENTS
STORMWATER RUNOFF CALC'S - PARKING AREA**

17-296-02
3/13/2019
JK

Parking Lot Subsurface Detention/Infiltration Design

(1) DURATION, T _d (min)	(2) INTENSITY, I (in/hr)	(3) Post Development Flow Rate, Q _f (cfs)	(4) Post Development Volume of Runoff, V _f (ft ³)	(5) Volume Infiltrated by Perc. Bed over Storm Duration, V _{inf} (ft ³)	(6) Total Volume Storage + Infiltration Ability V _T (ft ³)	(7) Volume Not Detained (V _T -V _f in ft ³)	(8) Storage Volume Factor of Safety
5	3	0.46	137	19.7	273.1	All Stored	1.99
10	2.33	0.36	213	39.3	292.8	All Stored	1.37
15	1.9	0.29	261	59.0	312.4	All Stored	1.20
20	1.65	0.25	302	78.7	332.1	All Stored	1.10
30	1.3	0.20	357	118.0	371.4	All Stored	1.04
40	1.08	0.16	396	157.3	410.8	All Stored	1.04
50	0.95	0.15	435	196.7	450.1	All Stored	1.03
60	0.82	0.13	451	236.0	489.4	All Stored	1.09
70	0.74	0.11	474	275.3	528.8	All Stored	1.11
80	0.65	0.10	476	314.7	568.1	All Stored	1.19
90	0.61	0.09	503	354.0	607.4	All Stored	1.21
100	0.56	0.09	513	393.3	646.8	All Stored	1.26
110	0.52	0.08	524	432.7	686.1	All Stored	1.31
120	0.48	0.07	528	472.0	725.4	All Stored	1.37

Equations (Note: Some parameters are provided below under "Detention Basin Storage Volume.")

Column 1	Same as TABLE 4920.B
Column 2	Same as TABLE 4920.B
Column 3	$Q_f = C_c \cdot I \cdot A_d / (43200)$
Column 4	$V_f = Q_f \cdot T_d \cdot 60$
Column 5	$V_{inf} = A_e \cdot P_r \cdot T_d$ (see below for A _e & P _r)
Column 6	$V_T = V_B + V_{inf}$

Perc. Bed Sizing

Perc Bed Area	384	ft, 12' x 32' bed
Perc Bed Depth	1	ft
Storage Volume	253	cu. ft - assume (conservatively) 8" void space throughout infiltration bed
Perc. Bed Effective Area (include side wall), A _e	472	ft ² (Note: Effective wall depth is assumed to be 12")
Perc Rate	10	min./inch - assume topsoil and loess will be removed to native pitrun
Perc Rate, P _r	0.0083	ft/min
Infiltration Rate for given Basin Area	0.066	cfs

Tyler Valentine
Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, WY 83001

Re: Development Plan for 640-650 South Glenwood Street, Feedback Responses

July 3, 2019

Dear Tyler,

We have included responses to your questions from June 13th on the pages that follow. Please let us know if these answers provide sufficient information to proceed.

Best,

A handwritten signature in black ink, appearing to be 'Elizabeth Whittaker', with a stylized, flowing script.

Elizabeth Whittaker, AIA
MERGE Architects, Principal
beth@mergearchitects.com
617 670 0265

Question #1

From Tyler Valentine, Senior Planner for Town of Jackson:

I think Public Works may have issue with the proposed curb that is within the Town's alley. The only encroachments into a Town alley I am aware of are those that are above finished grade (typically balconies) with a minimum clearance for Town maintenance vehicles. It wouldn't hurt give Brian Lenz (Town Engineer) a call to verify this. 307-733-3079 x1412.

Response #1

From Josh Kilpatrick, PE at Nelson Engineering:

The curb in the alley was Brian Lenz's idea for conveyance of stormwater. The reason for the encroachment (2'-6") into the Town's alley is due to existing power and telephone utilities (pole and teleped).

Questions #2 & 3

From Andy Erskine, Parks Manager at Teton County / Jackson Parks & Recreation Department:

Civil drawings show detached sidewalk along the entire project, Landscape drawings show sidewalk shifting from detached to attached around the two existing spruce trees to be left on the property. Request clarification on sidewalk design.

After sight inspection it would be staff's recommendation that the two existing spruce trees be removed and sidewalk remain detached throughout. The spruce to the south is in fair/good condition and appears to be a "border" tree between the ROW and lot line. Both trees have the potential to see significant root impact with sidewalk construction/grading work and compaction potential during construction. It is staff's experience, that over the long term, large spruces near ROW's that have undergone construction or had sidewalks relocated in order to keep the existing tree end up declining and become hazards. The spruce on the SE corner of the Coal Depot development on Cache and Kelly is a good example. It was left during construction and is now seeing the top half die off and will have to be removed by the owner.

Responses #2 & 3

From R. Jason Sinder, PLA. Principal at Agrostis, Inc.:

We are fine with the idea of removing the spruce trees and having the sidewalk be detached for the entire length of property frontage. However, we were proposing to take credit for these trees in our plant unit tabulation per TOJ LDR Section 5.5.3.E.1. Since the town is recommending removal of the trees, we would propose to keep the remaining proposed planting plan unchanged, as we feel we are proposing adequate landscaping throughout the site.

Question #4

From Andy Erskine, Parks Manager at Teton County / Jackson Parks & Recreation Department:

Request clarification with respect to whose responsibility it will be to clear the sidewalk in the winter.

Precedent and Town ordinance says the property owner but would request any information that may be in the LDR's other than the "clear sidewalk" language for pedestrian use.

Response #4

From Elizabeth Whittaker, AIA. Principal of Merge Architects, Inc.:

The property owner will be responsible for clearing the sidewalk in the winter, per TOJ's ordinances.

Question #5

From Andy Erskine, Parks Manager at Teton County / Jackson Parks & Recreation Department:

Staff discussed briefly in the DRT meeting the sidewalk and planter strip connecting the development with Snow King Avenue. It would be the recommendation of staff that no irrigation be placed in that curb strip and the same native mix used by the developer be planted in the fall. Care of the native planter strip will be that of P&R. Staff will budget to clear that section of sidewalk in the winter.

Response #5

From R. Jason Sinder, PLA. Principal at Agrostis, Inc.:

Since we will be providing irrigation to the trees in the planter strip, I think we should irrigate our native grass in that strip along our property frontage. We also would ideally be planting native grass sod, not seed, which would require irrigation. If the town does not want to irrigate the planting strip from the north property boundary, north to Snow King, they will need to revegetate with a native grass mix appropriate for "dry land" reclamation, which may not match the species mix of the sod used.

Question #6

From Andy Erskine, Parks Manager at Teton County / Jackson Parks & Recreation Department:

Landscape plan doesn't identify the method of tree planting: planter box, mulched (buffer) area, no mulch. Also does not show native area extending beyond property line in planter strip. At the time of Development Plan submittal staff ask these areas be clarified. Planting list looks fine.

Response #6

From R. Jason Sinder, PLA. Principal at Agrostis, Inc.:

All trees and shrubs are proposed to be planted and then have the native grass cover all bare soil to the base of each trunk or stem. No mulch is proposed, as the native grass will not be maintained through regular mowing. For graphic clarity, we did not render the native grass in the planter strip along the property frontage, as we are not allowed to count that toward our required LSR; however, it is our intention to revegetate that similarly to the rest of the site – please refer to the reply to #5 above.

Tyler Valentine

From: Andrew Erskine <aerskine@tetoncountywy.gov>
Sent: Wednesday, July 03, 2019 9:33 AM
To: Tyler Valentine
Subject: Re: 640 & 650 S Glenwood - Development Plan

Tyler,
Comments are all acceptable with exception of #5. They are recommending irrigation along the planter strip to the north or the Town be responsible for revegetate of that strip. If irrigation is to go in along that strip I would request the contractor that does the install be responsible of blowout and charge up of that section for the first year. Typically P&R works that into our contracts for new irrigation installs or get some type warranty for the first year before we take over the system. Since they are doing native sod it would look more consistent to have that run the entire length to Snow King Ave and we can take over that section of irrigation after the first blowout and charge up. Other than that the responses are acceptable. Let me know if you need further information from me. Thanks.

Andy Erskine, CPSI
Parks Manager, Teton County/Jackson Parks & Recreation Department
300 W Snow King Avenue
PO Box 811
Jackson, WY 83001
Office: 307-732-5793



From: Tyler Valentine <tvalentine@jacksonwy.gov>
Sent: Wednesday, July 3, 2019 9:09:10 AM
To: Andrew Erskine
Subject: 640 & 650 S Glenwood - Development Plan

Andy, the applicant had provided a response to your initial comments for Planning item P19-137 & 138.

TYLER VALENTINE
SENIOR PLANNER
TOWN OF JACKSON
P.O. Box 1687
JACKSON, WYOMING 83001

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Tyler Valentine
Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, WY 83001

Re: Development Plan for 640-650 South Glenwood Street, Feedback Responses

July 26, 2019

Dear Tyler,

We have included responses to your questions from July 10th on the pages that follow. Please let us know if these answers provide sufficient information to proceed.

Best,

A handwritten signature in black ink, appearing to read 'Beth', with a stylized, flowing script.

Elizabeth Whittaker, AIA
MERGE Architects, Principal
beth@mergearchitects.com
617 670 0265

From Tyler Valentine, Senior Planner for Town of Jackson
Email titled “FW: 640 & 650 S Glenwood - Development Plan,” July 10:

Question #5

From Andy Erskine, Parks Manager at Teton County / Jackson Parks & Recreation Department:
Staff discussed briefly in the DRT meeting the sidewalk and planter strip connecting the development with Snow King Avenue. It would be the recommendation of staff that no irrigation be placed in that curb strip and the same native mix used by the developer be planted in the fall. Care of the native planter strip will be that of P&R. Staff will budget to clear that section of sidewalk in the winter.

Applicant Response

From R. Jason Sinder, PLA. Principal at Agrostis, Inc.:
Since we will be providing irrigation to the trees in the planter strip, I think we should irrigate our native grass in that strip along our property frontage. We also would ideally be planting native grass sod, not seed, which would require irrigation. If the town does not want to irrigate the planting strip from the north property boundary, north to Snow King, they will need to revegetate with a native grass mix appropriate for “dry land” reclamation, which may not match the species mix of the sod used.

Town's Reply

From Andy Erskine, Parks Manager at Teton County / Jackson Parks & Recreation Department:
They are recommending irrigation along the planter strip to the north or the Town be responsible for revegetate of that strip. If irrigation is to go along that strip I would request the contractor that does the install be responsible of blowout and charge up of that section for the first year. Typically P&R works that into our contracts for new irrigation installs or get some type of warranty for the first year before we take over the system. Since they are doing native sod it would look more consistent to have that run the entire length to Snow King Ave and we can take over that section of irrigation after the first blowout and charge up. Other than that the responses are acceptable.

Applicant Response

From Elizabeth Whittaker, AIA. Principal of Merge Architects, Inc:
The Client can coordinate the blowout and charge up of the irrigation in the first year.

From Tyler Valentine, Senior Planner for Town of Jackson
Email titled “DRC Comments,” July 10:

Town Feedback

Comments from DRC to address:

- Consider covering the building entryways
- Consider the location and amount of bicycle storage/racks
- Consider board formed concrete at the base of the building over CMU
- The applicant to consider how the landscaping in front of the building will ‘socialize’ the area (maybe adding benches as well) so it can be commonly used amongst the residents

Applicant Response

From Elizabeth Whittaker, AIA. Principal of Merge Architects, Inc:

- Covering the Building Entryways
 - In the current design the roof provides cover at the rear entries to the building. The team is open to extending the roof at the front entries to provide cover at those locations as well.
- Bike Storage / Racks: Quantity & Location
 - We will work with the Teton County/TOJ Pathways Department to provide adequate bike parking by supplementing the current long-term bike parking with approved short-term bike racks adjacent to the building's front entries.
- Board Formed Concrete Base
 - The applicant would prefer a board-formed concrete base to the proposed CMU. The applicant will proceed with this as the intent.
- Front Yard Landscaping
 - The intent of the front-facing balconies, entrance courtyards, and bike racks is to activate the front yard. The applicant will include benches within the entry courtyards to supplement these efforts.

From Tyler Valentine, Senior Planner for Town of Jackson
Email titled "Comments from Pathways," July 10:

Town Feedback

P19-137, 138 - 640 & 650 S. Glenwood DEV
Comments from Teton County/TOJ Pathways Department
Status: Approved with Conditions

- Bicycle Parking
 - Bike racks shall not be co-located with the dumpster. Bike parking areas need to be located so that they are convenient to the destinations/entries they serve, i.e. near the front door, not out back with the trash.
 - Please include a detail (or details) for the rack style. Single inverted-u racks (either individually mounted or mounted on rails) are the standard design. "Wave," "ribbon," and "toaster" style racks shall not be used.
 - Given the location, type of use, and parking plan of the proposed development, staff expects that there will be a high demand for bicycle parking. Staff recommends that at least 14 bike parking spaces be provided, matching the number of non-enclosed car parking spaces.
 - Staff supports credits for bike parking towards the development's overall parking requirement.
 - The bike parking should ideally be a mix of short-term (for visitors) and long-term (for residents).
 - Short-term parking (for visitors or guests parking for a few hours or less): the recommended style for short-term bike parking is one or more "single inverted-U" racks. "Wave," "ribbon," and "toaster" style racks shall not be used. The best location for a rack

area is immediately adjacent to the entrance it serves. Bike parking should be hardscaped and should not obstruct pedestrian flow.

- Long-term parking (for employees/residents parking for more than a few hours—i.e. all-day or overnight): the recommendations for long-term parking include providing a secure, well-lit, covered area with racks or lockers that will protect bikes from rain, snow and other elements and deter bike theft. The area does not have to be immediately adjacent to the access door for the business or residence, but should be located in a secure or monitored location or in a locked enclosure. For this application, staff feels that the garage units will provide sufficient long-term bike storage, so no other measures are needed.
- The bike parking should be constructed on a concrete pad. A grass surface will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also a concrete surface will provide a more secure mounting surface for the racks and will discourage theft.
- Rack type and storage locations should be shown on site plans.
- Staff supports including the bike parking towards the landscape surfacing requirement so that switching from grass to hardscape for the bike parking does not detract from the applicant's landscape requirements. Conversion of a car parking spot to bike parking would also be supported.
- Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack selection, and rack installation.
- **Parked/Idling Vehicles**
 - Vehicles idling near entrances and in common parking areas are a common problem. In 2010, the Town of Jackson adopted a resolution to reduce unnecessary vehicle idling. The Town actively seeks opportunities to partner with developers to increase awareness of and discourage unnecessary vehicle idling. The applicant is encouraged to work with the Town of Jackson and the Pathways department to install "No Idling" signs (provided by the Town of Jackson) at locations throughout the parking areas.

Applicant Response

From Elizabeth Whittaker, AIA. Principal of Merge Architects, Inc:

- **Bikes**
 - The long term bike storage is located within a room that is adjacent to the room for the dumpster. (Bike storage is not located within the same room as the dumpster.)
 - The intent of this is to reduce the number of accessory buildings on site, and to give both a dignified architectural character.
 - It is entered from the West, while the dumpster room is entered from the South.
 - It is secure, lit and on a concrete pad.
 - It is intended for building residents who do not have access to the interior garage space.
 - Short term racks will be inverted U style. We will place four racks at the northwest entry and two at the southwest entry (for a total of 12 bikes)
- **No Idling**
 - The applicant is willing to install "No Idling signs," as appropriate.

Tyler Valentine
Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, WY 83001

Re: Development Plan for 640-650 South Glenwood Street, Addendum

August 2, 2019

Dear Tyler,

We have put together the following addendum to clarify the Planning Department's questions related to off-site improvements & the dimensions of the parking spaces on site. These responses clarify and/or supercede the original information included in our Development Plan (we have used the same numbers as that submission and bolded the portions that have been meaningfully revised, for clarity).

Please let us know if you have any further questions.

Best,



Elizabeth Whittaker, AIA
MERGE Architects, Principal
beth@mergearchitects.com
617 670 0265

Conditions of Approval

2. *The applicant shall design the sidewalks and street landscaping on the east side of South Glenwood to Snow King Avenue to meet the guidelines for pedestrian frontages in the Community Streets Plan and as noted in this staff report. This includes a 5' attached landscape strip with approved tree plantings properly spaced and 6' detached sidewalk.*

The response to this condition has been grouped with the response to Condition #8. See below.

3. *The applicant shall either install a barrier/fence along the alley parking spaces OR shall revise the parking space dimensions so that they are at minimum 22 feet deep.*

After follow-up conversations with the Town, **the applicant is showing 22' foot deep spaces with a continuous vertical curb 2' from the end of the space (20' of space before the curb, 2' after).** This was requested in lieu of individual curb stops, which staff felt would get displaced over time by plows or cars.

Because PUDs allow flexible development standards and the approved Sketch Plan was conceptual in nature, the applicant is proposing a 22' wide drive aisle as part of this Development Plan. The Engineer's Report—see "2.0 Vehicle Access & Parking" and "Appendix III"—supports the legitimacy of this approach and illustrates that there is ample room for vehicular movement.

8. *The applicant shall pave the alley to the satisfaction of the Public Works department as stated in the department reviews.*

Please see drawing L1.1 which elaborates the landscape scope of this condition and drawing C1.1 which elaborates the sidewalk & alley portion of this scope.

We have met the Town's conditions for approval of Base Camp's rezoning and Sketch Plan proposals. However, we have concerns about two conditions: (1) the requirement that Base Camp pave the Northernmost 100' of the alley beyond the applicant's property at Snow King Avenue, and (2) the requirements that Base Camp build the entire sidewalk beyond the applicant's property to Snow King Avenue.

The proposed capital improvements are not directly adjacent to the Base Camp property. Rough proportionality is the standard for what is customary when requesting capital improvements be made, and it appears that the requested work goes well beyond these established limits of fairness. As noted by Town Staff, this represents a shift outside of common practice, in which improvements "were limited to the areas directly adjacent to the development's property(s) and did not extend further."

We have similar concerns regarding whether it is appropriate to have one landowner shoulder the entire cost of these major improvements, including portions adjacent to and directly benefiting property owned by other entities, such as Miller Ventures, L.P. and NewJack LLC. At the very least, the Town's exaction should be proportional to the projected impact of Base Camp's development.

In the spirit of partnership, Base Camp proposes the following:

Alley:

Based on a cost estimate from the general contractor for Base Camp, the scope of the alley paving is estimated to cost \$7,704. Base Camp is willing to pay this in full.

Sidewalk:

Based on a cost estimate provided by our general contractor, the non-adjacent sidewalk paving scope is estimated to cost \$37,528. Though it does not cross Base Camp's parcels, it crosses three parcels owned by others, they are willing to contribute half of this cost (\$18,764).

The applicant would like to discuss this proposal at the Planning Board Hearing, (a) to determine if this is amenable to the Town and (b) to discuss whether the Town would manage the project and receive funds from the applicant, or if the applicant would install the sidewalk to the Town of Jackson's engineering and municipal specifications and be reimbursed by the Town for it's scope.



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: AUGUST 2, 2019
MEETING DATE: AUGUST 7, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P19-146:** DEVELOPMENT PLAN FOR A LOT SPLIT AT 725 CACHE CREEK DRIVE IN THE NEIGHBORHOOD LOW DENSITY – 3 ZONING DISTRICT.

OWNER/APPLICANT: MARY MCCARTHY

REQUESTED ACTION

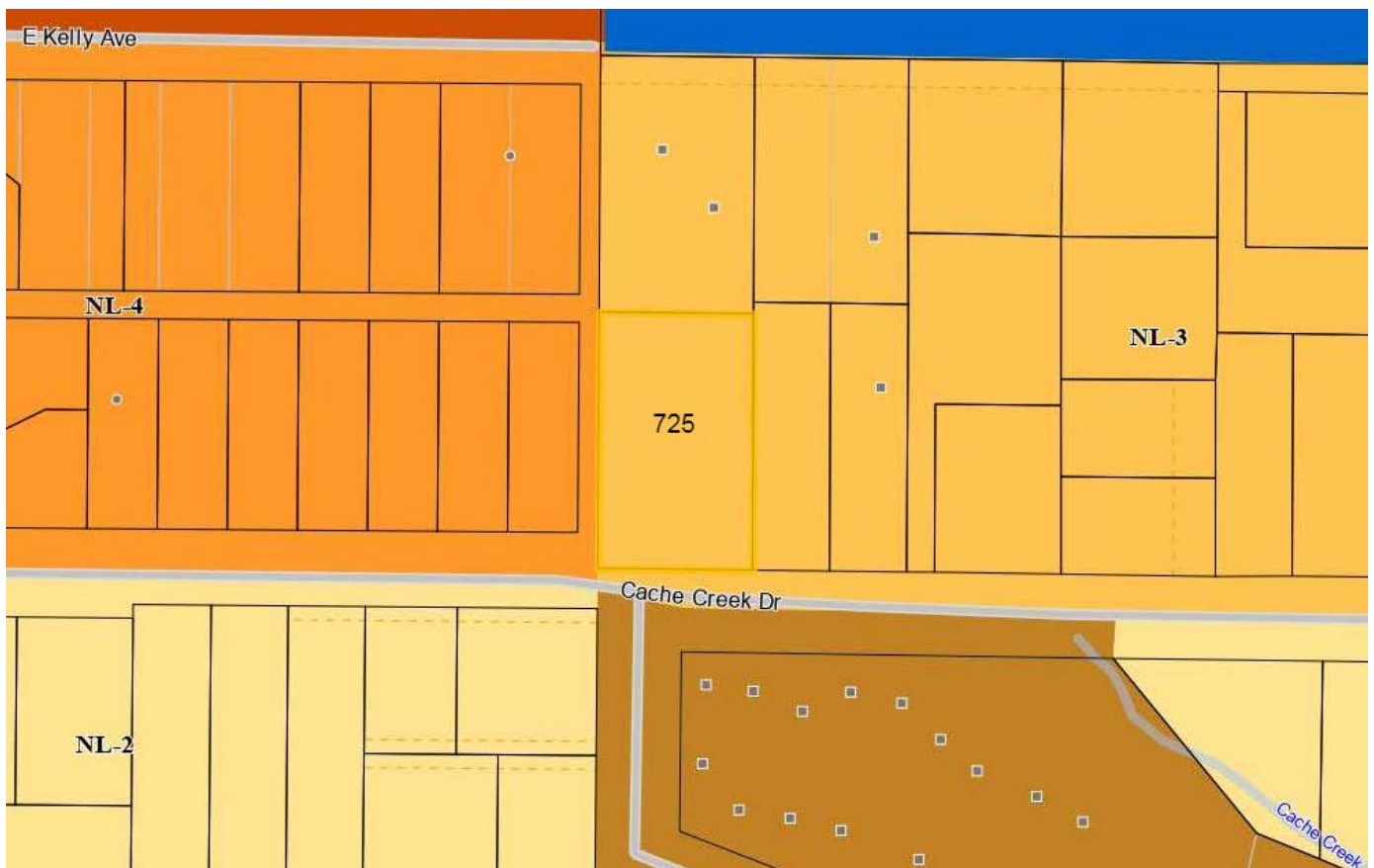
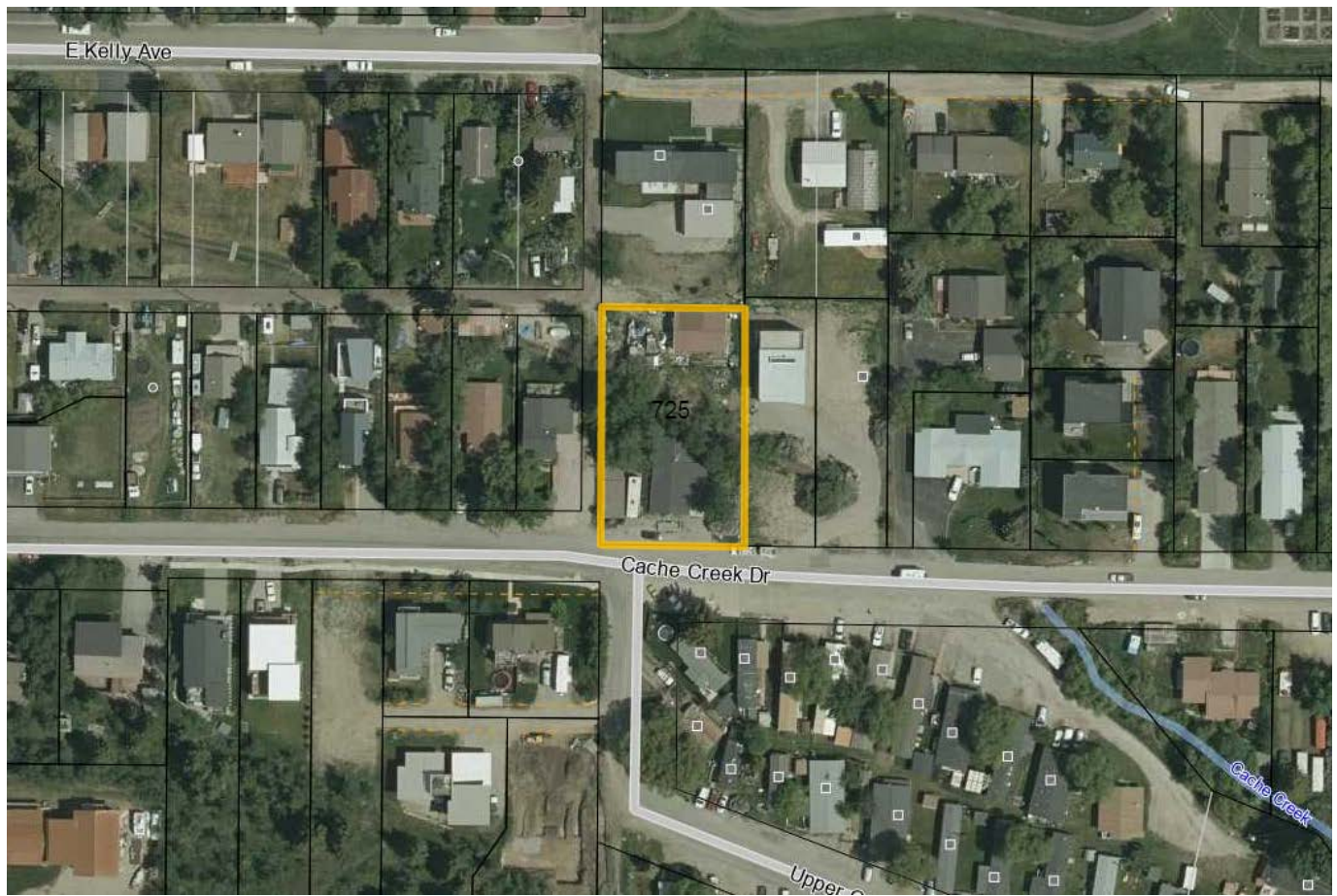
The applicant is requesting approval of a Development Plan for a two lot subdivision at 725 Cache Creek Drive in the Neighborhood Low Density – 3 (NL-3) zoning district prior to submitting a subdivision plat to divide a 20,180 sf lot into two lots: Lot 1 (north) 9,244 sf & Lot 2 (south) 10,936 sf.

APPLICABLE REGULATIONS

Section 8.3.2. Development Plan

LOCATION

The property is located at 725 Cache Creek Drive and legally known as Part of Lot 1, Burns Ferrin Subdivision. An aerial photo and zoning map are shown on the following page:



BACKGROUND

The subject property is a 0.47 acre (20,180 sf) parcel within the Neighborhood Low Density-3 (NL-3) zoning district. The surrounding zoning to the north and east is NL-3, to the west is Neighborhood Low Density - 4 (NL-4) and to the south is Mobile Home Park (MHP) and Neighborhood Low Density – 2 (NL-2). The front (street) setback is 50 feet (30 foot Teton County right-of-way + 20 foot building setback), side setbacks (east and west) are 10 feet and rear setback (north) is 25 feet. The property is bisected by the Cache Creek ditch. The ditch naturally creates a break in the parcel resulting in a southern and northern building envelop each with its own vehicular access.

The southern portion of the lot has vehicular access from Cache Creek Drive and bike/pedestrian access from a 15-foot wide Town alley directly to the west. This alley continues north and connects to the alley between Cache Creek Drive and East Kelly Avenue but does not allow car access because of a pedestrian foot bridge located within the alley that crosses over the Cache Creek ditch. Two structures exist on the southern half. First is a 1,540 sf detached single-family home which is nonconforming because it encroaches into the 30 foot Town right-of-way easement, into the 20 foot front setback and into the 15 foot creek setback. Second is a storage shed that is nonconforming because it encroaches into the 30 foot Town right-of-way easement, into the 20 foot front setback and into the 10 foot side setback.

The northern portion of the lot can be accessed by vehicles from two perpendicular alleys that intersect at the northwest corner of the subject property. The first alley off Redmond Street is 20 feet wide and the second alley off East Kelly Avenue is 15 feet wide. Three structures exist on the northern half: a 1,200 sf garage and two storage sheds. The garage is nonconforming because it encroached into the 5 foot rear (north) setback and one of the sheds is nonconforming because it encroaches into the 15 foot ditch setback. Additional site conditions include an irrigation pipeline that runs from the Cache Creek ditch to the Elk Refuge and has an 8 foot structure setback on either side. Both sheds are located within the Refuge pipeline setback.

PROJECT DESCRIPTION

This Development Plan is being submitted for review prior to a Subdivision Plat request to subdivide the existing property at 725 Cache Creek Drive into a two lots. The applicant seeks to subdivide the 20,180 sf lot along the Cache Creek ditch creating a northern lot (9,244 sf) and a southern lot (10,936 sf) both of which exceed the 7,500 sf minimum lot size for the NL-3 zoning district. Both lots will maintain the same vehicular access as described above. On the northern lot, all three structures are proposed to be removed and on the southern lot, the storage shed is proposed to be removed. No development is proposed at this time. The northern building envelop is 2,523 sf and the southern envelop is 2,268 sf.

STAFF ANALYSIS

Staff has reviewed the proposed development for compliance with the dimensional limitations of the NL-3 zone. The dimensional limitations for each lot are listed below:

Lot 1 – Northern Lot (All structures will be removed)

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	7,500 sf	9,244 sf	Yes
Maximum FAR	3,698 sf (0.40)	None at this time	Yes
Minimum LSR	4,160 sf (0.45)	6,721 sf provided	Yes
Primary Street Setback (west)	20 feet	20 feet	Yes
Rear Setback (east)	25 feet	25 feet	Yes

Side Setback (south)	10 feet	10 feet	Yes
Side Setback (north)	10 feet	10 feet	Yes
Cache Creek Ditch Setback	15 feet	15 feet	Yes
Building Envelope Size	n/a	2,523 sf	n/a
Vehicular Access	Street or Alley	Alley only: 20 foot & 15 foot	Yes

Lot 2 – Southern Lot (Existing home will remain. Shed will be removed)

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	7,500 sf	10,936 sf	Yes
Maximum FAR	4,374 (0.40)	1,568 sf (existing home)	Yes
Minimum LSR	4,921 sf (0.45)	5,709 sf provided	Yes
Primary Street Setback (south)	20 feet (measured from 30 foot right-of-way easement)	20 feet (existing nonconforming home)*	Yes
Rear Setback (east)	25 feet	25 feet (canopy & deck encroachment)**	Yes
Side Setback (west)	10 feet	10 feet	Yes
Side Setback (north)	10 feet	10 feet	Yes
Cache Creek Ditch Setback	15 feet	15 feet (existing nonconforming home and deck)***	Yes
Building Envelope Size	n/a	2,268 sf	n/a
Vehicular Access	Street or Alley	Street: Cache Creek Drive	Yes

*The existing single family home existed prior to the adoption of the LDRs. The home encroaches into the 20 foot front yard building setback and into the 30 foot County right-of-way easement. The home can remain because it is nonconforming and because no new nonconformities are being created.

**The existing carport and deck attached to the single family home will encroach approximately 2 feet into the 25 foot rear setback. The LDRs allow such projections to encroach up to 4 feet into a side or rear setback. Currently the deck and carport encroach less than 4 feet into the rear setback and these encroachment can remain.

***The existing single family home existed prior to the adoption of the LDRs. The home encroaches well into the 15 foot ditch setback, however this encroachment is allowed to remain because it is nonconforming and because the nonconformity is not increasing.

After reviewing the request, staff was able to make the required findings for a Development Plan and find the request to be consistent with the desired future character for this area as described in the Comprehensive Plan. The NL-3 zone allows for land division provided that all new lots meet the minimum lot size of 7,500 sf which this application does comply with. Staff supports the applicant's proposal to split the parcel along the ditch because the Cache Creek ditch currently bisects the property and naturally creates two separated building envelopes. Splitting the parcel this way does not significantly change the character of future development potential or the expectations of future development by neighboring property owners. Both lots will allow for reasonable development based upon the building envelop sizes as demonstrated in the applicant's submittal. Staff does acknowledge that the building envelopes are awkwardly shaped and so will limit future designs. The potential for density will increase with this lot split as each lot is permitted to build a detached single-family home with an Accessory Residential Unit (ARU). However, ARUs are not guaranteed and may not be feasible based upon parking requirements, site constraints or other development standards.

As part of a land division on a site with nonconforming physical development, LDR Section 1.9.2.C.4 allows existing nonconforming physical development to remain. However, after the lot is split the existing garage and storage sheds on the northern lot, which are considered accessory structures, will no longer be on the same lot as the primary use (detached single-family home) which they are accessory to. The applicant is aware that all structures on the northern lot must be removed prior to recording of the plat because the LDRs do not allow an accessory structure without a primary structure. The detached single-family home on the southern lot can remain because no new nonconformities are being created and it's considered a primary use. In addition, the storage shed on the southern lot can remain because it is accessory to the primary use and because no new nonconformities are being created, however it is proposed to be removed.

The applicant has submitted worksheets for Park and School Exaction estimations, however, the lot is not subject to exaction fees until the time of plat recordation. At this point in time, Park Exactions are calculated at \$2,700 and School Exactions are calculated at \$2,000.

If the applicant does not submit a Subdivision Plat application within 18 months of the Development Plan approval, the Development Plan will expire.

STAFF FINDINGS

Pursuant to Section 8.3.2 Development Plan of the Land Development Regulations, a development plan shall be approved upon finding the application:

1. ***Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.***

The proposed development is located within District 3 Town Residential Core and within Subarea 3.1 East Jackson of the 2012 Comprehensive Plan. Policy objectives for Subarea 3.1 East Jackson follow:

“This residential, STABLE Subarea is will continue to provide a variety of housing types, including single family, duplex and tri-plex with up to three units per lot when both a street and alley frontage is provided and up to two units per lot when only street or alley access is provided. Multifamily development is not currently found in this area and it not desirable in the future. Being a Stable Subarea, the size and scale of future buildings will be compatible with the existing character of the area, which includes a wide variety of building sizes and scales. Structures will be of comparable bulk and scale regardless of the number of units provided therein. Up to two stories will be allowed and may be configured in a variety of layouts, with both attached and detached units. Structures should be pulled toward the street where possible and building footprints should be minimized in order to allow for adequate yards and landscaping. Some areas with an existing single family character will maintain the characteristic in the future with only one dwelling unit per lot.

Complies. Staff finds that the proposed application is consistent with the described future character of this area by proposing single-family home lots which is one of the desired housing types for the NL-3. The proposed lots meet the minimum lot size requirement of this zone and the remaining building envelopes are in comparison very close in size to the two existing building envelopes that are created by the Cache Creek ditch which bisects the lot.

In addition, Staff has analyzed this application for consistency with the Policy Objectives of Character District 3: Town Residential Core as follows, finding that no other policies of the Jackson/Teton Comprehensive Plan are applicable.

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b Emphasize a variety of housing types, including deed-restricted housing.

Complies. The resulting detached single family lots are identified as a desired type of housing according the Subarea 3.1 description and will potentially allow ARUs.

Policy 4.3.a Preserve and enhance stable subareas.

This subdivision proposal will not change the character of the Neighborhood Low Density - 3 zoning district (NL-3). The resulting lots are in keeping with the single-family character described by the stable Subarea 3.1 East Jackson and follow the same minimum lot size as surrounding properties.

Policy 4.3.b Create and develop transitional subareas.

Not applicable.

Policy 4.4.d Enhance natural features in the built environment.

Complies. Staff finds the Development Plan maintain the 15-foot setback buffer from the Cache Creek ditch and the 8-foot Refuge pipeline setback. The resulting building envelopes are nearly identical to the de-facto existing envelopes due to the location of the new dividing line.

Common Value 3: Quality of Life

Policy 5.2.d Encourage deed-restricted rental units.

Not applicable.

Policy 5.3.b Preserve existing workforce housing stock.

Complies. The applicant has no plans at this time to remove the existing single family home on the southern lot (Lot 2).

Policy 7.1.c Increase the capacity for use of alternative transportation needs.

Not applicable.

2. ***Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.***

Complies. The proposed Development Plan is not located in the NRO or the SRO.

3. ***Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.***

Complies. The development will be subject to mitigation of park and school impacts through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. Staff finds that the two lot subdivision will not have a significant impact on other

public facilities and services as the development does not expand the anticipated growth within the NL-3 zone based upon allowable lot size.

4. ***Complies with the Town of Jackson Design Guidelines, if applicable.***

Complies. Design Guidelines do not apply to residential development less than three attached units.

5. ***Complies with all relevant standards of these LDRs and other Town Ordinances.***

Complies. Staff finds that the Development Plan proposal is in compliance with all relevant LDR standards.

6. ***Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.***

Complies. Not applicable.

ATTACHMENTS

Department Reviews
Applicant Submittal

PUBLIC COMMENT

No public comment has been received at the time this report was written.

STAFF IMPACT

There will be no significant impact to staff resources if the proposed project is approved.

LEGAL REVIEW

Complete.

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of a Development Plan for lot split located at 725 Cache Creek Drive subject to the Land Development Regulations, the department reviews attached hereto and the following condition(s) of approval:

1. If the applicant does not submit a Subdivision Plat application within 18 months of the Development Plan approval, the Development Plan will expire.
2. Prior to recording of the plat the applicant shall demolish all structures on the northern lot.

SUGGESTED MOTIONS

Based upon the findings for a Development Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Items P19-146, I move to recommend **approval** to the Town Council of a Development Plan for a lot split for the property addressed at 725 Cache Creek Drive and legally

described as Part of Lot 1 of the Burns Ferrin Subdivision, subject to the Land Development Regulations, the departmental reviews attached hereto and the following condition(s) of approval:

1. If the applicant does not submit a Subdivision Plat application within 18 months of the Development Plan approval, the Development Plan will expire.
2. Prior to recording of the plat the applicant shall demolish all structures on the northern lot.

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P19-146	Applied	6/12/2019	STOL
Project Name	DevPlan - 725 Cache Creek Dr	Approved		
Type	DEVPLAN	Closed		
Subtype	LAND DIVISION	Expired		
Status	STAFF REVIEW	Status		

Applicant _____ **Owner** Mary McCarthy

Site Address	City	State	Zip
725 CACHE CREEK DRIVE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
FERRIN	22411634132006	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Building Kelly Sluder	APPROVED	6/12/2019	7/3/2019	6/17/2019	
Fire Kathy Clay	APPROVED	6/12/2019	7/3/2019	7/1/2019	
Joint Housing Dept Stacy Stoker (6/27/2019 3:00 PM SAS) Non-building developments do not have a housing requirement. The Housing Department has no comments on this development.	APPROVED	6/12/2019	7/3/2019	6/27/2019	
Legal Lea Colasuonno	NO COMMENT	6/12/2019	7/3/2019	6/24/2019	no comment at this time
Parks and Rec Steve Ashworth (7/5/2019 4:20 PM STOL) No comments from P&R regarding Development Plan for P19-146. Thanks.	NO COMMENT	6/12/2019	7/3/2019	7/5/2019	
Pathways Brian Schilling (6/28/2019 10:51 AM STOL) No comments from Pathways.	NO COMMENT	6/12/2019	7/3/2019	6/27/2019	
Planning Tyler Valentine (7/25/2019 3:17 PM TV) Please see staff report.	APPROVED W/CONDITI	6/12/2019	7/3/2019	7/25/2019	

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Police Todd Smith (6/13/2019 4:07 PM STOL) No concerns from the police.	APPROVED W/CONDITI	6/12/2019	7/3/2019	6/13/2019	Ensure proper addressing
Thank you, Todd					
Public Works Rachelle Rhodes	APPROVED W/CONDITI	6/12/2019	7/3/2019	7/3/2019	see notes

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(7/3/2019 10:07 AM RR)					
Development Plan Review – APPROVED					
P19-146 Dev Plan					
OWNER/APPLICANT: Mary McCarthy					
ADDRESS: 725 Cache Creek Drive					
7/3/2019					
Rachelle Rhodes, 733-3079					
DATE OF SUBMITTAL: 6/12/2019					
DATE OF MATERIALS: 6/7/2019					
REVISION NO.: 0					

The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future Building Permit submittals and are required for approval.

In addition to the required Town of Jackson submittal requirements, The Engineering Department requires applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through Tiffany Stolte of the Planning Department (tstolte@jacksonwy.gov).

PRIOR TO BUILDING PERMIT APPROVAL:

1. Town of Jackson Engineering Team confirms that the existing sewer main and manholes near the west property line serves only the existing 725 Cache Creek Drive property and no public utility easement is required. Any change or removal of this utility will require a detailed sewer management, erosion and sediment control plan regarding the Cache Creek Ditch.
2. Applicant shall verify and provide a narrative that there's no feasible gravity sewer solution for the proposed northern lot to avoid a second lift station.
3. For private utilities crossing private lots a minimum 20-foot wide easement for water/sewer utilities, and a minimum 15-foot wide easement for power and gas utilities shall be required, depending on the utility routes. Utility easements for the water service and sewer force main are required on the proposed south lot for the benefit of the north lot. A utility easement on the north lot for the sewer line is required for the benefit of the south lot. Additional utility easements for other utilities may be required depending on the final design.
4. Covenants, Conditions & Restrictions (CCR's) on how water and sewer services will be managed and maintained will be required prior to plat approval.
5. The applicant is required to provide a detailed construction staging/phasing plan and narrative in future building permit submittal.
6. A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's.
7. Site contours, spot elevations, grades, (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.
8. Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer/owner. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.
9. All work to be completed within the Town's right-of-way shall be specifically addressed.
10. All onsite power and cable utilities shall be shown as underground and location(s) of transformers indicated.

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
11. Snow storage areas for the site shall be indicated on the plans.					
PLEASE BE ADVISED THAT:					
12. A Public Right-of-Way (Encroachment) Permit is required for any work within the public right-of-way.					
13. A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.					
14. The approval of this application confirms that the Town of Jackson has evaluated the application submitted by the applicant and determined that it meets the minimum applicable construction and design standards of the Town’s Land Development Regulations as they pertain to PublicWorks review. Nothing in this approval constitutes an endorsement by the Town of Jackson of the construction or the design of the proposed development. The Town assumes no liability for, and does not in any way guarantee or warrant the performance or operation of the development.					
15. This approval does not relieve the permittee from any duty to obtain any other permit or authorization that may be required by any provision of federal, state or local codes and ordinances; nor does it permit violation of any section of federal, state or local codes and ordinances.					
START		6/12/2019	7/3/2019		
Darren Brugmann					

DEVELOPMENT APPLICATION

725 CACHE CREEK DRIVE SUBDIVISION, Project No. P18-310

June 7, 2019

Mary McCarthy, Applicant/Owner

Attachments/Exhibits (that follow)

- Development Plan Application
- Narrative discussing Background and Development Plan, pages 1 - 2
- Findings for Development Plan – 8.3.2 C of Town of Jackson LDRs, pages 3 - 4
- Response to Pre-App Checklist (Pre-App Conference Summary), pages 5 - 6
- Copy of Pre-Application Conference Summary
- Exhibit A – Existing Conditions Survey
- Exhibit B – Representative Lot Sizes in NL-3 Zoned Area
- Exhibit C – Development Plan (Site Plan)
- Exhibit D – Utility Plan
- Exhibit E – Park Exaction Calculation
- Exhibit F – School Exaction Calculation

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____ 1 _____**Please note:** Applications received after 3 PM will be processed the next business day.**PROJECT.**Name/Description: P18-310Physical Address: 725 Cache Creek DriveLot, Subdivision: PT Lot 1, Burns Ferrin Subdivision PIDN: 22-41-16-34-1-32-006**PROPERTY OWNER.**Name: Mary R. McCarthy Phone: 408 482-4423Mailing Address: PO Box 7876, Jackson, WY ZIP: 83002E-mail: mrm987@gmail.com**APPLICANT/AGENT.**Name: Not applicable Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.☒ Property Owner ☐ Applicant/Agent**TYPE OF APPLICATION.** Please check all that apply; review the type of application at www.townofjackson/200/Planning**Use Permit**☐ Basic Use☐ Conditional Use☐ Special Use**Relief from the LDRs**☐ Administrative Adjustment☐ Variance☐ Beneficial Use Determination☐ Appeal of an Admin. Decision**Physical Development**☐ Sketch Plan☒ Development Plan☐ Design Review**Subdivision/Development Option**☐ Subdivision Plat☐ Boundary Adjustment (replat)☐ Boundary Adjustment (no plat)☐ Development Option Plan**Interpretations**☐ Formal Interpretation☐ Zoning Compliance Verification**Amendments to the LDRs**☐ LDR Text Amendment☐ Map Amendment**Miscellaneous**☐ Other: _____☐ Environmental Analysis

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

Pre-application Conference #: P18-310 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

☐ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

Mary R. McCarthy

Name Printed

June 7, 2019

Date

Owner

Title

Background

Property – 725 Cache Creek Drive (“Property”) is an approximately 0.47 acre lot in the NL-3 zoned area in the Town of Jackson. The Property was purchased in 2018 by Mary McCarthy, in the name of the Mary R. McCarthy 2002 Revocable Trust (“Owner”). The Owner owns and resides at 735 Cache Creek Drive which borders the Property on the east.

The Owner seeks to subdivide the property and met with Town of Jackson planners on December 10, 2018 for a pre-development conference (“Pre-App Conference”).

Please see the site plan in Exhibit A – Existing Conditions Survey, prepared by Y2 Consultants, as well as the illustration below and other exhibits.

Property Features – The Property is bisected by the Cache Creek Ditch (which flows west from Cache Creek). The Ditch is typically activated from May until September. The Ditch is an amenity, and the sound of flowing water and birdsong make it especially compelling.

Within the northern part of the Property, the Ditch feeds an irrigation pipeline that runs north to the National Elk Refuge (“Refuge Pipeline”).

The Ditch has a 15 foot setback requirement from the top of its bank, and the Refuge Pipeline has a 16 foot easement. Both of these things constrain future building footprints.



Existing Structures – Five structures exist currently on the Property.

- Three structures are on the northern part of the Property. First is a 1,200 SF Garage; this is out of compliance with current LDR setbacks. The other two structures are open-sided storage sheds. These three structures are expected to be removed/demolished prior to recordation of the Subdivision Plat.
- Two structures are present on the southern side of the Property. First is a single-story house (“Existing House”) of approximately 1,540 SF (constructed in the 1970s) with an open carport and wooden deck on the eastern side. The second structure is a storage shed located at approximately the western property line. Both

the Existing House and the storage shed are out of compliance with current setback requirements. As well, the Existing House is within the Town's 30' right-of-way along Cache Creek Drive by approximately four feet, and the storage shed is within the Town's right-of-way by about a dozen feet.

Development Plan

The proposed Development Plan anticipates that the Property will be subdivided into two residential lots. The subdivision would result in a northern lot (Proposed Lot 1) and a southern lot (Proposed Lot 2). **Assuming removal of the three structures on Proposed Lot 1, neither this proposed Development Plan nor the potential subdivision would result in any new nonconformities with the Town's setback requirements, rights-of-way, or LDRs.**

Upon approval of this Development Plan and associated subdivision Plat, the three existing structures on Proposed Lot 1 would be removed.

The proposed subdivision would result in two lots, i.e., Proposed Lot 1 (northern portion of the Property) of approximately 0.212 acre and Proposed Lot 2 (southern portion of Property) of approximately 0.251 acre. These lot sizes are consistent with other lot sizes in the NL-3 zoned area bounded by Cache Creek Drive, Rancher Street, Kelly Ave, and the alley adjacent to the Property on the west. See Exhibit B – Representative Lot Sizes in NL-3 Zoned Area for details.

Please see Exhibit C - Development Plan. This exhibit shows the proposed property line dividing the Property into Proposed Lot 1 and Proposed Lot 2 of 9,244 SF and 10,936 SF, respectively. The exhibit illustrates the location of the Existing House and related driveway and storage shed, as well as the building footprint for new construction. Setbacks for both lots are shown.

Exhibit D – Utility Plan shows the new sewer and water lines that would be required for Proposed Lot 1, as well as the utilities currently in place for Proposed Lot 2.

The sections below address:

- Findings as required by the LDRs, section 8.3.2 C and
- The submittal requirements indicated in the P18-310 Pre-App Checklist (Pre-App Conference Summary).

Findings for Development Plan – 8.3.2 C of Town of Jackson LDRs

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan

Complies. The Teton County GIS locates the property within Comprehensive Plan sub area, Sub Area 3.1- East Jackson. East Jackson is classified as a Stable Subarea which provides a variety of housing types including single-family, duplex, and triplex units. The sub area anticipates up to 3 units per lot when both an alley and street frontage are present and up to two units when only an alley or street frontage is available. The 2-lot development anticipates a maximum of two units per lot with one lot being a dual frontage and one taking access only from the alley. The two-lot development will result in a 0.212-acre lot and a 0.251-acre lot, in character with the neighboring lots of approximately 0.2-acres.

No physical development is proposed with this application. However, upon application for building permits, the applicant shall meet the goals and objectives outlined in the Comprehensive Plan and Town LDRs.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable

Not applicable. The Property is not within the NRO or the SRO.

3. Does not have a significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities

Complies. Proposed Lot 2 has an Existing House on the property. Therefore, the Development Plan and proposed two-lot subdivision would result in a potential net increase of one single-family residence and ARU being added to the system for Proposed Lot 1, and potentially one ARU on the Proposed Lot 2. A park exaction fee of \$2,700 and school exaction fee of \$2,000 will be paid to mitigate the impact of the development on parks and schools. See Exhibits E & F for the exaction calculations. Water and sewer will be accessed as shown on Exhibit D – Utility Plan.

4. Complies with the Town of Jackson Design Guidelines, if applicable

Not Applicable. The proposed Development Plan and subdivision do not include physical development and, therefore, TOJ Design Guidelines do not apply.

5. Complies with all relevant standards of these LDRs and other Town Ordinances

Complies. The proposed subdivision lot sizes are in conformance with the NL-3 zone standards. Please see Exhibit C – Development Plan for the subdivision lot sizes and configuration, as well as Allowable Floor Area and Land Surface Required (LSR) statistics.

6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals

Complies. The applicant is unaware of any prior permits or approvals that conflict with this proposed Development Plan.

Pre-application submittal requirements as provided to Owner following the December 10, 2018 Pre-App Conference in the P18-310 Pre-App Checklist and Pre-App Staff Review.

From the Checklist

Structure Location and Mass – Locations are shown on Exhibit A – Existing Conditions Survey. The 1,200 SF garage on the northern-most part of the site is approximately 18 feet in height; all the other structures are one story.

Site Development – See Exhibit C – Development Plan.

Landscaping – LSR requirements and calculations for the proposed two lots are shown on Exhibits C – Development Plan. The Development Plan meets the LSR requirements.

Grading, Erosion Control, Stormwater – Not required at this time, but rather at the time of grading pre-app.

Affordable Workforce Housing – The proposed two-lot residential subdivision is exempt. The Town of Jackson requires affordable housing mitigation plan for all employee-generating development; Under Section 6.3.2.A.2 Other Types of Development, this development plan is exempt from an employee housing mitigation plan.

From the Staff Review

Pathways – *The proposed access to the north lot should not interfere with the function of the pedestrian bridge over Cache Creek Ditch. (This bridge is on the alley that runs north from Cache Creek Drive to May Park.)*

Proposed Lot 1 (north lot) will be accessed without interfering with the function of the bridge.

Police – *Reminder of visible addressing once constructed for emergency responders.*

No action necessary at this time.

Public Works

Site utility plan showing water sewer, cable, gas, and power services, including water meter and curb stop locations.

Please see the Exhibit D – Utility Plan. Each of these items is indicated, with the exception of gas; there is currently no gas service to the Property.

Sewer – *Easement required for public sewer (15 feet to the east of the existing sewer line at the west side of the lot).*

Rachelle Rhodes of Public Works visited the site on April 24, 2019 at which time Macy's Services did a CCTV examination of the existing sewer line at the west side of the Property. The manhole at Cache Creek Drive was determined to be a dead-end manhole, and the sewer line appears to serve only this Property. The Owner concluded that this is a private sewer line. Thus, no public sewer easement is shown on the proposed Development Plan.

Cache Creek Ditch – *Protection plan*

The Owner is not proposing any new development within the 15' setback from the top of bank of each side of the Cache Creek Ditch. The Existing House is between 3 and 9 feet within the setback and is therefore an existing nonconformity. Both the front and back door entrances are located outside the 15' setback. Any new physical development will conform to the required ditch setbacks and will not interfere with access to the ditch by all water rights holders.

Vehicular Access and Parking

Please see Exhibit C – Development Plan. Vehicular access and parking are consistent with the LDRs.

Preliminary Stormwater Management Plan, Grading and Erosion Control Plan, & Site Contours beyond all property boundaries

Not required at this time.

Work to be completed within the Town's right-of-way (relative to proposed south lot).

Please see the driveways illustrated on Exhibit C – Development Plan. Work within the Town's right-of-way would include the driveways, as well as potentially renovation of the Existing House, which, as mentioned, is located a few feet within the Town's right-of-way.

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: P18-310

Date of Conference: 12/10/2018

Planning Staff: Tyler Valentine

PROJECT.

Name/Description: 725 Cache Creek Drive Subdivision

Physical Address: 725 Cache Creek Drive

Lot, Subdivision PT LOT 1, BURNS FERRIN SUBDIVISION PIDN: 22-41-16-34-1-32-006

Zoning District(s): Neighborhood Low Density-3 (NL-3)

Overlay(s): N/A

STAKEHOLDERS.

Applicant: Y2 Consultants – Melissa Ruth

Owner: Mary McCarthy

Agent: _____

REQUIRED APPLICATIONS. (See B.12, C.1, D.4 of applicable zone in Article 2, 3 or 4) *This project will require the following applications:*

Application	Reason	Fee
Development Plan	Required prior to all Subdivision Plats (Section 8.3.2)	\$2,500
Subdivision Plat	Required for lot split (Section 8.5.3)	\$1,000 plus review fees
Grading Pre-Application	Required prior to Building Permit	\$150
Building Permit	Required for all physical development	TBD

MEETING ATTENDEES:

Name	Company	Phone/Email
------	---------	-------------

Mary McCarthy	Property Owner	Mrm987@gmail.com
Melissa Ruth	Y2 Consultants	307-733-2999
Robert Infanger	Y2 Consultants	307-733-2999
Mark Fellerman	Y2 Consultants	307-733-2999
Tyler Valentine	Town Planning	307-733-0440 x1305

TIMELINES. *This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.*

For administrative decisions made by the Planning Director, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Director
n/a	n/a	n/a

For decisions requiring a public hearing process, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Commission (PC)/ Board of Adjustment (BOA)	Town Council
STEP #1 Development Plan	Within 14 days of Submittal	Hearing within 90 days of Sufficiency	Hearing within 60 days of PC Recommendation
STEP #2 Subdivision Plat	Within 14 days of Submittal		Hearing within 90 days of Sufficiency
STEP #3 Grading Pre-application Building Permit	n/a	n/a	n/a

GENERAL INFORMATION.

☒ *Required, If Checked.*

☐ *If not checked, review requirement with a Staff member to determine if necessary for your application.*

Requirement

Notes

☒ Planning Permit Application. The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	Required to be filled out and signed.
☒ Notarized Letter of Authorization. See Section 8.2.4.A for requirements. A template is established in the Administrative Manual.	Required if the applicant/representative is not the owner of the property.
☒ Application Fees. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.	Please see above.

✓	Review fees. The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Associate Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Review fees required with Subdivision Plat for surveyor and title review.
✓	Mailed Notice fee. See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	Done by the Town Staff.
	Other information needed. All applications submitted to the Town of Jackson Planning Department must be submitted in digital format once the application is determined to be sufficient.	
✓	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	Response to this checklist only. Development Plan requires 9 hard copies and 1 digital.
✓	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	Required with Subdivision Plat only.
✓	Narrative description of the proposed development. Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.	Includes findings for Development Plan. Development Plan requires 9 hard copies and 1 digital. Demonstrate compliance with LDRs for each newly created lot: min lot size, access, FAR, LSR, building envelop sizes, etc.
	Proposed Development Program. Please use the attached template established in the Administrative Manual.	
✓	Site Plan. Please see the attached list of minimum standards for a site plan, established in the Administrative Manual.	Showing building envelopes: <u>South Lot:</u> 20' front (measured from south property line), 25' rear (east property line), 10' sides (west and north property lines) and 15' ditch setback. <u>North Lot:</u> 20' front (measured from west property line), 25' rear (east property line), 10' sides (north and south property lines) and 15' ditch setback.
	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	
✓	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	Optional for a Development Plan
✓	Posted Notice. See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.	
✓	Digital Format. All application submitted to the Town Planning Department must be submitted in digital format.	

Requirements listed under each Article will be checked if required for the application.

☒ Required, If Checked.

☐ If not checked, this requirement is not applicable to your application.

ARTICLE 2, COMPLETE NEIGHBORHOODS, ARTICLE 3, RURAL AREA ZONES, and ARTICLE 4, SPECIAL PURPOSE ZONES – (Public/Semi-Public & Park and Open Space zones only).

Applicable Zone: NL-3

Applicable LDR Section: 2.2.4

PHYSICAL DEVELOPMENT. Please see Subsection B in applicable Zone District for specific standards.

Requirement

Notes

☒	Structure Location and Mass (setbacks, height, FAR, etc.)	Show existing buildings in relation to all setbacks including ditch
☐	Maximum Scale of Development (individual building size)	
☐	Design Review (Design Guidelines and Design Review Committee)	
☒	Site Development (Driveway and Access limits)	Identify existing and proposed access.
☒	Landscaping (see Div. 5.5 for more information)	Provide the new LSR requirements for each new lot. Do both lots meet LSR of .45?
☐	Fencing (see Sec. 5.1.2 for more information)	
☐	Environmental Standards (see Div. 5.1 and 5.2 for more information) • Natural Resource Buffers • Irrigation Ditch Setback • Natural Resource Overlay Standards	
☐	Scenic Standards (see Div. 5.3 for more information) • Exterior Lighting • Scenic Resource Overlay (SRO) Standards	
☐	Natural Hazards to Avoid (see Div. 5.4 for more information) • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	
☐	Signs (see Div. 5.6 for more information)	
☒	Grading, Erosion Control, Stormwater (see Div. 5.7 for more information) • Grading • Erosion Control • Stormwater Management	Required at time of grading pre-app.

USE STANDARDS. Please see Subsection C in applicable Zone District for specific standards.

Requirement	Notes
☐ Allowed Uses (see Div. 6.1 for more information)	
☐ Parking (see Div. 6.2 for more information)	
☒ Affordable Workforce Housing (see Div. 6.3 for more information)	Applicant shall provide a housing mitigation plan. Since this subdivision alone is exempt, the housing mitigation should state that they are exempt.
☐ Maximum Scale of Use	
☐ Operational Standards (see Div. 6.4 for more information)	
• Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	

SUBSECTION D, DEVELOPMENT OPTIONS. *Please provide the following information for the applicable zone.*

Requirement	Notes:
☒ Allowed Subdivision and Development Options	
☐ Subdivision and Development Option Permits	

Additional Comments:

ARTICLE 7, DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES.

Requirement	Notes
☐ Division 7.1, Development Option Standards	
7.1.3 Urban Cluster Development	
7.1.4 Mobile Home Park	
☒ Division 7.2, Subdivision Standards	
7.2.2 Standards Applicable to all Subdivision	
7.2.3 Land Division Standards	
7.2.4 Condominium and Townhouse Subdivisions	
☒ Division 7.5, Development Exaction Standards	
7.5.2. Park Exactions	
7.5.3. School Exactions	
☒ Division 7.6, Transportation Facility Standards	
7.6.2 Access to Roads, Streets and Highways	
7.6.3 Streets, Alleys, and Easements	

Division 7.7, Required Utilities

- 7.7.2** Potable Water Supply
- 7.7.3** Sanitary Sewer Systems
- 7.7.4** Irrigation Ditch Systems and Design
- 7.7.5** Other Utilities
- 7.7.6** Fuel Storage Tank

Division 7.8, Workforce Housing Incentive Program

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

☒	Public Works/Town Engineer	☒	Police Department
☒	Building Official	☒	START Bus
☒	Town Attorney	☒	Jackson Hole Fire EMS
☐	Town Clerk	☒	Parks and Recreation Department
☒	Pathways Coordinator	☐	Teton County School District #1
☒	Surveyor – for subdivision plat	☐	Teton County Sheriff
☒	Title Company – for subdivision plat	☐	Teton Conservation District
☒	Teton County Housing Authority	☐	Wyoming Department of Game & Fish
☐	Teton County Weed & Pest	☐	Wyoming Department of Transportation
☐	Teton County Planning	☐	Wyoming Department of Environmental Quality
☐	Teton County Engineer	☐	Army Corp of Engineers
☐	Teton County Assessor	☐	Lower Valley Energy
☐	Integrated Solid Waste and Recycling	☐	U.S. National Park Service
☐	Teton County Clerk	☐	U.S. Forest Service
☐	Teton County Public Health	☐	U.S. Fish and Wildlife
☐	Teton County Scenic Preserve Trust	☐	Other (Teton County Historic Preservation Board)

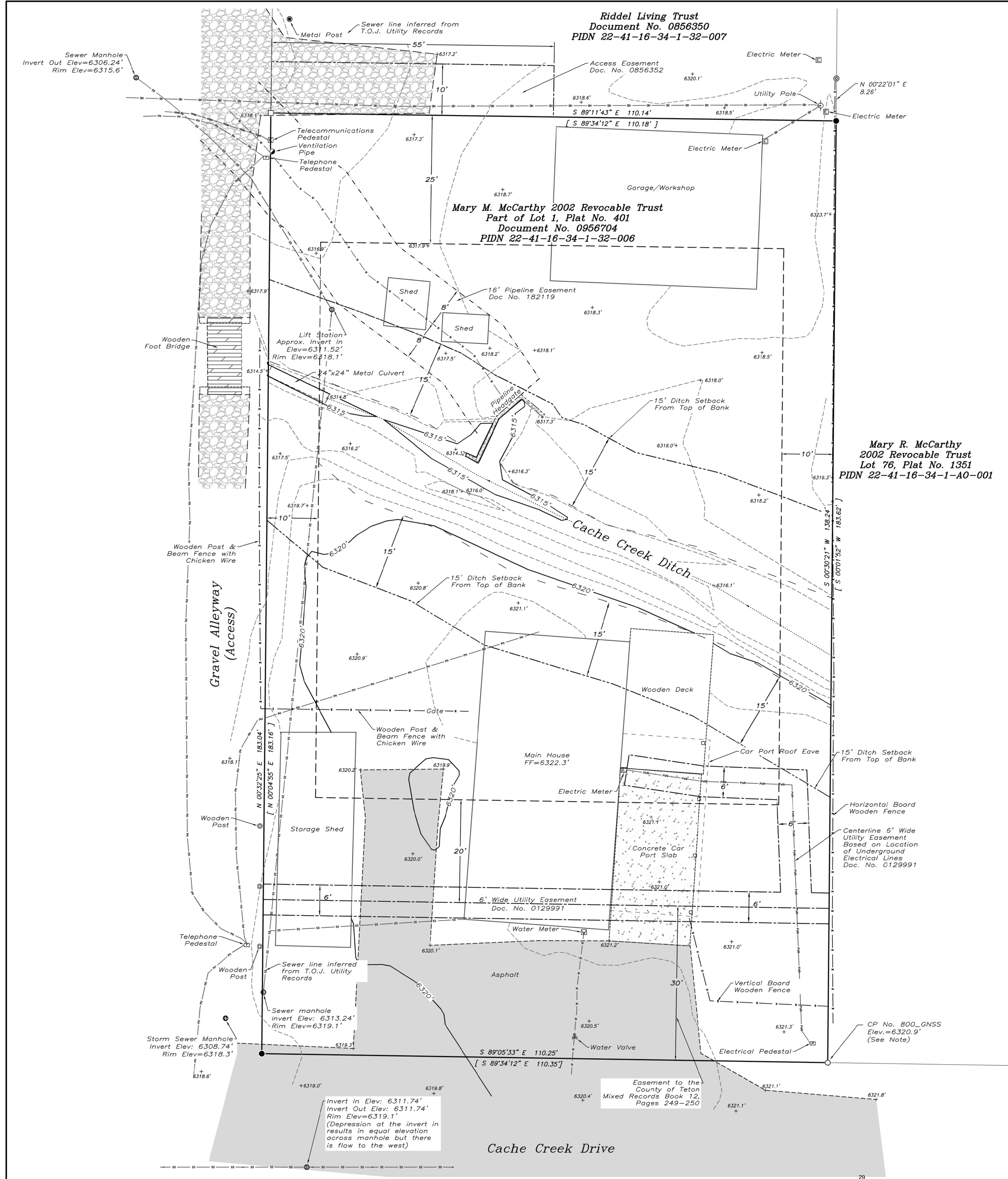
Additional Comments:

1. On the site plan for the Development Plan, please provide both the 10' setback from the new property line along with the existing 15' ditch setback.
2. The garage on the north lot must be removed prior to recording of plat. This is because the garage will be made more nonconforming as a result of this subdivision.
3. The home on the southern lot appears to already be nonconforming to the ditch setback, however the site plan provided shows a 15' setback from the proposed new dividing property line while doesn't appear to represent the ditch itself. The detached structure on the southern lot can remain as it is an existing nonconforming structure.

Exhibit B – Representative Lot Sizes in NL-3 Zoned Area

Area bounded by Cache Creek Drive, Rancher Street, Kelly Ave and alley on the west of 725 Cache Creek Drive.

Address	Lot Size (Acres)	Comments
Subject: 725 Cache Creek Drive	.47	Before proposed subdivision/lot split
735 Cache Creek Drive	.24	
745 Cache Creek Drive	.24	
755 Cache Creek Drive #A	.36	
755 Cache Creek Drive	.25	
763 Cache Creek Drive	.18	
765 Cache Creek Drive	.18	
767 Cache Creek Drive	.26	
773 Cache Creek Drive	.22	
775 Cache Creek Drive	.22	
787 Cache Creek Drive	.67	
815 Cache Creek Drive	.26	
555 Rancher Street	.20	
525 Rancher Street	.20	
505 Rancher Street	.20	
780 East Kelly Ave	.26	
770 East Kelly Ave	.23	
774 East Kelly Ave	.21	
750 East Kelly Ave	.31	
740 East Kelly Ave	.31	
730 East Kelly Ave	.44	
720 East Kelly Ave	.46	
Average of lots (ex Subject)	.28	
Range of lot sizes (ex Subject)	.18 - .67	



NOTES

Topographic features represented on this map show conditions determined by a field survey made during December of 2018 and January of 2019, and may not reflect changes made subsequent to that date. Approximately 12" - 20" of snow was present on the ground at the time of this survey. Features may exist that were obscured by snow cover and not mapped as part of this survey.

Lot dimensions shown hereon were resolved based on found survey monuments and boundary resolution principles. Boundaries of adjacent properties are shown for reference only.

Building footprints as shown hereon represent field measurements mapped as part of this survey and are not intended to represent architectural dimensions. Roof eaves and awnings were not mapped as part of this survey except where specifically indicated.

Underground utilities and subsurface improvements shown hereon were located by Magic Valley Locates during September 2018.

Sewer lines from the Main House to the service line and from the lift station northwest to the manhole were drafted by information provided by the client.

No Wetland Mapping was done as part of this survey.

Current Zoning = NL-3 (T.O.J. Neighborhood Low Density-3)
For applicable setback and height regulations established by the Town of Jackson Land Development Regulations, effective July 18, 2018, as amended, refer to the County Document (Ordinance 1197).

Primary building setbacks:

- Primary Street = 20'
- Secondary Street = 10'
- Side Interior = 10'
- Rear = 25'
- Ditch = 15'

Base Elevation = 6320.9' at CP No. 800_GNSS as shown hereon (US Survey Feet in the NAVD88 Datum).

The Basis of Bearings for this survey is referenced to a direct GPS measurement and is considered Geodetic.

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (zone 4904) State Plane Coordinate System, NAD 1983, Geoid 12B. The project scale factor is 1.0003276554.

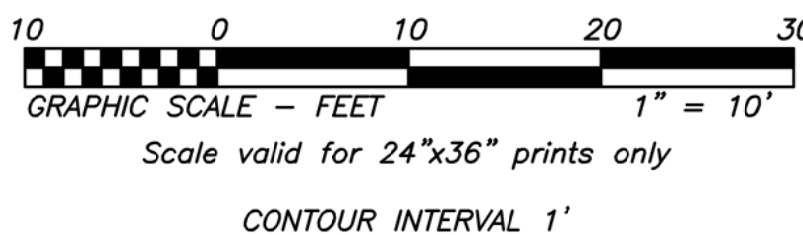
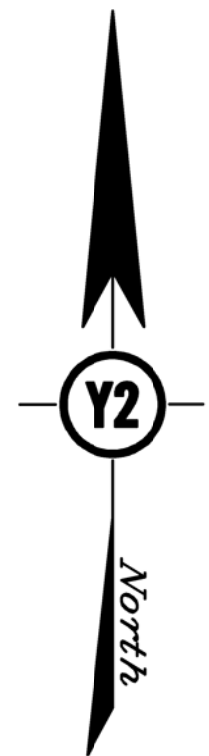
Easements of sight and record not shown hereon may exist.

LEGEND

- Indicates an aluminum cap inscribed "PLS 578" found this survey
- Indicates a 5/8 inch rebar found this survey
- ⊙ Indicates a T-stake with chrome cap inscribed "RLS 164" found this survey
- Indicates a 5/8 inch rebar, 24 inches long with an aluminum cap inscribed "PLS 16012" set this survey
- ⊙ Sewer Manhole
- ⊙ Storm Sewer Manhole
- ⊙ Electric Meter
- ⊙ Electrical Pedestal
- ⊙ Telephone Pedestal
- ⊙ Telecommunications Pedestal
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Utility Pole
- ⊙ Ventilation Pipe
- ⊙ Wooden Post
- ⊙ Metal Post
- ⊙ Spot Elevation

- Main Property Boundary
- Adjoining Property Boundary
- - - Building Setback (Primary Structure)
- - - Existing Building
- - - Deck/Porch
- - - Building Eve
- - - Ditch Setback
- - - Record Pipeline Easement
- - - Record Easement
- Concrete
- Asphalt
- Gravel
- Wooden Foot Bridge
- - - Fenceline (See Map for Descriptions)
- - - Metal Culvert
- - - Flowline of Ditch
- Concrete Wall
- Overhead Power Line
- Underground Power Line
- Underground Water Line
- Underground Sewer Line
- Underground Telephone Line
- Underground Telecom Line
- Index Contours
- Intermediate Contours

S 89°11'43" E 110.14' Bearing and Distance Measured
[S 89°34'12" E] [110.18'] Bearing and Distance Record
- - - Top of Bank



Y2 Consultants
180 South Willow St.
P.O. Box 2870
Jackson, WY 83001
Y2consultants.com

Exhibit A - Existing Conditions Survey

Project Number - 18286
Project Path - F:\2018\18286_McCarthy\Survey\ACAD\18286_181219_BASE.dwg
Drawn By - MWF
Reviewed By - MWF
Drawing Date - January 9, 2019
Revision Date - February 16, 2019, May 21, 2019

Client Name
Mary McCarthy

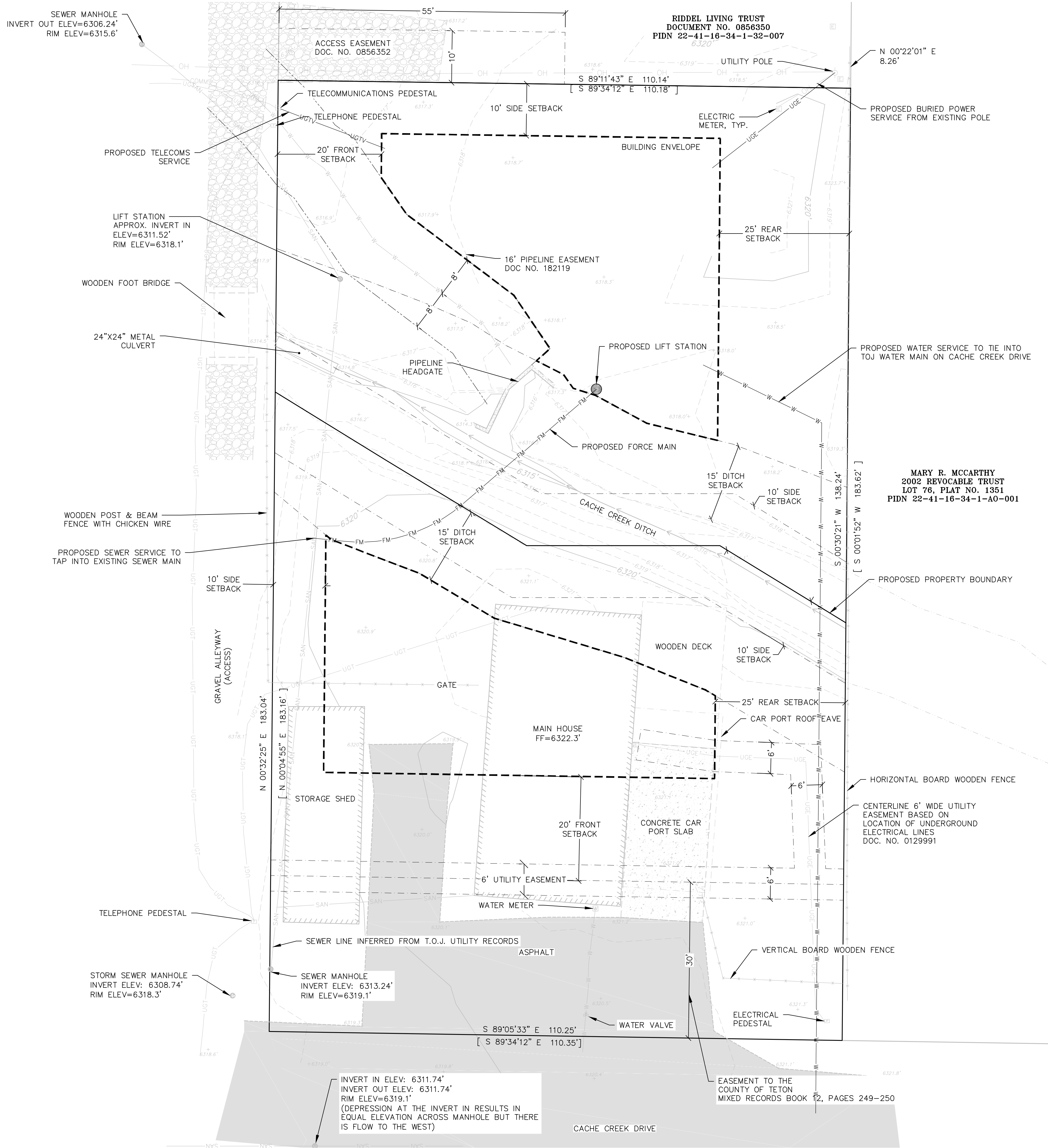
Client Address
PO Box 7876
Jackson, WY, 83002

Mary R. McCarthy 2002 Revocable Trust

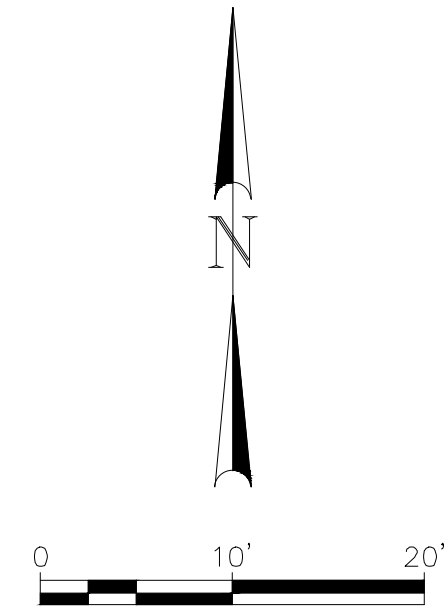
Being a portion of
Lot 1, Plat No. 401
T. 41 N., R. 116 W., 6th P.M.
Teton County, Wyoming



we define, design & deliver
the pieces that you play, live & work



NOTE:
1. PROPOSED UTILITY INFRASTRUCTURE ILLUSTRATES FEASIBLE AND CONSTRUCTIBLE SERVICE CONNECTIONS.
2. LOCATION OF BUILDING ENVELOPE PER EXHIBIT C.



DRAWING SET TITLE		DATE	06/06/2019	FDP SUBMITTAL
EXHIBIT D - UTILITY PLAN				
725 CACHE CREEK DRIVE SUBDIVISION		MCCARTHY, MARY R. 2002 REVOCABLE TRUST		
725 CACHE CREEK DRIVE		JACKSON, WY 83001		
C1.1		Y2 CONSULTANTS ENGINEERING, SURVEYING & PLANNING LANDSCAPE ARCHITECTURE, GIS NATURAL RESOURCE SERVICES Y2consultants.com 307.733.2999		
DRAWN BY: JG		CHECKED BY: VR		
JOB #: 18286				

**TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS**

DATE: June 7, 2019

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: 725 Cache Creek Subdivision
2. LOCATION: 1
3. PROJECT NUMBER: P18-310

4. CALCULATE PROPOSED PROJECT POPULATION:

<u>UNIT TYPE</u>	<u># OF UNITS</u>	X	<u>PERSONS HOUSED PER UNIT</u>	<u>PROJECTED POPULATION</u>
STUDIO	<u> </u>		1.25	<u> </u>
1 BEDROOM	<u> </u>		1.75	<u> </u>
2 BEDROOM	<u> </u>		2.25	<u> </u>
3 BEDROOM	<u>1</u>		3.00	<u>3</u>
4 BEDROOM	<u> </u>		3.75	<u> </u>
5 BEDROOM	<u> </u>		4.50	<u> </u>
EACH ADDITIONAL BEDROOM	<u> </u>		0.50	<u> </u>
DORMITORY	<u> </u>		1 per 150 sf of net habitable area	<u> </u>
TOTAL				<u> </u>

5. CALCULATE REQUIRED PARK ACREAGE:

$$\underline{3} \text{ TOTAL PROJECTED POPULATION } \times \frac{\underline{9 \text{ ACRES}}}{1000 \text{ RESIDENTS}} = \underline{0.027} \text{ REQUIRED ACRES}$$

6. CALCULATE CASH-IN-LIEU:

$$\underline{0.027} \text{ REQUIRED ACRES } \times \$100,000 \text{ (VALUE OF LAND)} = \$ \underline{2,000} \text{ CASH-IN-LIEU}$$

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACTIONS

DATE: June 7, 2019

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: 725 Cache Creek Drive Subdivision
2. LOCATION: 725 Cache Creek Drive
3. PROJECT NUMBER: P18-310

4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY		<u>1</u>		<u>Mary R. McCarthy</u>
.015 ACRES PER UNIT MULTI-FAMILY		<u>Not applicable</u>		<u></u>

5. CALCULATE CASH IN-LIEU:

$$\frac{0.02}{\text{LAND DEDICATION STANDARD}} \times \$100,000 \text{ (VALUE OF LAND)} = \$ \frac{2,000}{\text{CASH-IN-LIEU}}$$

6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS