AGENDA

Planning and Zoning Commission

January 7, 2026 – 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 8:00 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 Planning Commission meeting.

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. ZOOM LINK FOR PUBLIC PARTICIPATION
   I. To join, click link or copy it to your browser: https://us02web.zoom.us/j/84828974976?pwd=4PDERrM0OX5ZaQcpgaPYiBQkDCNnXL.1
   Or join at zoom.com with Webinar ID: **848 2897 4976** and Password: **83001** or by phone: +1 253 205 0468
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER AND ROLL CALL
4. PUBLIC COMMENT - ANY ITEMS NOT ON TODAY'S AGENDA
5. APPROVAL OF MINUTES
   I. December 17, 2025 Regular Meeting
6. NEW BUSINESS
   I. P25-205 Development Plan for a Mixed-Use Development at 145 W. Pearl Ave. and 65 S. Glenwood St. (Andrew Bowen)
7. MATTERS FROM STAFF
8. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
December 17, 2025
UNAPPROVED

The Planning and Zoning Commission met in a regular session on December 17, 2025 via Zoom.

Upon roll call the following were found to be present:

BOARD: Thomas Smits, Laura Bonich, Megan Jennings, Stephanie Wise, & Eliska Garcia appeared. Katie Wilson and Georgie Stanley were not present.

STAFF: Tyler Valentine, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:
A motion was made by Commissioner Bonich and seconded by Commissioner Jennings to approve November 19, 2025, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried.

NEW BUSINESS

I. P25-179 & P25-180: 180 South King Street Development Plan & Conditional Use Permit

STAFF PRESENTATION:
Staff provided an overview and background of the proposal, which will be institutional and office use. Staff suggest conditions of approval for the Development Plan and CUP. Key issue involves the proposed construction management plan which involves periodic street closures. The applicant is requesting approval of a 77,740-square-foot, three-story Justice Center for Teton County. The project includes a phased demolition approach—beginning with the removal of the existing County Courthouse and Clifford Hansen Courthouse, followed by demolition of the existing jail after the new facility is complete.

QUESTIONS FOR STAFF:
None

APPLICANT PRESENTATION:
Stephan Hall, with AMD, addresses the Commission. The applicant has no concerns regarding the conditions of approval. Changes to the project since the previous appearance at the Planning Commission are reviewed.

QUESTIONS FOR APPLICANT:
None

PUBLIC COMMENT:

Lea Kuvinka addresses the Commission. They have concerns regarding the size of the project, insufficient parking, and construction.

COMMISSION DISCUSSION:
Commission has no concerns regarding the conditions of approval, the changes to the Sketch Plan, and the changes to the design. Commissioner Bonich believes the site plan is much improved and is comfortable with the project. Commissioner Smits believes that while parking exceeds requirements, it may still be insufficient at times. Commissioner Garcia clarifies the bike parking. Commission agrees with Staff that conditions required for approval of the Development Plan and Conditional Use Permit have been met.

MOTIONS:
A motion was made by Commissioner Wise and seconded by Commissioner Bonich to recommend approval of Development Plan P25-179 for a new +/-78,000 sf Justice Center for Teton County located at 180 S. King St., based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 17, 2025. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously.

A motion was made by Commissioner Wise and seconded by Commissioner Jennings to recommend approval of Conditional Use Permit P25-180 for Institutional and Office uses for a new Justice Center located at 180 S. King St., based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 17, 2025. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously.

MATTERS FROM STAFF:
This project will go in front of Town Council on January 20. The next Planning Commission meeting on January 7 will see a Development Plan at 145 W Pearl and a text amendment related to string lighting. A stormwater management plan will be going forward in 2026. The Town has pledged approximately $4 million toward the Nelson Drive housing development in exchange for rights of first rentals.

ADJOURN: A motion was made by Commissioner Jennings and seconded by Commissioner Smits to adjourn the meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:05 pm.

minutes:mt

STAFF REPORT

Meeting Date:	January 7, 2026	**Meeting Title:**	Planning Commission Regular Meeting
Submitting Department:	Planning Department	**Presenter:**	Andrew Bowen
Agenda Item:	Development Plan for a Mixed-use Development at 145 W Pearl Avenue and 65 S Glenwood Street (P25-205)	**Public Comment:**	Yes

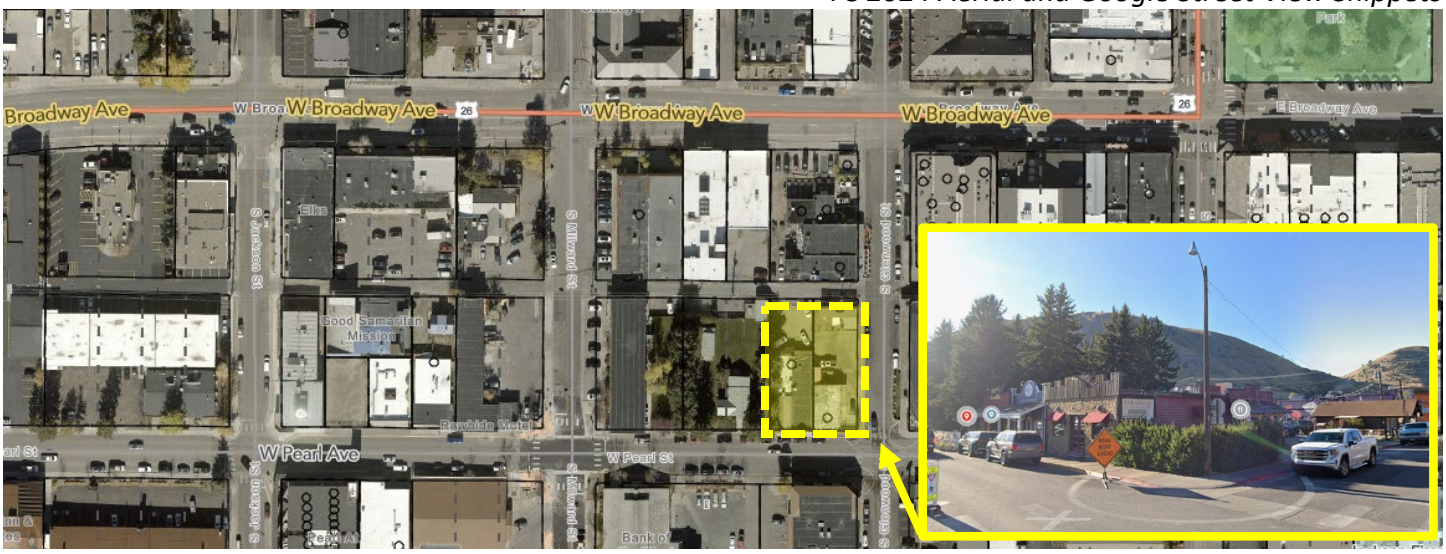
Purpose & Policy Considerations.
A Development Plan is required in the Downtown Core-2 (DC-2) zoning district for projects with 19,500 square feet or more of qualifying floor area, pursuant to the Town of Jackson Land Development Regulations (LDRs).

Recommendation.
The Planning Director recommends approval of Development Plan P25-205 for the 46,096-square-foot mixed-use development at 145 W. Pearl Avenue and 65 S. Glenwood Street, subject to the attached departmental review comments and this staff report dated January 7, 2026, with four (4) recommended conditions:

1. The subject lots shall be combined pursuant to LDR Section 8.2.13.C.5 (Partial Vacation Without Replat) prior to building permit submittal.
2. Prior to building permit submittal, the Applicant shall provide a letter from Ted Staryk confirming agreement with all tree removal, replacement, and project planning details as approved in this Development Plan.
3. All comments received from the Town's Engineering and Housing Departments shall be addressed prior to Town Council consideration of this proposal on March 2.
4. All residential units shall be limited to one (1) kitchen per unit per LDR Section 6.1.4.2.b.

Project Location.
The subject property is located at 145 W Pearl Avenue & 65 S Glenwood Street (PIDNs: 22-41-16-33-1-02-007 and 22-41-16-33-1-02-008)

TC 2024 Aerial and Google Street View Snippets



Background/Project Description.

Property Description:

The proposed West Pearl Condos site consists of two lots to be combined into a single parcel, zoned DC-2 (Downtown Core–2) and located within the Downtown Design Overlay. The approximately 0.34-acre site is flat and rectangular, with limited existing vegetation and approximately 100 feet of frontage along West Pearl Avenue and 150 feet along South Glenwood Street.

Current Site Development:

The site is currently developed with four commercial uses, Pearl Street Bagels, Pearl Street Salon & Spa, Paradigm Interior Design, and Shari Brownfield Fine Art, with associated parking. The Shari Brownfield Fine Art building is a log cabin that is clearly visible in Teton County's 1945 aerial photography and so will require historic structure review as part of any demolition permit review.

Project Overview:

West Pearl Condos is a proposed three-story, 42-foot-tall mixed-use development totaling 46,096 gross square feet, including 31,236 square feet above grade and 14,860 square feet of underground parking. The ground floor includes 5,045 square feet of retail space and a residential lobby, with 15 residential units above, consisting of six short-term rentals, five long-term units, and four deed-restricted workforce units. A covered boardwalk is proposed along Pearl Avenue, with street trees in grates along Glenwood Street. The project includes a single trash enclosure accessed from the alley, which also provides all vehicle access, including entry to the underground parking area.

Analysis.

Purpose of a Development Plan:

Per LDR Sec. 8.3.3.A, the purpose of a Development Plan is *"to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents."*

After reviewing the Applicant's submittal, staff find the proposed project complies with the DC-2 zoning district requirements of LDR Section 2.2.15. An LDR Compliance Table is provided below:

LDR Compliance Table

Development Standard	DC-2 Standards	Proposed	Compliance
Primary Building Setbacks			
Primary street setback range (min-max)	0'- 5'	3.3' (13.5' to curb Pearl) (13.5' to curb Glenwood)	Complies
Secondary street setback range (min-max)	0'- 5'	3.4'	Complies
Side interior (min)	0' or 5'	4"	Complies
Rear (min)	0' or 5'	5"	Complies

Development Standard	DC-2 Standards	Proposed	Compliance
Vehicular Access Standards			
Curb Cut Width (max)	24’	N/A All Access will be taken from the alley	Complies
Height			
Height @ > 5/12 (max)	42’	42’	Complies
Stories	3	3	Complies
Building Stepback			
Stepback for any 3rd story street facade or street facade over 30' (min)	20’	20’	Complies
Encroachment in stepback (max % of overall facade width)	40%	40%	Complies
Scale of Development			
Floor Area Ratio	1.3 (14,976 * 1.3 = 19,469 sf permitted FAR)	18,989 sf	Complies
Workforce Housing Floor Area Bonus	(2:1)	4,538 sf (deed restricted) * 2 = 9,076 sf 7,709 sf taken	Complies
Maximum Individual Building Size	40,000 sf	18,989 sf + 7,709 sf 26,698 sf above ground	Complies
Parking			
Stalls Required	Retail: 2.25/1000 sf = 11.35 Residential: 1 Bed 1/DU = 6 2+ Bed 1.5/DU = 13.5	8 Parallel stalls on street 25 Stalls in the basement garage 1 ADA Van and 1 ADA Stall 33 Stalls Total	Complies
EVSE Parking	EVSE Capable: 30% EVSE Installed: 5%	EVSE Capable: 30% = 10 EVSE Installed: 5% = 2	Complies
Bike Parking	Retail: 1/1100 sf = 4.6 Residential: .75/Bed = 19.5	32 Total Short-term: 24 Long-term: 8	Complies

Conformance with the Comprehensive Plan:
The proposed development is located within Comprehensive Plan Character District No. 2, the Town Commercial Core, which serves as the primary economic center of Teton County and is intended to function as a vibrant, pedestrian-oriented mixed-use district. The proposed West Pearl Condos project is consistent with this vision, providing a mix of ground-floor commercial space and upper-story residential units that support year-round activity and contribute to the vitality of the downtown area. The development's scale, massing, and mix of uses align with the Comprehensive Plan's goals of encouraging walkable development, orienting buildings to the street, and locating parking underground.

Tree Removal:
As part of the site planning process, the Applicant proposes removal of four mature spruce trees located on the adjacent Staryk property (155 West Pearl Avenue), with replacement trees to be planted as part of the project. One additional tree not directly adjacent to the subject site will remain and be protected during construction. The trees are proposed for removal due to the anticipated adverse impacts associated with the project's proximity and due to their health and future safety concerns as discussed below. While staff has received email correspondence indicating that Ted Staryk agrees with the proposed removals, a formal written authorization has not yet been provided.

According to a site evaluation prepared by Certified Arborist Joe Benigno (WE-6499A), the four spruce trees ranging from 18 to 24 inches in diameter and approximately 35–45 years old, are in moderate condition but present notable concerns. The arborist cited their proximity to nearby structures, increased fire risk, and the presence of multiple leaders contributing to structural instability and elevated failure risk during high winds or snow events. Given these factors, along with the limited suitability of the trees for long-term urban conditions and the negative impacts of heavy pruning, removal of the four trees was recommended to the Applicant.

Staff has requested that Steve Bigger a staff member with the Parks and Recreation Department who is also an ISA Certified Arborist look into this issue, but at the writing of the staff report no analysis has been provided. However, in providing comment for the new Teton County Justice Center, Steve Bigger has provided the following determination.

"Transplanting larger spruce is not ideal and typically doesn't have a high level of survivability. The general rule of thumb when transplanting a tree is a year for every inch of diameter to start regaining its vigor and health. So an 8" tree needs 8 or so years to fully acclimate to the new site. Growth from a nursery tree will likely outgrow a transplanted tree over time."

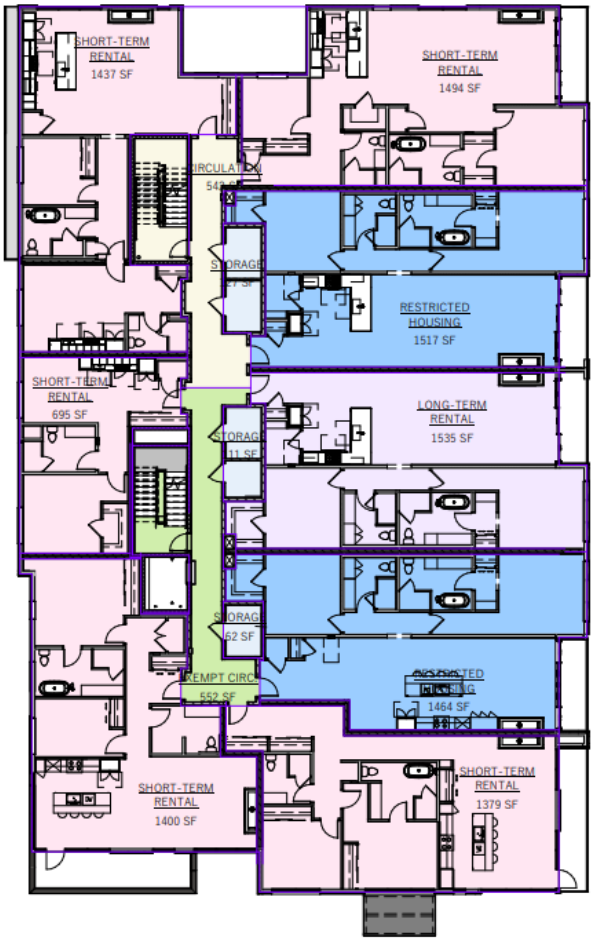
Further her recommends *"deciduous trees if you want height and quicker growth. Columnar Aspens are a good example. In short, a larger spruce is not necessarily better in this case for long-term viability. Go with nursery stock or try deciduous installs."*

Key Question.
Does the Planning Commission support the Applicant's proposal to remove the large spruce trees located on the adjacent property to accommodate the proposed building's proximity to the western property line?

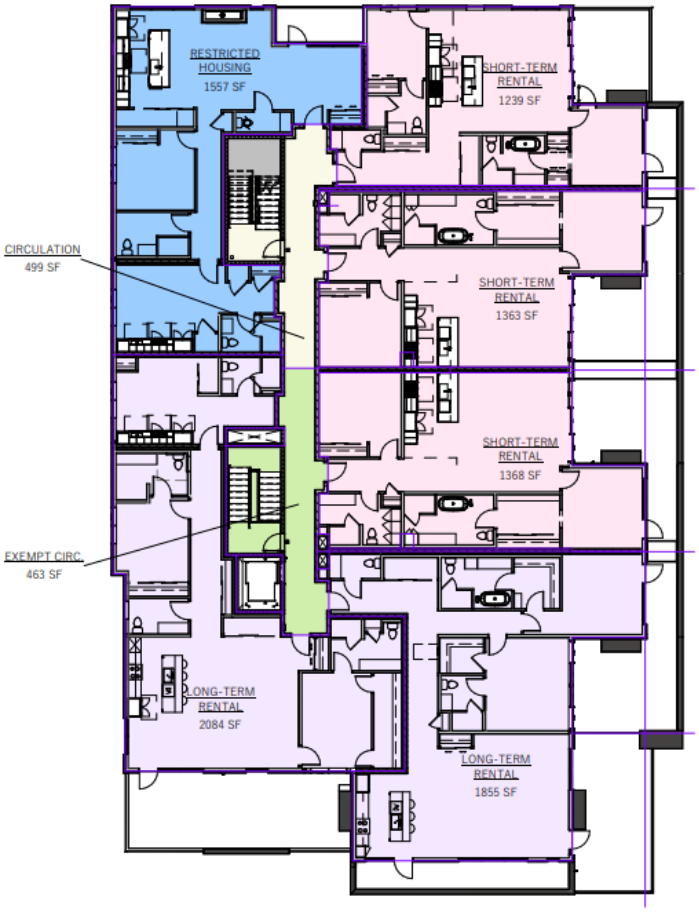
Affordable and Workforce Housing:

As noted above and shown in blue below, the Applicant proposes three deed-restricted units as part of the project. These units satisfy the project's required mitigation.

Proposed Workforce Units



2 2ND FLOOR - COLOR PLAN
1/16" = 1'-0"



3 3RD FLOOR - COLOR PLAN
1/16" = 1'-0"

Design Review Committee Review (DRC).

Building /Site Design:

The subject site is located within Area 2 of the Downtown Design Overlay ("Western Character" overlay). According to the Applicant, the design emphasizes a two-story base with a stepped-back upper level to comply with DC-2 standards. Exterior materials, including stone, wood, and metal paneling, were selected to reflect local character and provide visual distinction. Street-level glazing is intended to support pedestrian activity along the frontage. The Applicant states that the Glenwood Drive frontage is designed to enhance the pedestrian

environment and distinguish between commercial and residential uses. A metal and glass awning is proposed along West Pearl Avenue to cover the public boardwalk.

The Design Review Committee (DRC) reviewed the proposal on three occasions as part of the Development Plan process. Through these reviews, the DRC worked with the Applicant to refine the design to better align with the design guidelines and reinforce the community's western character. Key discussion topics included building massing, pedestrian-scale presence, and ensuring the structure read as a two-story building. The DRC approved the final design on October 14, 2025, subject to the two conditions outlined below, which reflect the outcomes of those discussions.

1. The Norway Spruce trees shall be upsized to 24 feet.
2. Provide a study to lower the canopies along Glenwood while maintaining the proposed first story height.

Public Comment.
At the time of writing this staff report, no public comment has been received.

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

1. ***Is consistent with the purposes and organization of the LDRs;***
   Complies. The proposed Development Plan aligns with all applicable purposes and organization of the LDRs.

2. ***Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;***
   Finding not applicable. The subject site is not within the Natural Resource Overlay (NRO) or the Scenic Resources Overlay (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 proposed development is not expected to significantly impact Town resources, including public facilities and services such as transportation, potable water and wastewater systems, parks, schools, police, fire, or emergency medical services.

4. ***Complies with the Town of Jackson Design Guidelines, if applicable;***
   Complies as Conditioned. As noted, the Design Review Committee (DRC) reviewed the proposed design on three separate occasions and approved the project on October 14, 2025, subject to two (2) conditions. These conditions are reflected in the recommended conditions, and will be met when the building permit is submitted.

5. ***Complies with all relevant standards of these LDRs and other Town Ordinances;***
   Complies. This Development Plan proposal aligns with the requirements of the DC-2 zone district and all other relevant standards of these LDRs and other Town Ordinances.

6. ***Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.***
   Finding not applicable. No prior permits or approvals exist that would affect the proposed Development Plan.

Fiscal Impact.
Staff does not anticipate any fiscal impact from the project at this time.
Staff Impact.
The amount of staff time to review, meet with the Applicant, research, and write this staff report was roughly 80 hours.

Attachments.
- Applicant Submittal
- Department Reviews

Suggested Motion.
I move to recommend ***approval*** of Development Plan P25-205 for the 46,096-square-foot mixed-use development located at 145 W. Pearl Avenue and 65 S. Glenwood Street, subject to the attached departmental review comments and the staff report dated January 7, 2026.

DEVELOPMENT PLAN

WEST PEARL AVENUE CONDOS - COVER

Axis Architects

© COPYRIGHT 2020 AXIS ARCHITECTS

Table of Contents

- Application
- Project Narrative
- Responses to the Pre-Application Conference Comments
- LDR Compliance
- Drawings
- Housing Mitigation Plan
- Arborist Report
- Construction Management Plan
- Geotechnical Report
- Title Report

Cover Letter

Axis Architects

10/24/2025

Andrew Bowen
Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, Wy 83001

Re: Development Plan Review: 145 W Pearl Ave, Jackson, Wy; 65 S Glenwood St, Jackson, Wy

Dear Andrew,

Please accept this Development Plan application for the development of the properties located at 145 W Pearl Ave, and 65 S Glenwood St. Included in this application are the following items:

1. Application
2. Project Narrative
3. Responses to the Pre-Application Conference Comments
4. LDR Compliance
5. Drawings
6. Housing Mitigation Plan
7. Arborist Report
8. Construction Management Plan
9. Geotechnical Report
10. Title Report

The proposed project conforms with the Town of Jackson land development regulations and design guidelines.

The project is a mixed-use building with 31,236 square feet that includes commercial and residential spaces at street level and two stories of residential above.

Please let me know if you have any questions.

Pierre Langue, Principal
Axis Architects, LLC

Application

PLANNING PERMIT APPLICATION
Planning & Building Department

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

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

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: West Pearl Avenue Condominiums

Physical Address: 145 West Pearl Ave.

Lot, Subdivision: Lot 11 / Block 2 / 1st Wort Addition PIDN: 22-41-16-33-1-02-008 and 22-41-16-33-1-02-007

PROPERTY OWNER.

Name: J.N. One Phone: 307.739.8984

Mailing Address: 150 E Broadway Ave, Jackson, Wy ZIP: 83001

E-mail: jeffbouri@gmail.com

APPLICANT/AGENT.

Name: Melissa Bigger, Axis Architects Phone: 801.355.3003

Mailing Address: 927 S State Street ZIP: 84111

E-mail: mbigger@axisarchitects.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____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

X_____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 #: P25-080 Environmental Analysis #: NA

Original Permit #: NA 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?

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

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

X **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.

_____ 10/27/2025

Signature of Property Owner or Authorized Applicant/Agent Date

Melissa Bigger Project Manager

Name Printed Title

Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS AUTHORIZED REPRESENTATIVE

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Jeff Neishabouri, Owner

Being duly sworn, deposes and says that Running Deer, LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 145 W Pearl Ave. Jackson, WY 83001

Legal Description: Lot 11 & 12, BLK 2, WORT-1
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Melissa Bigger

Mailing address of Applicant/Authorized Representative: 927 S State St, Salt Lake City, Ut 84111

Email address of Applicant/Authorized Representative: mbigger@axisarchitects.com

Phone Number of Applicant/Authorized Representative: 801-355-3003

Is authorized to act as property owner's representative and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application

☐ Demolition Permit ☐ Other (describe)_____

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.

Property Owner Signature

Title 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 Jeff Neishabouri this 29th day of April, 2025. WITNESS my hand and official seal.

Cristy Foster
Notary Public

My commission expires: 9/16/2028

CRISTY FOSTER
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 167537
MY COMMISSION EXPIRES: 09/16/2028

Project Narrative

West Pearl Ave Condos Narrative

Narrative:

The architects modified the building design after the Design Review Meeting. The project is located within Area 2 of the Downtown Design Overlay and has been thoughtfully redesigned to reflect the western character and overall community identity of the Town of Jackson. To comply with the DC-2 design standards, the architects emphasized the two-story volume at the base of the building by making a clear change of material as well as a strong step-back above the second floor. Architectural elements and exterior materials have been carefully selected to reinforce this vision. Natural stone grounds the building and evokes a sense of permanence and connection to the region's rugged landscape. Metal paneling adds a contemporary yet durable accent, referencing the area's historic agricultural and industrial roots. Storefront glazing at the street level activates the pedestrian experience while maintaining a strong visual connection to traditional western commercial architecture. Together, these materials and design choices create a cohesive expression that honors local heritage while contributing to the evolving character of the downtown core.

Design Elements Narrative:

- Public Space:

  The public frontage along Glenwood Drive has been thoughtfully designed to create a welcoming pedestrian experience while clearly distinguishing between commercial and residential uses. A metal and glass awning along West Pearl Ave stretches over the sidewalk, providing shelter for the public boardwalk. This continuous covering provides protection for the retail and resident lobby entrances, while also serves as a visual cue that signifying the presence of active ground-floor commercial spaces. Above, residential units are set back and articulated separately, maintaining a clear distinction between public and private realms.

  Along Glenwood Dr., generous planters filled with native vegetation are strategically placed between the public sidewalk and private ground-floor residential patios. These landscape elements act as both a visual and physical buffer, offering privacy for residents while contributing to the overall streetscape with a touch of greenery. This layered design approach enhances the walkability and vibrancy of Glenwood Drive, supporting a pedestrian-friendly environment in harmony with the mixed-use character of the neighborhood.

- Composition:

The design of the building's exterior façade emphasizes the two-story base of the building to create an appropriate scale and strong visual connection with pedestrians. It incorporates a deliberate western expression by juxtaposing natural stone and wood elements with a rhythmic composition of smaller volumes to "break down" the main facades of the building into smaller elements. This thoughtful design softens the overall massing while adding architectural interest. The alternating materials establish a balanced cadence along the elevation, enhancing the overall texture and depth of the mountain design with a subtle modern flair. The transparency of glass and sleek finish of metal offer a contemporary counterpoint to the timeless character of stone and wood siding, reinforcing a cohesive and dynamic expression across the building's exterior.

- Streetscape:

  The public sidewalk along the building frontage is designed to be 6 feet wide, providing a comfortable pedestrian experience. A 5-foot-wide landscaped buffer separates the sidewalk from the adjacent parallel parking stalls, enhancing the streetscape with trees placed in grates per DC-2 zoning ordinance, offering a visual and physical separation between pedestrians and vehicles. Retail spaces are strategically located at the southeast and northeast corners of the building, activating the street edge and encouraging pedestrian activity at key intersections.

- Street Wall:

  The building façade along Glenwood Dr. and West Pearl Ave. features a strong horizontal composition, in line with the DC-2 design requirements. A dynamic and undulating design that creates private decks for the residential units, enhancing both architectural interest and outdoor livability. This articulation contributes to a more pedestrian-friendly scale while offering variation in depth and form. In accordance with the Town of Jackson's design guidelines, the building incorporates a 20-foot stepback for 60% of the facade at the third level, ensuring the upper stories are visually recessed from the street. The overall building height is limited to 42 feet per DC-2 zoning requirements. This design strategy reduces the overall massing of the building along Glenwood Dr., aligning with the community's goals for maintaining a human-scale streetscape and promoting a cohesive mountain modern character.

- Material:

  The exterior façade of the building features stacked ashlar stone extending from the ground level up to the third floor, establishing a durable and visually grounded base that ties the structure to its natural surroundings. Above the stone, black metal paneling rises to the roofline, introducing a sleek, contemporary element. Horizontal aluminum "wood-

look” panels are positioned between window fenestrations throughout, adding warmth and texture. Together, these materials create a cohesive and durable façade that reflects a mountain modern aesthetic while ensuring long-term performance in the regional climate. The combination of dark metal paneling and vertical wood-look panels along West Pearl Ave and Glenwood Dr. has been carefully composed to ensure it does not exceed the 25% material limit on the south and east facades, in compliance with the Town of Jackson's design standards

- Downtown Design Overlay:

  The building’s design incorporates exposed steel channels at the floor lines, deliberately expressed to reveal the structural framing connections and enhance the architectural language of the facade. These elements highlight the building’s construction logic while contributing to the western character of the overall composition. A material transition between window headers and sills further strengthens the visual rhythm of the exterior, establishing a clear vertical connection between levels. This interplay of structural expression and material differentiation reinforces the verticality of the design and creates a dynamic and cohesive facade that aligns with the building’s western aesthetic.

- Western Character:

  The West Pearl Condos is uniquely designed to integrate into the historic nature of downtown Jackson and thoughtfully embodies the “Western Character” outlined in local design standards through its use of natural materials, strong geometric forms, and a pedestrian-friendly layout. The combination of stone cladding, warm wood accents, planter boxes filled with greenery, and enduring steel detailing reflects the rustic elegant characteristic of traditional Western architecture, while clean lines and generous glazing modernize the aesthetic in a respectful, balanced way. The stepped massing and recessed balconies break up the building’s scale to maintain a village-like rhythm. Prominent second and third floor terraces offer private, though community connected gathering spaces, reinforcing the town’s values of engagement and community. Altogether, the design bridges heritage and progress, honoring Jackson’s western identity while serving its evolving needs.

Responses to the Pre-Application Conference Comments

Axis Architects

10/24/2025

Responses to Sketch Plan Review Comments (6.18.2025)

Planning Department Comments

1. The Applicant must provide proof that all STR units are not more than 1500 SF. This square footage shall be measured wall to wall in the interior shall measure to the exterior face of the structural members of the wall.

   Responses: The unit type with areas is provided in the Area Breakdown section on sheet G120.

2. The Planning Director must approve the use of a covered sidewalk at this location. A Trees in Grates format could be another option on this site.

   Responses: A covered sidewalk is provided along West Pearl Ave. and trees in grates are provided along S Glenwood St.

3. In order to demolish the historic cabin on site, it is likely that a 100 day stay will be required by the Town Council.

   Responses: Noted.

4. While the large trees to the west are not on the subject site, they can not be harmed as a result of this development.

   Responses: An arborist report from Timberline indicates that the trees on the adjacent property are not in good health and recommend that they be removed. There is an agreement with the adjacent property owner, Ted Staryk, and our client, Jeff Neishabouri, that the trees will be removed and new trees will be planted.

5. This proposal needs to show how both EVSE and Bike Parking requirements will be met. See Division 6.2.

   Responses: The project is required to provide 31 parking stalls (20 stalls for residential and 11 stalls for retail), and 5% needs to have EVSE installed and 30% have the capability to install the EVSE system. This equates to two (2) stalls being required to be installed for EVSE and 10 stalls to have the capability of having the EVSE. These stalls are labeled on the Garage Finish Floor Plan.

The project is required to provide 25 bike parking spaces. The proposed plan is providing 32 bike spaces split between the bike storage room with floor mounted bike racks for 24 bikes located within the parking garage and eight (8) bike racks have been located at grade along Glenwood St.

Building Department Comments

1. The Project must meet the most current adopted Building Codes of the Town of Jackson at the time of permitting.

   Responses: Noted.

Fire Department Comments

Project must meet the requirements of the current International Fire Code at time of building permit including but not limited to the following.

1. The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the site throughout all phases of construction. Plan shall be submitted to this department for review.

   Responses: Noted.

2. Premises shall be provided with approved identification as specified in the IFC, Section 505.

   Responses: Noted.

3. A key box shall be installed in an approved location per the IFC, Section 506.

   Responses: Noted.

4. A construction permit from the fire department is required for an automatic sprinkler system. Plans shall be submitted for review and approval prior to a permit being issued and any work being done.

   Responses: Noted.

5. A construction permit from the fire department is required for a fire alarm system. Plans shall be submitted for review and approval prior to a permit being issued and any work being done.

   Responses: Noted.

6. A standpipe system shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access. A construction permit from the fire department is required for a standpipe system. Plans shall be submitted for review and approval prior to a permit being issued and any work being done.

Responses: Noted.

7. All new commercial construction with 1 or more levels being built below grade or built 2 or more stores above grade are required to comply with the IFC, Section 510 Emergency Responder Communication Coverage. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system.

   Responses: Noted.

8. Means of egress shall meet the requirements of the IFC, Chapter 10.

   Responses: Noted.

9. Portable fire extinguishers shall be installed for the occupancy per the IFC, Section 906.

   Responses: Noted.

10. Where elevators are installed, they shall comply with Chapter 30 of the IBC and the IFC, Sections 604.2 through 604.7.

    Responses: Noted.

Lower Valley Energy Comments

Work out the transformer and metering locations per LVE, NEC and TOJ standards for allowed transformer clearances in the alley.

Responses: The transformer and meters have been relocated to the west along the alley. They layout of the transformers and vault have been reviewed by LVE.

Initial Housing Department Comments

1. The mitigation calculator needs to account for all proposed square footage.

   Responses: The housing calculator has been revised to include the updated square footages.

2. The 2:1 floor area numbers need to be clear and shown on the plans.

   Responses: The Restricted Housing area is shown in blue on the FAR Color Plans, and the square footages of 5,653 SF is provided in the Area Breakdown. The 2:1 Bonus is calculated by taking the restricted housing area and multiplying it by 2 for a total of 11,306 SF. See sheet G120.

Engineering Department Comments

1. Provide a project narrative highlighting impacts to the right-of-way.

Responses: Drawings show all work proposed in TOJ rights-of-way.

2. Neighborhood outreach: Public notification is in the best interest of the owner. Get neighborhood contact list prior to building permit and plan to send updates on progress. Neighborhood outreach will be required prior to approval of any work in the public right-of-way.

   Responses: Noted.

3. A preliminary construction-management plan shall be submitted for review and approval with the Development Plan application.

   Responses: A construction management plan has been provided.

4. Clarify how the project preserves or protects the mature trees located on the property to the west.

   Responses: An arborist report from Timberline indicates that the trees on the adjacent property are not in good health and recommend that they be removed. There is an agreement with the adjacent property owner, Ted Staryk, and our client, Jeff Neishabouri, that the trees will be removed and new trees will be planted.

Utility Comments:

5. Show existing utilities to be abandoned at the main.

   Responses: Existing sanitary sewer services are shown to be abandoned at main with one (1) new service provided. Existing water services are shown to be abandoned at main with one (1) new service provided.

6. Provide proposed utility plans, including layout, sizing, and connection to existing water/sewer/storm and dry utilities.

   Responses: Utility plan provided – water, sanitary, storm, comms, elec.

7. Show size and location of water meter.

   Responses: Utility plan provided – water, sanitary, storm, comms, elec.

8. Curb work and bulbout will require upgrading the existing storm inlets to current Town standards.

   Responses: Noted. Bulb-out shown at corner of Glenwood and Pearl.

9. The proposed location of the transformer is not preferred. Adjusting materials to minimize clearances and incorporate screening.

   Responses: The transformer and meters have been relocated to the west along the alley. They layout of the transformers and vault have been reviewed by LVE.

10. Bury the overhead utilities if there is not adequate clearance to the building. Raising the power is not an acceptable alternative.

    Responses: Power is shown buried

Grading and Site Plan Comments:

11. Provide conceptual grading plans showing running slopes and cross slopes of sidewalks, identify accessible routes, and parking areas, snow storage, and surface drainage slopes.

    Responses: Grading plan (draft) provided. No grading proposed on adjacent properties.

12. Show how new building and grading within private property will tie into the public right-of-way. Do not use sidewalk/buffer area to make up grading for private project. Include profile drawing(s) of existing and proposed top back of curb, flowline, and back of sidewalk.

    Responses: Grading plan (draft) provided. No grading proposed on adjacent properties.

13.

    Responses: No comment was provided.

14. Resolution 09-25: Provide parking plans in conformance with underground parking regulations, including dimensions of parking and ADA access requirements.

    Responses: The project is required to provide a total of 34 parking stalls. The retail areas require seven (7) stalls and the residential units require 27 stalls. The required parking is split between the underground parking garage and at grade parking.

    The underground parking garage has twenty-six (26) parking stalls with one (1) ADA stall, two (2) EVSE installed stalls, and 11 stalls capable of EVSE will be provided.

    At grade there are three (3) parallel parking stalls along West Pearl Ave., five (5) parallel parking stalls along S Glenwood St., and one (1) ADA van accessible stall off the alley.

    In total, 35 parking stalls will be provided. Parking calculations are located on sheet A100. The parking layout is shown on sheets A100 and A101.

15. Title 12.24.030 - .040 and LDR 5.5: Provide Landscape plans. Trees need to meet setbacks of property lines and utilities, with exception for street trees in the buffer.

    Responses: Tree locations and selections have been provided in the landscape drawings.

16. Provide existing and proposed cross sections of the Pearl and Glenwood right of ways and pedestrian frontages. Proposed sections and frontages should conform with the Community Streets plan.

Responses: Cross sections have been provided.

17. 7.6.3.H.1.a : Provide for alley regrading and paving to accommodate the project. Provide curb as necessary to control runoff and provide a buffer for the building.

    Responses: No curb & gutter at alley. It is difficult to match grades at the perimeters with a curb and gutter plan. Alley pavement shown in civil drawings.

18. Provide the LDR required pedestrian frontages. Coordinate with Town staff where LDRs and Community Streets plans conflict.

    Responses: Sidewalk shown along Glenwood St frontage. Boardwalk shown along Pearl St frontage where under cover.

19. Relocate and Re-install streetlight on S Glenwood with current Town Standard street light.

    Responses: Street light at alley entrance shown. Street light shown at corner of Glenwood and Pearl.

20. Show conformance with sight triangle requirements.

    Responses: 15 foot sight triangles have been provided at the street bulbout and access to the alley from Glenwood Dr. Civil to provide. See sheet AS100 and civil plans.

21. Plan on 5-foot minimum asphalt patch adjacent to new/replacement curbs in street, and for utility excavations. For the bulbout pavement replacement to the centerline is to be expected.

    Responses: Noted.

22. Show sidewalk/curb improvements at alley crossing and proposed improvements of sidewalk/curb along Pearl Ave. and S. Glenwood St.

    Responses: Drawings show all work proposed in TOJ rights-of-way.

23. Show all encroachments into the Towns right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc. Minimize encroachments to those required by the LDRs. Nested awning above the covered sidewalk will be considered.

    Responses: Canopy encroachment drawings have been included.

24. Garage door requires staging/queueing in PROW which is not allowed. Need to provide a space within private property to queue vehicle while garage door cycles.

    Responses: The garage door has moved 21’ to the south to provide for queueing.

25. Bulb-outs should have smooth curves/radiuses, not angles, generally conforming with the Community Streets Plan. Extend of bulbouts should provide for the no parking area at intersections.

Use the bulbout to set the elevations of the building, or verify that building elevations allow the bulbout to tie into existing street grades.

Responses: Bulb-out shown at corner of Glenwood and Pearl.

26. Show property lines on all plan sheets and clearance heights on elevation drawings.

    Responses: The property lines are shown all overall floor plans. Elevation markers with heights are shown on sheet A202.

27. Covered sidewalk requires continuous canopy along Pearl Ave. frontage. Preference is for continuous covered sidewalk on both Pearl and Glenwood to minimize snow removal, provide lighting, protection from the elements, street signage mounting, continuity with adjacent properties. Do not provide street trees where covered sidewalk is provided

    Responses: A continuous canopy is provided along Pearl Ave. See building elevations.

28. Historic policy for boardwalk: if boardwalk is re-installed then it will need to be maintained by the owner as provided for in a development agreement. Towns preference is to replace with concrete sidewalk.

    Responses: Concrete sidewalk with wood stamp will be provided along West Pearl Ave.

29. 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.
    a. NOTE: Expect that the historic structures will have a stay of demolition requested by the historic preservation board.

    Responses: Noted.

30. Shoring agreement if encroaches into the PROW. Provide shoring plans / location with Development Plan if known.

    Responses: Shoring will not encroach into the PROW.

31. Clarify how the bollards in front of the trash and recycling work.

    Responses: There are no bollards located in front of the trash and recycling dumpsters. Instead a gate has been provided.

LDR Compliance

LDR COMPLIANCE

PROJECT INFORAMTION

Lot 11, BLK 2, Wort-1
PIDN: 22-41-16-33-1-02-007
145 W PEARL AVENUE
JACKSON, WY 83001
LOT SIZE: 0.17 ACRES (7M405.2 SF)

Lot 12, BLK 2, Wort-1
PIDN: 22-41-16-33-1-02-008
65 S GLENWOOD STREET
JACKSON, WY 83001
LOT SIZE: 0.17 ACRES (7M405.2 SF)

2.2.15. DC-2: DOWNTOWN CORE -2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec. 9.4.8)				
General	**Source**	**Notes**	**Proposed**	**Complies**
Primary street setback range (min-max)	ToJ LDR Section 2.2.15.B.1	0'—5'	0'—5'	Yes
Secondary street setback range (min-max)	ToJ LDR Section 2.2.15.B.1	0'—5'	0'—5'	Yes
Side interior (min)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Rear (min)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Abutting protected zone (min)	ToJ LDR Section 2.2.15.B.1	10'		n/a
Landscaping (Sec. 5.5)				
Landscape surface ratio (min)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Plant units (min)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.15.B.1	4'		n/a
Height in rear yard (max)	ToJ LDR Section 2.2.15.B.1	6'		n/a

Setback from pedestrian frontage (min)	ToJ LDR Section 2.2.15.B.1	1'		n/a
Setback from side or rear lot line (min)	ToJ LDR Section 2.2.15.B.1	0'	0'	n/a
Parking Setbacks (Sec. 9.4.8)				
Primary street, above ground (min)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, surface parking (min)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, tuckunder, enclosed, or structured parking screened by bldg. (min)	ToJ LDR Section 2.2.15.B.1	0'	0'	Yes. Undergound parking is provided.
Access				
Curb cut width (max)	ToJ LDR Section 2.2.15.B.1	24'	24'	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11)				
Width of ground and 2nd story in primary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Width of ground and 2nd story in secondary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min)	ToJ LDR Section 2.2.15.B.2	40%		Yes
Length from street corner (min)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Maximum street facade width	ToJ LDR Section 2.2.15.B.2	200'		Yes

Maximum combined street facade width (corner lot)	ToJ LDR Section 2.2.15.B.2	300'		Yes
Building Height (Sec. 9.4.9)				
Height (max) if roof pitch < 5/12	ToJ LDR Section 2.2.15.B.2	42'	42'	Yes
Stories (max)	ToJ LDR Section 2.2.15.B.2	3	3	Yes
Height (min) in any street setback range	ToJ LDR Section 2.2.15.B.2	16'	22'	Yes
Building Stepback (Sec. 9.4.12)				
Stepback for any 3rd story street facade or street facade over 30' (min)	ToJ LDR Section 2.2.15.B.2	20'	20'	Yes
Encroachment in stepback (max % of overall facade width)	ToJ LDR Section 2.2.15.B.2	40%	40%	Yes
A building with only residential use that has at least 4 units is exempt from the stepback requirement	ToJ LDR Section 2.2.15.B.2			n/a
Scale Development				
Floor area ratio (FAR max) (E.3)	ToJ LDR Section 2.2.15.B.2	1.3	(0.344 ACRES) 14,976 SF * 1.3 = **19,469 SF**	Yes
Deed restricted housing exemption	ToJ LDR Section 2.2.15.B.2			n/a
Workforce housing floor area bonus	ToJ LDR Section 2.2.15.B.2	2:1	5,494 SF * 2 = **10,988 SF**	Yes
Maximum individual building size (general) (E.4 & E.5)	ToJ LDR Section 2.2.15.B.2	40,000 SF	35,957 SF	Yes

3. Form Standards				
Pedestrian Frontage				
Covered walkway	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.C.1	Pearl Ave.	Yes
Trees in grates	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.C.1	Glendwood St.	Yes.
Building Frontage				
Shopfront	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.D.2		n/a
Residential	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.D.4	9'-0"	Yes
Lodging	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.D.5		n/a
Parking Type Options				
On-street parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.1	Yes	Yes
Surface parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.2		n/a
Enclosed parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.3		n/a
Tuck-Under parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.4		n/a
Structured parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.5		n/a
Underground parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.6	Yes	Yes
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.15.B.4	20'		n/a
Flat Creek north of Hansen Ave.	ToJ LDR Section 2.2.15.B.4	25'		n/a
Flat Creek south of Hansen Ave.	ToJ LDR Section 2.2.15.B.4	50'		n/a
Wetland	ToJ LDR Section 2.2.15.B.4	30'		n/a
Irrigation Ditch Setback (min) (Sec 7.7.4.D)				
Irrigation Ditch	ToJ LDR Section 2.2.15.B.4	15'		n/a
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1)				
Light trespass is prohibited.	ToJ LDR Section 2.2.15.B.5			Yes

All lights over 600 lumens shall be fully shielded.	ToJ LDR Section 2.2.15.B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.15.B.5	3	TBD	Yes
Lumens per acre of site development (max)	ToJ LDR Section 2.2.15.B.5			Yes
All fixtures		50,000		Yes
Unshielded fixtures		2,000		Yes
Light Color	ToJ LDR Section 2.2.15.B.5	≤3000 Kelvin		Yes
6. Natural Hazards to Avoid				
Steep Slopes (Sec 5.4.2)				
Development prohibited Slopes	ToJ LDR Section 2.2.15.B.6	> 25%		n/a
Hillside CUP required	ToJ LDR Section 2.2.15.B.6	Parcel with average cross-slope ≥10%		n/a
Areas of Unstable Soils (Sec 5.4.2)				
Fault Area (Sec 5.4.2)				
Floodplains (Sec 5.4.2)				
Wildland Urban Interface (Sec 5.4.2)				
7. Signs (nonresidential) (Division 5.6)				
Number of Signs (max)	ToJ LDR Section 2.2.15.B.7	3 per business per frontage	TBD	TBD
Background Color	ToJ LDR Section 2.2.15.B.7	No white or yellow	TBD	Yes
Sign Area				
Total sign area (max) facade width up to 150 sf	ToJ LDR Section 2.2.15.B.7	3 sf per ft of street	TBD	Yes
Penalty and freestanding sign	ToJ LDR Section 2.2.15.B.7	10% per projecting		n/a
Sign Type Standards				
Canopy sign	ToJ LDR Section 2.2.15.B.7			
Clearance (min)		7' 6" from average grade		
Setback (min)		18" from back of curb		

Freestanding sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)		6'		
Setback (min)		5'		
Projecting Sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)		24' above grade		
Clearance (min)		7'-6" from average grade		
Setback (min)		18" from back of curb		
Wall Sign	ToJ LDR Section 2.2.15.B.7			TBD
Window Sign	ToJ LDR Section 2.2.15.B.7			TBD
Window surface coverage (max)		25% up to 16 SF		
Temporary Signs	ToJ LDR Section 2.2.15.B.7	See Section 5.6.1		TBD
8. Grading, Erosion Control, Stormwater				
Grading (Sec 5.7.2)				
Erosion Control (Sec 5.7.3)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.15.B.8			Yes
Stormwater Management (Sec 5.7.4)				
No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.15.B.8			Yes

10. Physical Development Permits Required							
Physical Development	**Sketch Plan (Sec 8.3.1)**	**Developme nt Plan (Sec 8.3.3)**	**Building Permit (Sec 8.3.3)**	**DRC Review (Sec 8.2.6)**	**Sign Permit (Sec 8.3.5)**	**Grading Permit (Sec 8.3.4)**	**Floodplain Permit**
< 39,000 SF	n/a	x	x	x		Sec 5.7.1	n/a
Sign					x		

1. Allowed Uses				2. Use Requirements	
Use	**Permit**	**Individual Use (max)**	**Density (max)**	**Parking (min) (Division 6.2)**	**Affordable Workforce Housing Units (min) (Division 6.3)**
Residential					
Apartment (6.1.4.D)	B	8,000 sf habitable excluding	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.000017* sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Lodging					
Short-Term Rental Units (6.1.5.C)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.102 * rooms
Commercial Uses					
Retail (6.1.6.C)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000216 * sf

Drawings

Architectural Drawings

WEST PEARL AVENUE CONDOS - EAST

Axis Architects

© COPYRIGHT 2020 AXIS ARCHITECTS

WEST PEARL AVENUE CONDOS - PERSPECTIVE - NORTH EAST

Axis Architects

© COPYRIGHT 2020 AXIS ARCHITECTS

WEST PEARL AVENUE CONDOS - SOUTH

Axis Architects

© COPYRIGHT 2020 AXIS ARCHITECTS

WEST PEARL AVENUE CONDOS - PERSPECTIVE - SOUTH WEST

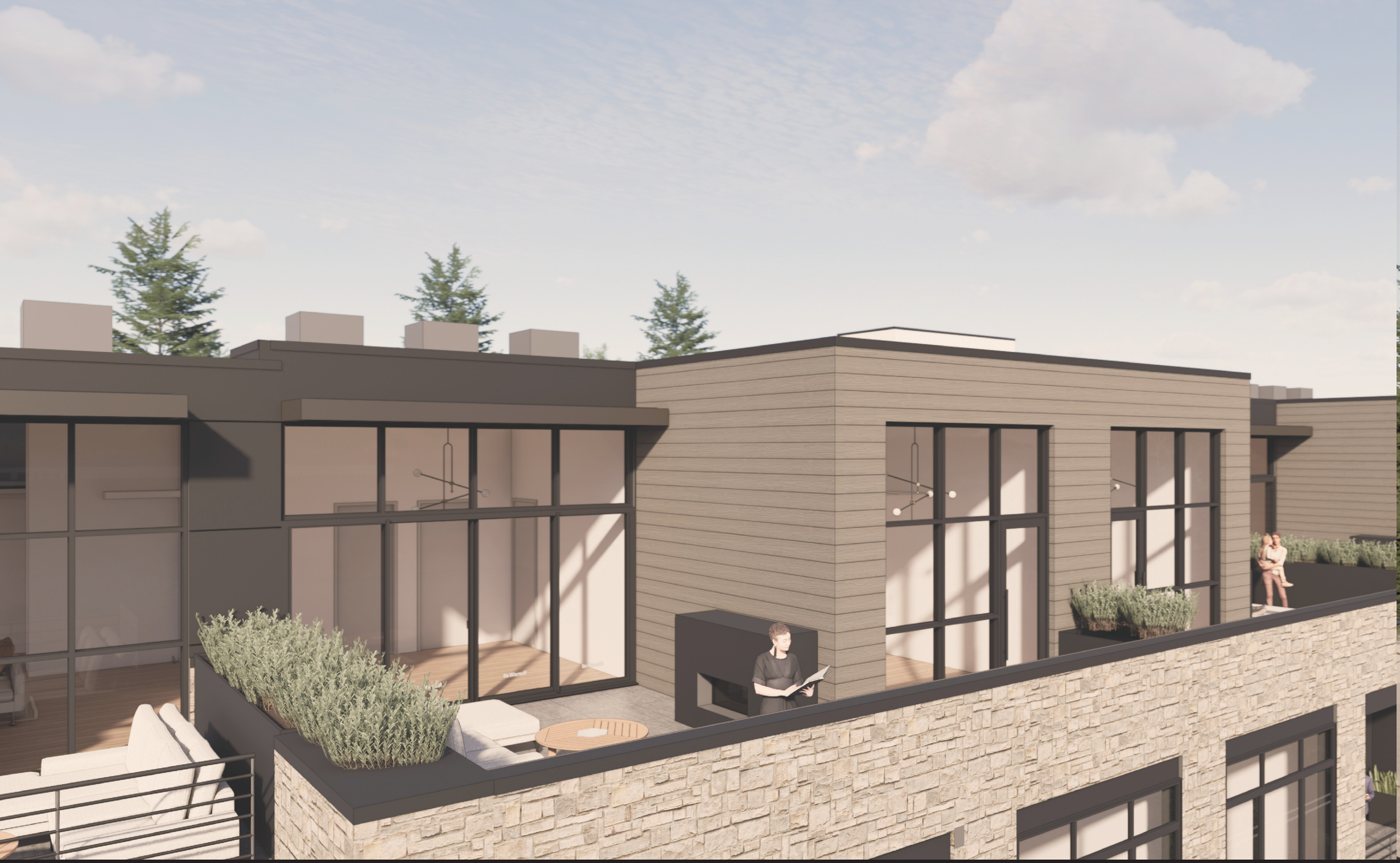
Axis Architects

© COPYRIGHT 2020 AXIS ARCHITECTS

WEST PEARL AVENUE CONDOS - RENDERINGS

Axis Architects

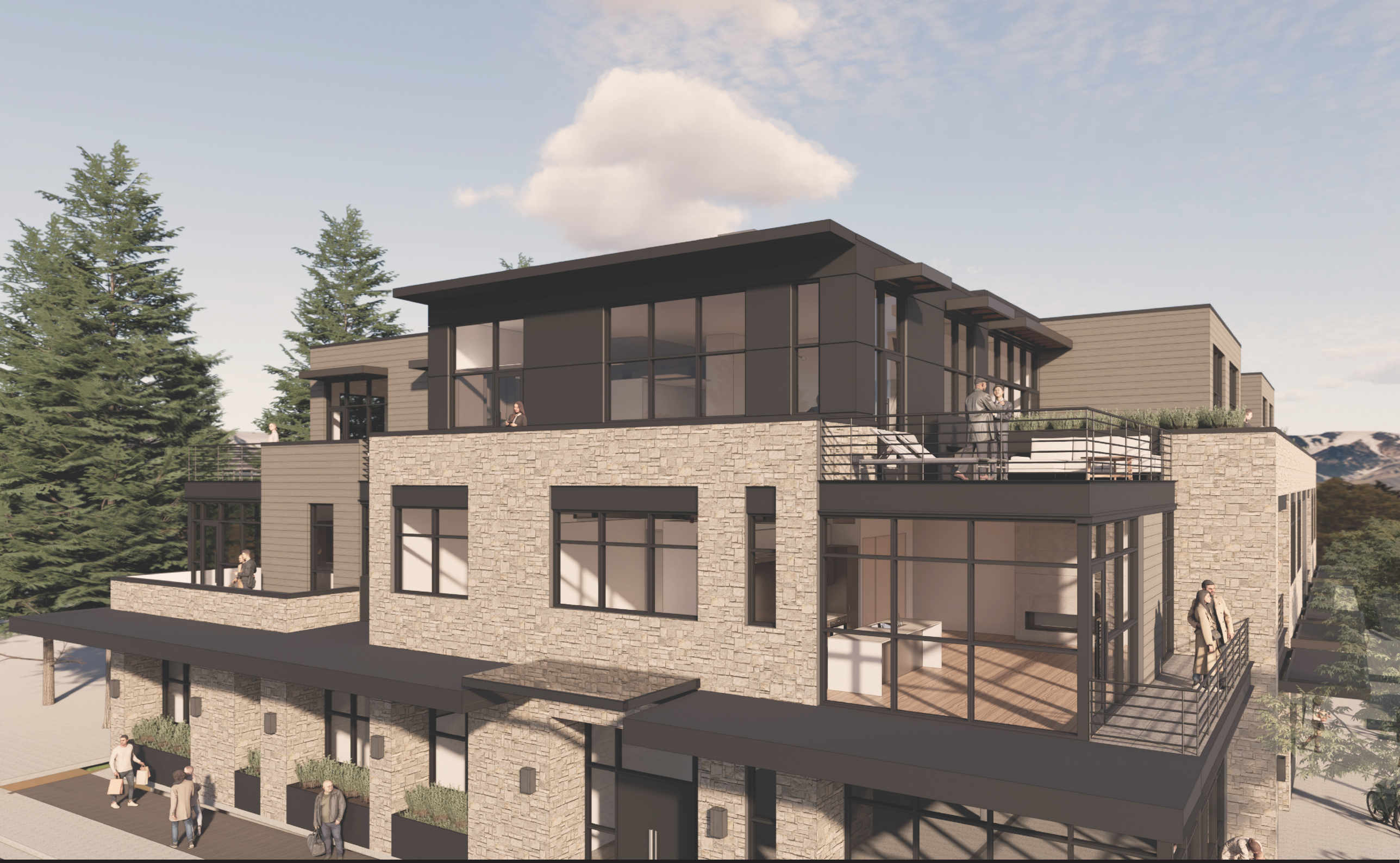
© COPYRIGHT 2020 AXIS ARCHITECTS



WEST PEARL AVENUE CONDOS - RENDERINGS

Axis Architects

© COPYRIGHT 2019 AXIS ARCHITECTS



WEST PEARL AVENUE CONDOS - RENDERINGS

Axis Architects

© COPYRIGHT 2020 AXIS ARCHITECTS

WEST PEARL AVENUE CONDOS - RENDERINGS

Axis Architects

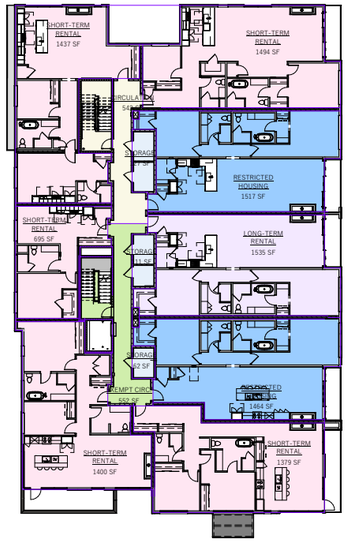
© COPYRIGHT 2019 AXIS ARCHITECTS

WEST PEARL AVENUE CONDOS - RENDERINGS

Axis Architects

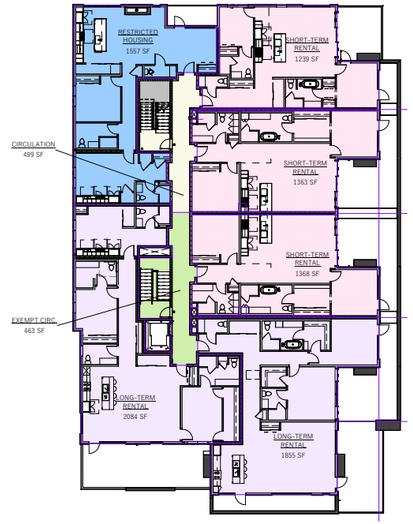
© COPYRIGHT 2020 AXIS ARCHITECTS

2ND FLOOR CIRCULATION:
50% (552 SF) EXEMPT & STAIR 1
B/C 4 OUT OF 8 UNITS ARE FROM THE 2:1 CALCULATIONS



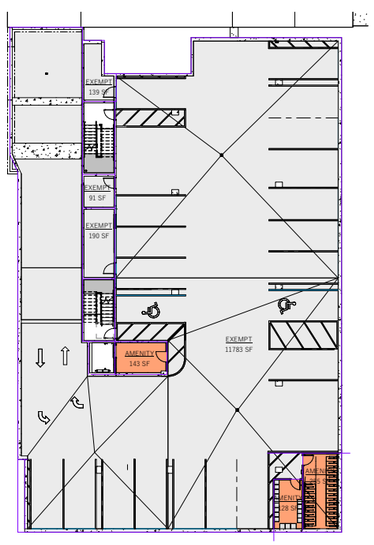
2 2ND FLOOR - COLOR PLAN
1/16" = 1'-0"

3RD FLOOR CIRCULATION:
50% (463 SF) EXEMPT & STAIR 1
B/C 3 OUT OF 6 UNITS ARE FROM THE 2:1 CALCULATIONS

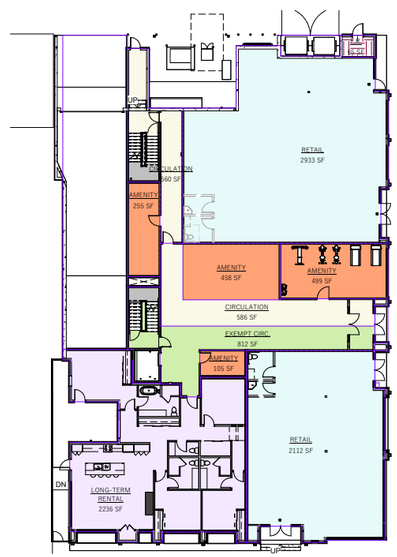


3 3RD FLOOR - COLOR PLAN
1/16" = 1'-0"

1ST FLOOR CIRCULATION:
50% (812 SF) EXEMPT & STAIR 1
B/C HALF OF THE UNITS ON UPPER LEVELS ARE FROM THE 2:1 CALCULATIONS



0 GARAGE FLOOR - COLOR PLAN
1/16" = 1'-0"



1 1ST FLOOR - COLOR PLAN
1/16" = 1'-0"

AREA BREAKDOWN

ALLOWED FAR

MAX SQUARE FOOTAGE ALLOWED:	(PER ZONING ORDINANCE 2.2.15.B.2)	40,000 SF
NOTE: TO SKIP SKETCH PLAN REVIEW PER SECTION 2.2.15.B.10 BUILDING MAX SQUARE FOOTAGE SHOULD NOT EXCEED		39,000 SF
LOT AREA:	14,976 SF; 0.344 ACRE	
ALLOWED AREA PER FAR:	(PER ZONING ORDINANCE 2.2.15) LOT AREA x 1.3 = 14,976 SF x 1.3	19,469 SF
RESTRICTED HOUSING ALLOWED:		6,510 SF
ALLOWED 2:1 BONUS:	(PER ZONING ORDINANCE 7.8.4) RESTRICTED HOUSING PROVIDED x 2 = 6,510 SF * 2	13,020 SF
TOTAL ALLOWED FAR:		**38,999 SF**

PROVIDED FAR

UTILIZATION OF BASE FAR: (SHORT-TERM + RETAIL + CIRCULATION + AMENITY)	18,989 SF
RESTRICTED HOUSING PROVIDED:	4,538 SF
2:1 BONUS PROVIDED: (4,538 SF X 2 = 9,076 SF, HOWEVER ONLY 7,709 SF IS USED)	7,709 SF
TOTAL AREA ABOVE GRADE:	**31,236 SF***

*SEE AREA BREAKDOWN

DIV. 7.8.4. WORKFORCE HOUSING (DEED RESTRICTED) - EXEMPT	N/A

AREA BREAKDOWN

2,188 SF	CIRCULATION
1,317 SF	AMENITY (ABOVE GRADE)
5,045 SF	RETAIL
7,709 SF	LONG-TERM RENTAL 2:1 BONUS
4,538 SF	RESTRICTED HOUSING
10,374 SF	SHORT-TERM RENTAL
65 SF	F.R. (FIRE RISER)
31,236 SF	**TOTAL AREA ABOVE GRADE**
526 SF	EXEMPT - AMENITY (BELOW GRADE)
12,203 SF	EXEMPT - BELOW GRADE PARKING (PER ZONING ORDINANCE 2.2.15.E.4 & .5)
304 SF	EXEMPT - STORAGE
1,827 SF	EXEMPT - CIRCULATION (2:1)
14,860 SF	**TOTAL EXEMPT AREA**
46,096 SF	**GRAND TOTAL AREA** (INCLUDING PARKING GARAGE)

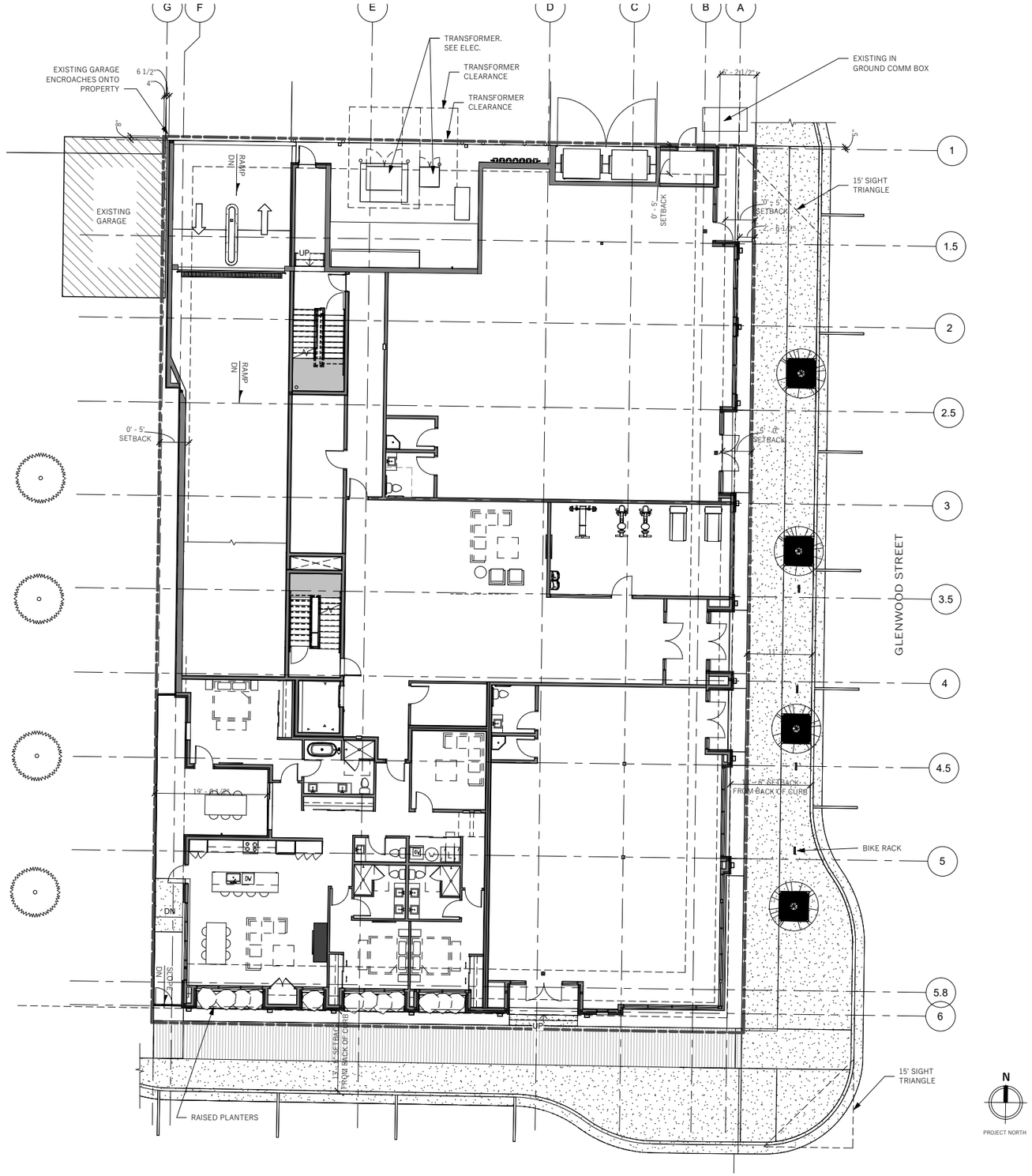
HOUSING REQUIREMENTS & BREAKDOWN

EXISTING WORKFORCE HOUSING CREDIT:	2,853
REQUIRED AFFORDABLE HOUSING UNIT:	0*
*NO AFFORDABLE HOUSING IS REQUIRED	
SHORT-TERM RENTAL UNITS	
1 BEDROOM + DEN	2
2 BEDROOM	4
LONG-TERM RENTAL UNITS	
1 BEDROOM + DEN	2
2 BEDROOM	1
3 BEDROOM	1
3 BEDROOM + DEN	1
RESTRICTED HOUSING UNITS	
1 BEDROOM	1
1 BEDROOM + DEN	1
2 BEDROOM	2
TOTAL # OF UNITS:	15

WEST PEARL AVENUE CONDOS - FAR COLOR PLANS

Axis Architects

© COPYRIGHT 2019 AXIS ARCHITECTS



LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES
- MAJOR EXISTING TOPOGRAPHY
- MINOR EXISTING TOPOGRAPHY
- MAJOR PROPOSED TOPOGRAPHY
- MINOR PROPOSED TOPOGRAPHY

ZONING INFO

PARCEL #:22-41-16-33-1-02-008 & 22-41-16-31-1-02-007

ZONING DISTRICT: DOWNTOWN CORE-2 (DC-2)

OVERLAY DISTRICT:	N/A
MAX. HEIGHT:	42'
MAXIMUM STREET FAÇADE WIDTH:	200'
MAXIMUM COMBINED STREET FAÇADE (CORNER LOT):	300'
SETBACKS:	
PRIMARY STREET:	0-5'
SECONDARY STREET:	0-5'
SIDE INTERIOR:	0-5'
REAR:	0-5'
PARKING (STRUCTURED):	0'
STORIES (MAX):	3
BUILDING STEPBACK:	
3RD STORY:	20'
MAXIMUM BUILDING SIZE:	40,000 SF
FAR AREA BREAKDOWN:	SEE SHEET GI120
BICYCLE PARKING:	SEE SHEET A100
VEHICLE PARKING:	SEE SHEET A100

WEST PEARL AVENUE CONDOS - SITE PLAN

Axis Architects

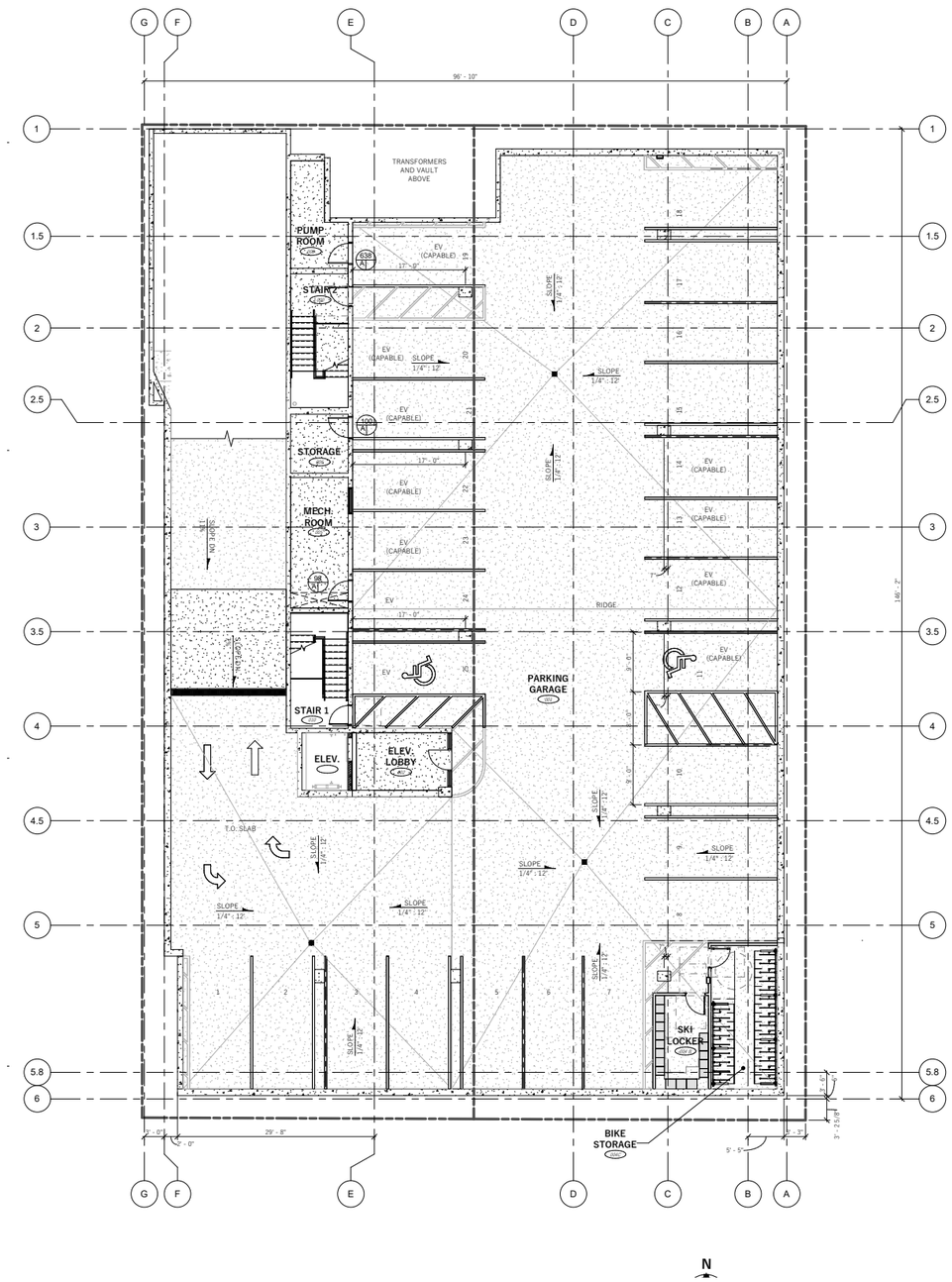
© COPYRIGHT 2020 AXIS ARCHITECTS

GLENWOOD STREET ELEVATION

WEST PEARL AVE STREET ELEVATION

Axis Architects
© COPYRIGHT 2019 AXIS ARCHITECTS

GARAGE LEVEL



N

PARKING CALCULATIONS

PARKING STALLS PROVIDED:

REQUIRED:

RETAIL:	2.25/1000 SF	11.35 STALLS
RESIDENTIAL:		
1 BED (1/DU)		6 STALLS
2+ BED (1.5/DU)		13.5 STALLS
TOTAL		≈ **31** STALLS

EV STALLS REQUIRED

5% INSTALLED	2 STALLS
30% CAPABLE	10 STALLS

PROVIDED:

8 PARALLEL STALLS
25 STALLS @ GARAGE
1 ADA VAN PARKING
2 EV STALLS
1 ADA PARKING

TOTAL: **33** PARKING STALLS PROVIDED

BIKE PARKING

REQUIRED:

RESIDENTIAL:	0.75 / BED	19.5
RETAIL:	1 / 1100 SF	4.6
SHORT-TERM (70%)	4	
LONG-TERM (30%)	1	
TOTAL:		≈ **25**

PROVIDED:

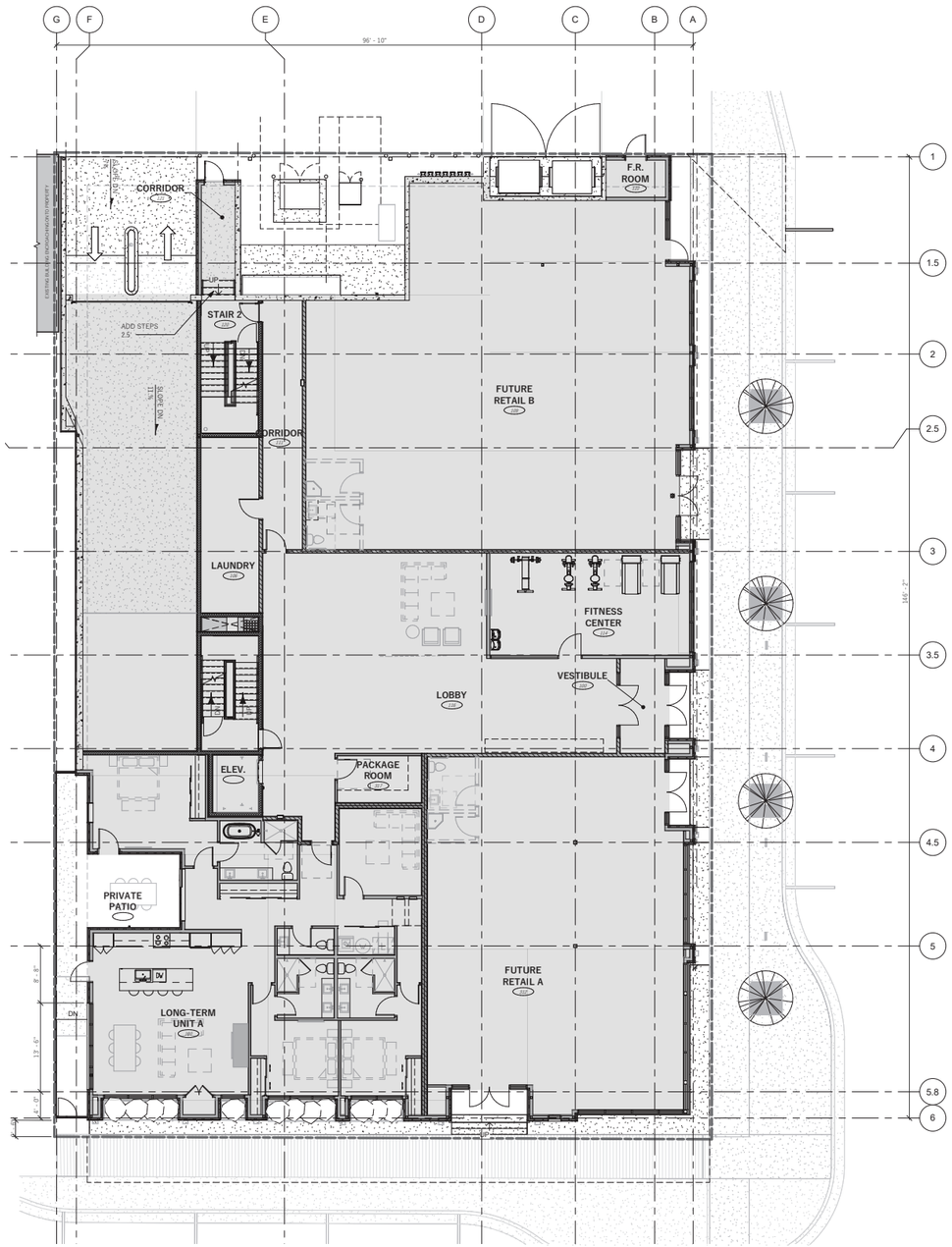
GARAGE LEVEL:	24
GROUND LEVEL:	08

TOTAL: **32** BIKE PARKING PROVIDED

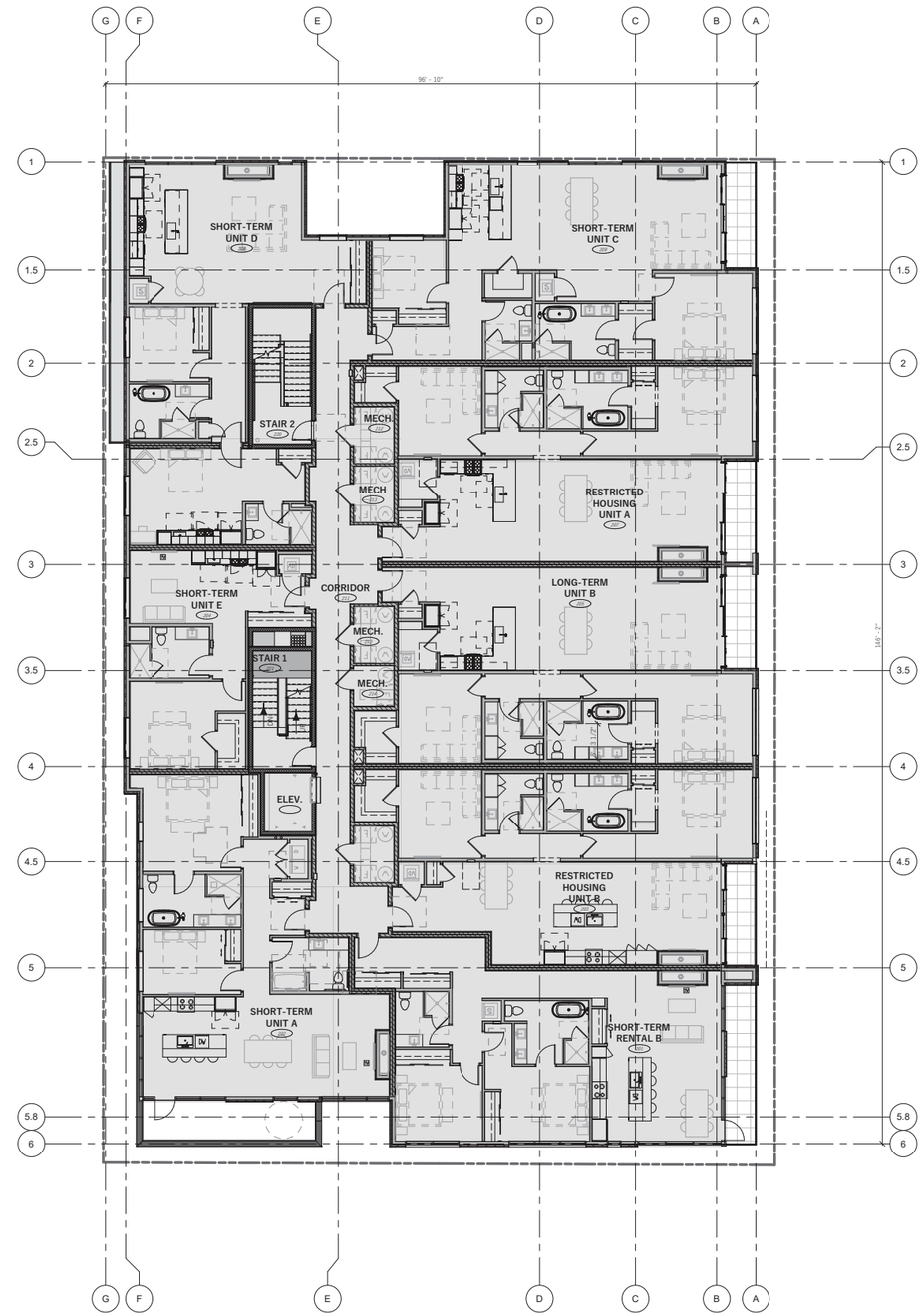
SKI LOCKERS
PROVIDED: **17**

Axis Architects
© COPYRIGHT 2020 AXIS ARCHITECTS

FIRST LEVEL



SECOND LEVEL

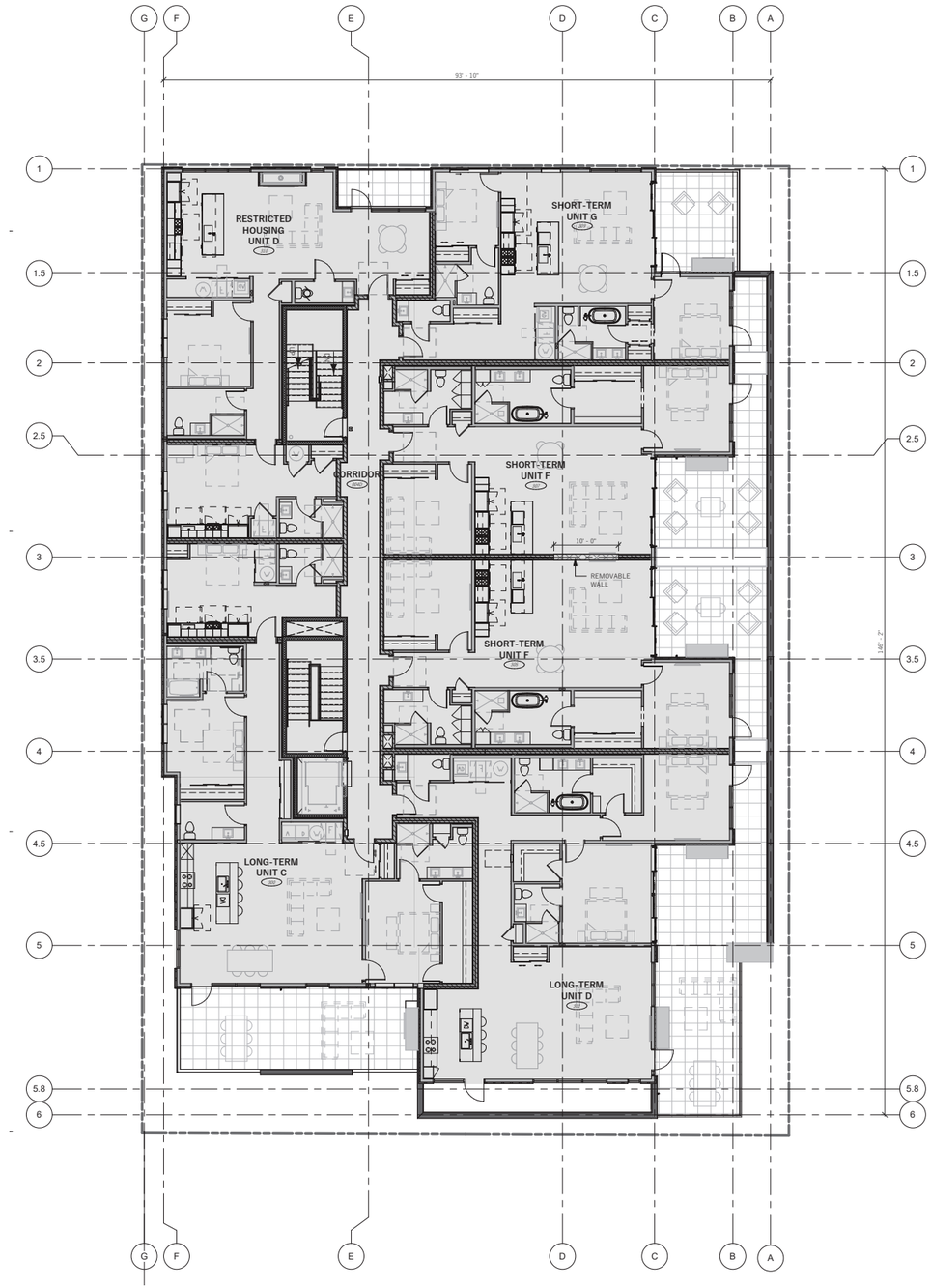


WEST PEARL AVENUE CONDOS - FLOOR PLANS

Axis Architects

© COPYRIGHT 2019 AXIS ARCHITECTS

THIRD LEVEL



Axis Architects

© COPYRIGHT 2020 AXIS ARCHITECTS

OPENING PERCENTAGE TABLE - EAST ELEV.

LEVEL 1 (30' OR GREATER TO MIDDLE OF STREET)		LEVEL 2 (30' OR GREATER TO MIDDLE OF STREET)		LEVEL 3 (30' OR GREATER TO MIDDLE OF STREET)	
WALL:	2235 SF	WALL:	1790 SF	WALL:	2165 SF
OPENING:	1261 SF	OPENING:	949 SF	OPENING:	1268 SF
MAX % ALLOWED:	NO LIMIT	MAX % ALLOWED:	NO LIMIT	MAX % ALLOWED:	NO LIMIT
PROVIDED:	56.4%	PROVIDED:	53.0%	PROVIDED:	58.6%

EXTERIOR FINISHES

AS PER JACKSON'S TOWN DESIGN GUIDELINES, AREA 2 DESIGN 1.27 (PAGE 21)
25% OF THE EXTERIOR FACADE CAN BE METAL.

EAST FACADE

OVERALL AREA:	6,168 SF
ALLOWED METAL:	1,542 SF
PROVIDED METAL:	1,369 SF

SOUTH FACADE

OVERALL AREA:	3,869 SF
ALLOWED METAL:	967 SF
PROVIDED METAL:	844 SF

ELEVATION COLOR LEGEND

- HORIZONTAL WOOD SIDING
- CEMENTITIOUS STUCCO
- THIN STONE VENEER
- BRAKE METAL TO MATCH WINDOW MULLIONS
- ARCHITECTURAL CONCRETE

EAST ELEVATION

Axis Architects

© COPYRIGHT 2019 AXIS ARCHITECTS

OPENING PERCENTAGE TABLE - SOUTH ELEV.

LEVEL 1 (30' OR GREATER TO MIDDLE OF STREET)		LEVEL 2 (30' OR GREATER TO MIDDLE OF STREET)		LEVEL 3 (30' OR GREATER TO MIDDLE OF STREET)	
WALL:	1422 SF	WALL:	1137 SF	WALL:	1355SF
OPENING:	610 SF	OPENING:	505 SF	OPENING:	486 SF
MAX % ALLOWED:	NO LIMIT	MAX % ALLOWED:	NO LIMIT	MAX % ALLOWED:	NO LIMIT
PROVIDED:	42.9%	PROVIDED:	44.4%	PROVIDED:	35.9%

EXTERIOR FINISHES

AS PER JACKSON'S TOWN DESIGN GUIDELINES, AREA 2 DESIGN 1.27 (PAGE 21)
25% OF THE EXTERIOR FACADE CAN BE METAL.

EAST FACADE

OVERALL AREA:	6,168 SF
ALLOWED METAL:	1,542 SF
PROVIDED METAL:	1,369 SF

SOUTH FACADE

OVERALL AREA:	3,869 SF
ALLOWED METAL:	967 SF
PROVIDED METAL:	844 SF

ELEVATION COLOR LEGEND

- HORIZONTAL WOOD SIDING
- CEMENTITIOUS STUCCO
- THIN STONE VENEER
- BRAKE METAL TO MATCH WINDOW MULLIONS
- ARCHITECTURAL CONCRETE

SOUTH ELEVATION

Axis Architects
© COPYRIGHT 2020 AXIS ARCHITECTS

OPENING PERCENTAGE TABLE - WEST ELEV.

LEVEL 1 (0' to 3' & 3' TO 5' PROPERTY LINE)

WALL:	1321 SF
OPENING:	0 SF
MAX % ALLOWED:	NOT PERMITTED AND 15%
PROVIDED:	0%

LEVEL 2 (3' TO 5' PROPERTY LINE)

WALL:	1226 SF
OPENING:	138 SF
MAX % ALLOWED:	15%
PROVIDED:	11%

LEVEL 3 (3' TO 5' PROPERTY LINE)

WALL:	1297 SF
OPENING:	192 SF
MAX % ALLOWED:	15%
PROVIDED:	15%

LEVEL 1 (5' TO 10' PROPERTY LINE)

WALL:	736 SF
OPENING:	154 SF
MAX % ALLOWED:	25%
PROVIDED:	21%

LEVEL 2 (5' TO 10' PROPERTY LINE)

WALL:	684 SF
OPENING:	165 SF
MAX % ALLOWED:	25%
PROVIDED:	24%

LEVEL 3 (5' TO 10' PROPERTY LINE)

WALL:	663 SF
OPENING:	78 SF
MAX % ALLOWED:	25%
PROVIDED:	12%

LEVEL 1 (15' TO 20' PROPERTY LINE)

WALL:	132 SF
OPENING:	88 SF
MAX % ALLOWED:	75%
PROVIDED:	66%

EXTERIOR FINISHES

AS PER JACKSON'S TOWN DESIGN GUIDELINES, AREA 2 DESIGN 1.27 (PAGE 21)
25% OF THE EXTERIOR FACADE CAN BE METAL.

EAST FACADE

OVERALL AREA:	6,168 SF
ALLOWED METAL:	1,542 SF
PROVIDED METAL:	1,369 SF

SOUTH FACADE

OVERALL AREA:	3,869 SF
ALLOWED METAL:	967 SF
PROVIDED METAL:	844 SF

ELEVATION COLOR LEGEND

- HORIZONTAL WOOD SIDING
- CEMENTITIOUS STUCCO
- THIN STONE VENEER
- BRAKE METAL TO MATCH WINDOW MULLIONS
- ARCHITECTURAL CONCRETE

WEST ELEVATION

Axis Architects

© COPYRIGHT 2019 AXIS ARCHITECTS

OPENING PERCENTAGE TABLE - NORTH ELEV.

LEVEL 1 (10' TO 15' TO MIDDLE OF ALLEY)

WALL:	244 SF
OPENING:	24 SF
MAX % ALLOWED:	45%
PROVIDED:	9.8%

LEVEL 1 (15' TO 20' TO MIDDLE OF ALLEY)

WALL:	260 SF
OPENING:	32 SF
MAX % ALLOWED:	75%
PROVIDED:	12.3%

LEVEL 1 (30' OR GREATER TO MIDDLE OF ALLEY)

WALL:	807 SF
OPENING:	170 SF
MAX % ALLOWED:	NO LIMIT
PROVIDED:	21.1%

LEVEL 2 (15' TO 20' TO MIDDLE OF ALLEY)

WALL:	930 SF
OPENING:	298 SF
MAX % ALLOWED:	45%
PROVIDED:	36.3%

LEVEL 2 (30' OR GREATER TO MIDDLE OF ALLEY)

WALL:	227 SF
OPENING:	22.6 SF
MAX % ALLOWED:	NO LIMIT
PROVIDED:	10%

LEVEL 3 (15' TO 20' TO MIDDLE OF ALLEY)

WALL:	915 SF
OPENING:	344 SF
MAX % ALLOWED:	45%
PROVIDED:	37.6%

LEVEL 1 (15' TO 20' TO MIDDLE OF ALLEY)

WALL:	196 SF
OPENING:	128 SF
MAX % ALLOWED:	75%
PROVIDED:	65.3%

LEVEL 3 (30' OR GREATER TO MIDDLE OF ALLEY)

WALL:	236 SF
OPENING:	20 SF
MAX % ALLOWED:	NO LIMIT
PROVIDED:	8.5%

EXTERIOR FINISHES

AS PER JACKSON'S TOWN DESIGN GUIDELINES, AREA 2 DESIGN 1.27 (PAGE 21)
25% OF THE EXTERIOR FACADE CAN BE METAL.

EAST FACADE

OVERALL AREA:	6,168 SF
ALLOWED METAL:	1,542 SF
PROVIDED METAL:	1,369 SF

SOUTH FACADE

OVERALL AREA:	3,869 SF
ALLOWED METAL:	967 SF
PROVIDED METAL:	844 SF

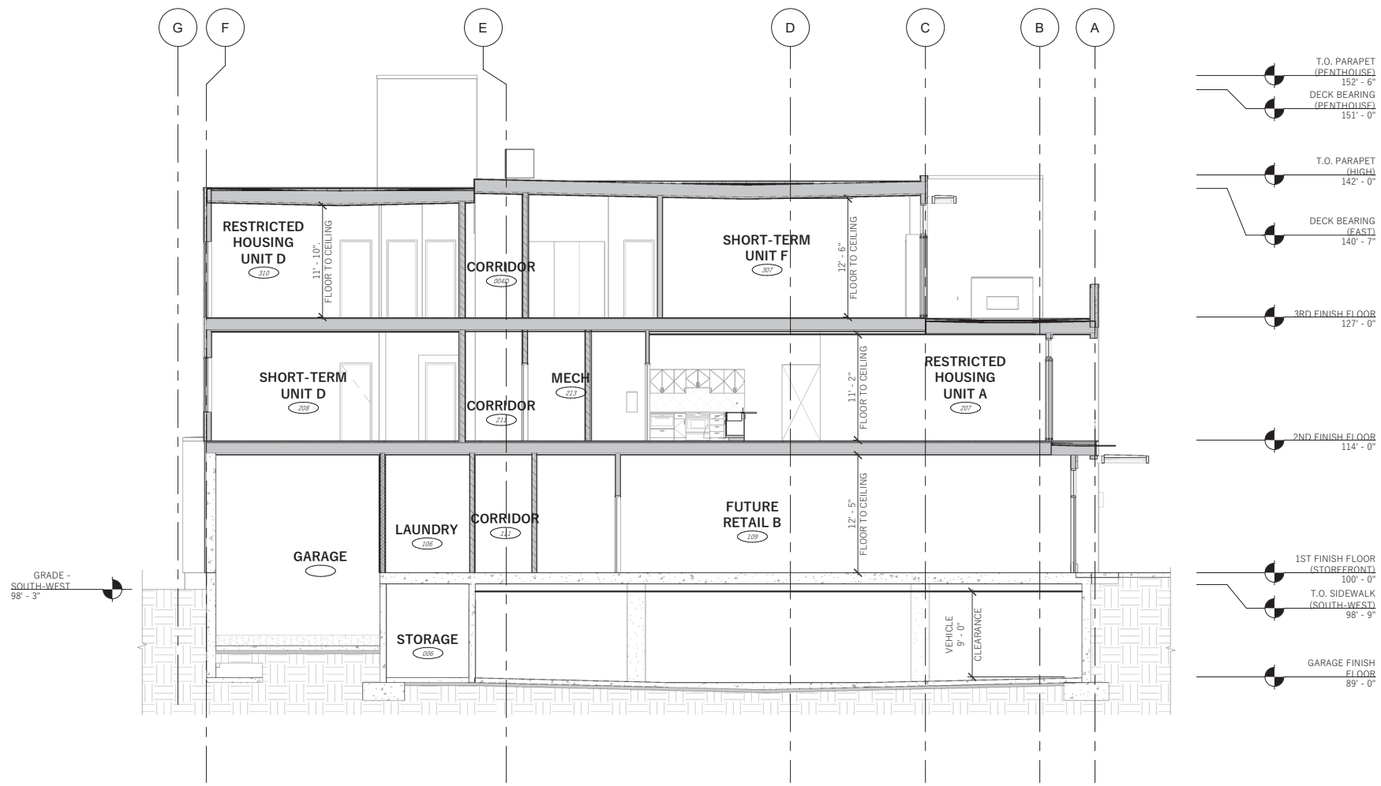
ELEVATION COLOR LEGEND

- HORIZONTAL WOOD SIDING
- CEMENTITIOUS STUCCO
- THIN STONE VENEER
- BRAKE METAL TO MATCH WINDOW MULLIONS
- ARCHITECTURAL CONCRETE

NORTH ELEVATION

Axis Architects

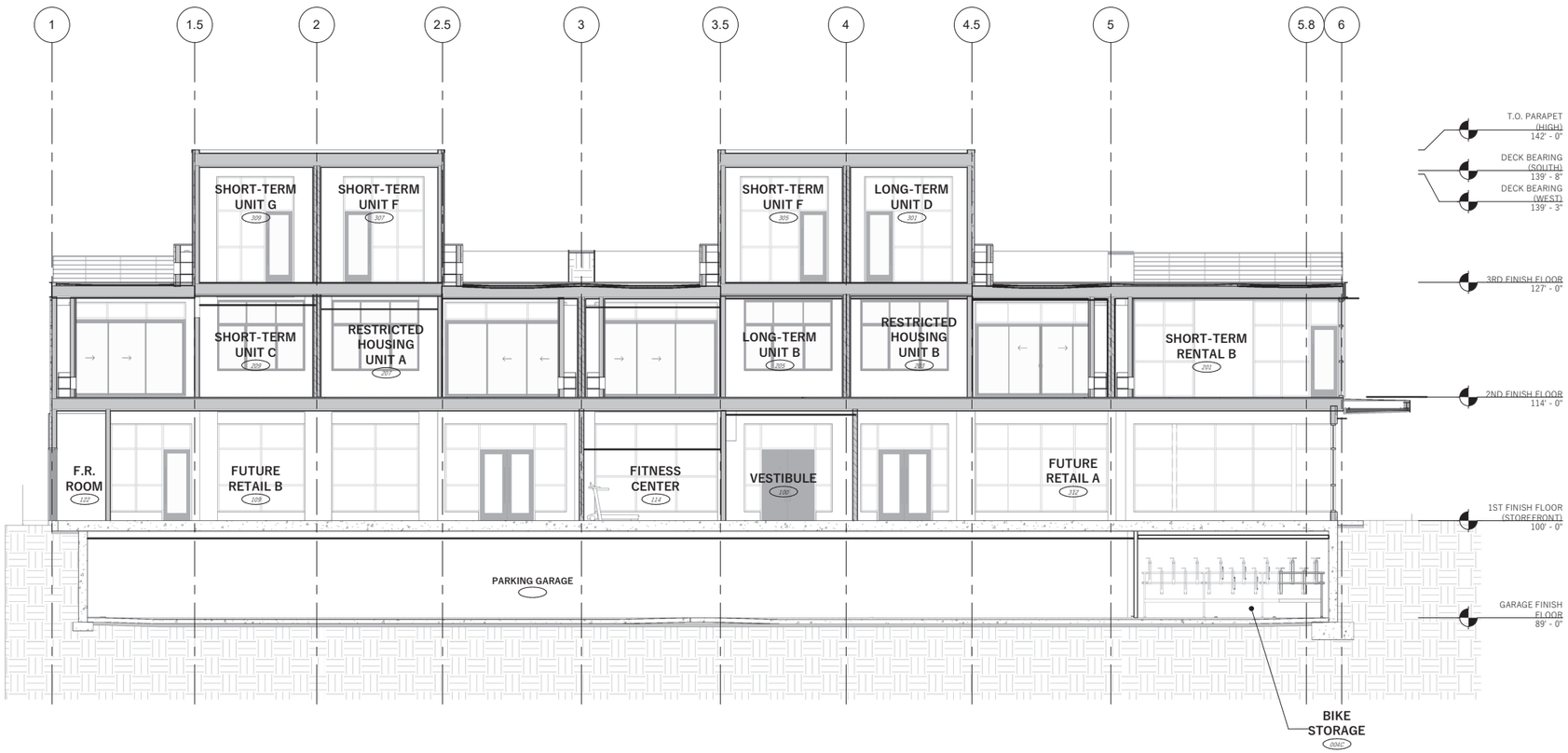
© COPYRIGHT 2020 AXIS ARCHITECTS



EAST-WEST BUILDING SECTION

Axis Architects

© COPYRIGHT 2019 AXIS ARCHITECTS



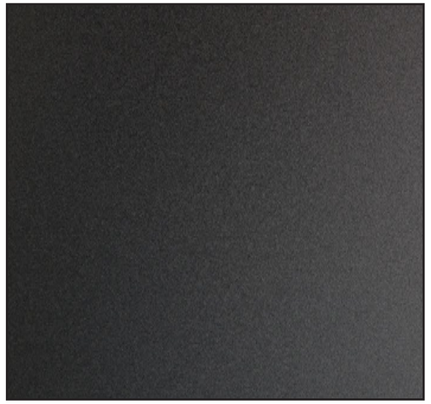
NORTH-SOUTH BUILDING SECTION

WEST PEARL AVENUE CONDOS - BUILDING SECTION

Axis Architects

© COPYRIGHT 2020 AXIS ARCHITECTS

STAINED CEDAR
WOOD SIDING



BRAKE METAL & ALUMINUM WINDOWS

NATURAL STONE

FIG. 1: SOUTH ELEVATION

WEST PEARL AVENUE CONDOS - EXTERIOR FINISHES

Axis Architects

© COPYRIGHT 2019 AXIS ARCHITECTS

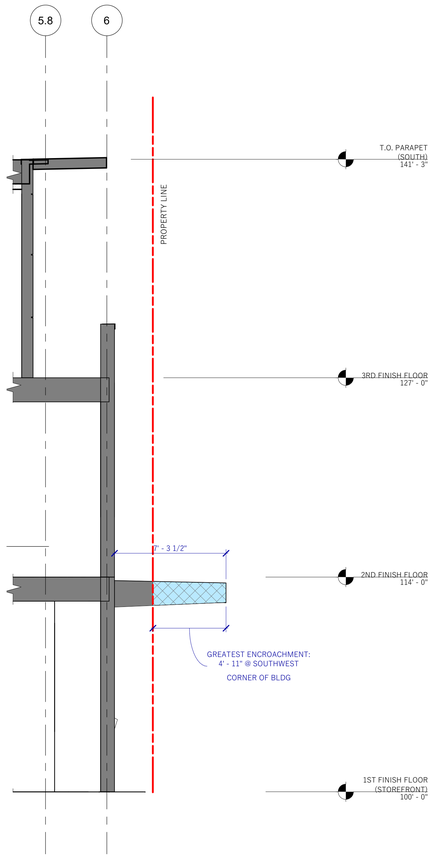


EXHIBIT D - PROP. LINE ENCROACHMENT SECTION - PEARL

4 1/4" = 1'-0"

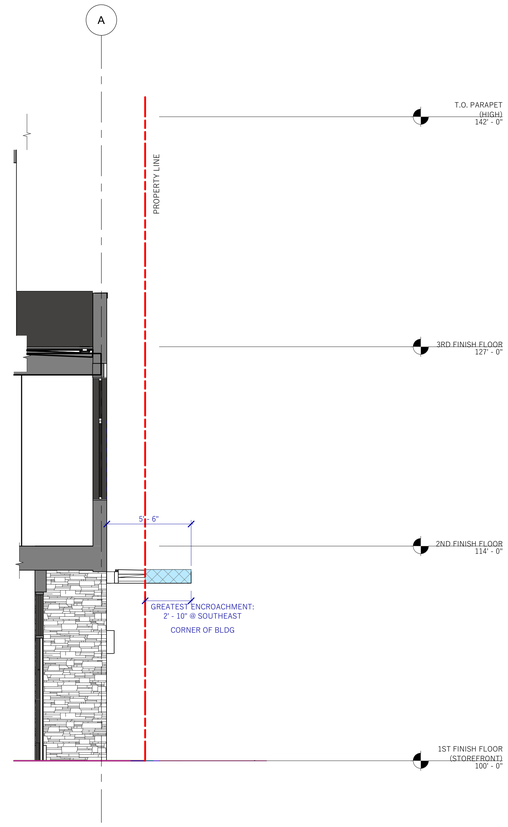


EXHIBIT C - PROP. LINE ENCROACHMENT SECTION - GLENWOOD

3 1/4" = 1'-0"

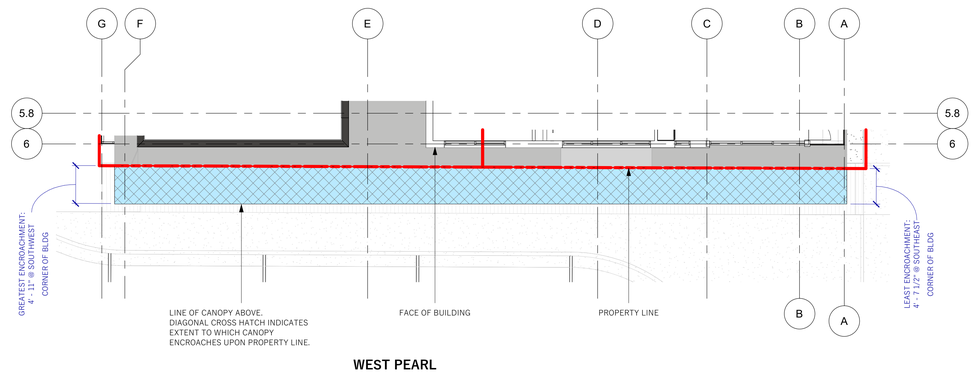


EXHIBIT B - PROP. LINE ENCROACHMENT PLAN - PEARL

2 1/8" = 1'-0"

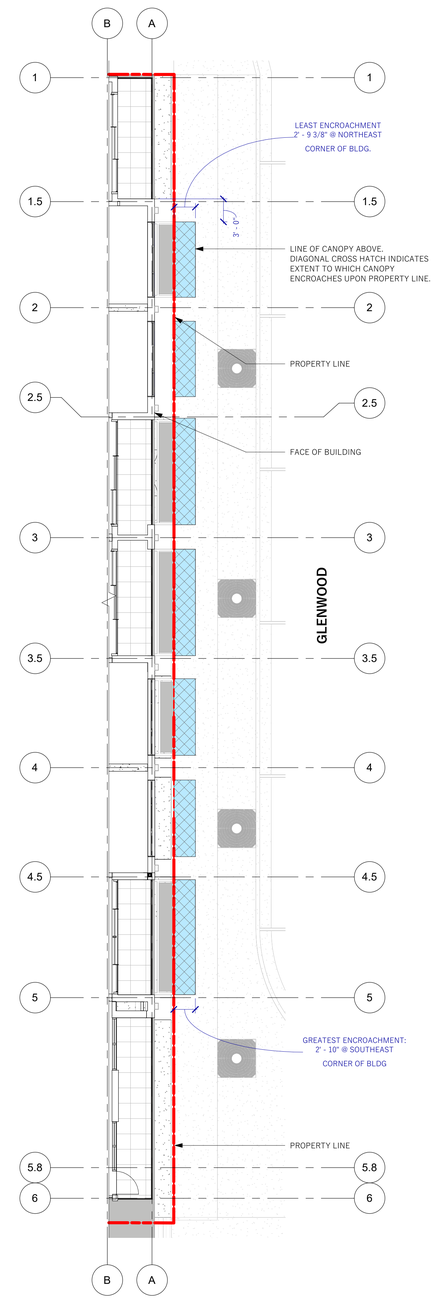


EXHIBIT A - PROP. LINE ENCROACHMENT PLAN - GLENWOOD

1 1/8" = 1'-0"

© COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

927 SOUTH STATE STREET | SALT LAKE CITY, UT 84111

P:801.355.3003

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE AS PART OF THIS PROJECT. NONE OF THE ELEMENTS, IDEAS, OR GRAPHIC REPRESENTATIONS CONTAINED IN THIS DOCUMENT SHALL BE UNDERSTOOD TO BE GRANTED FOR USE, OR OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE

WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

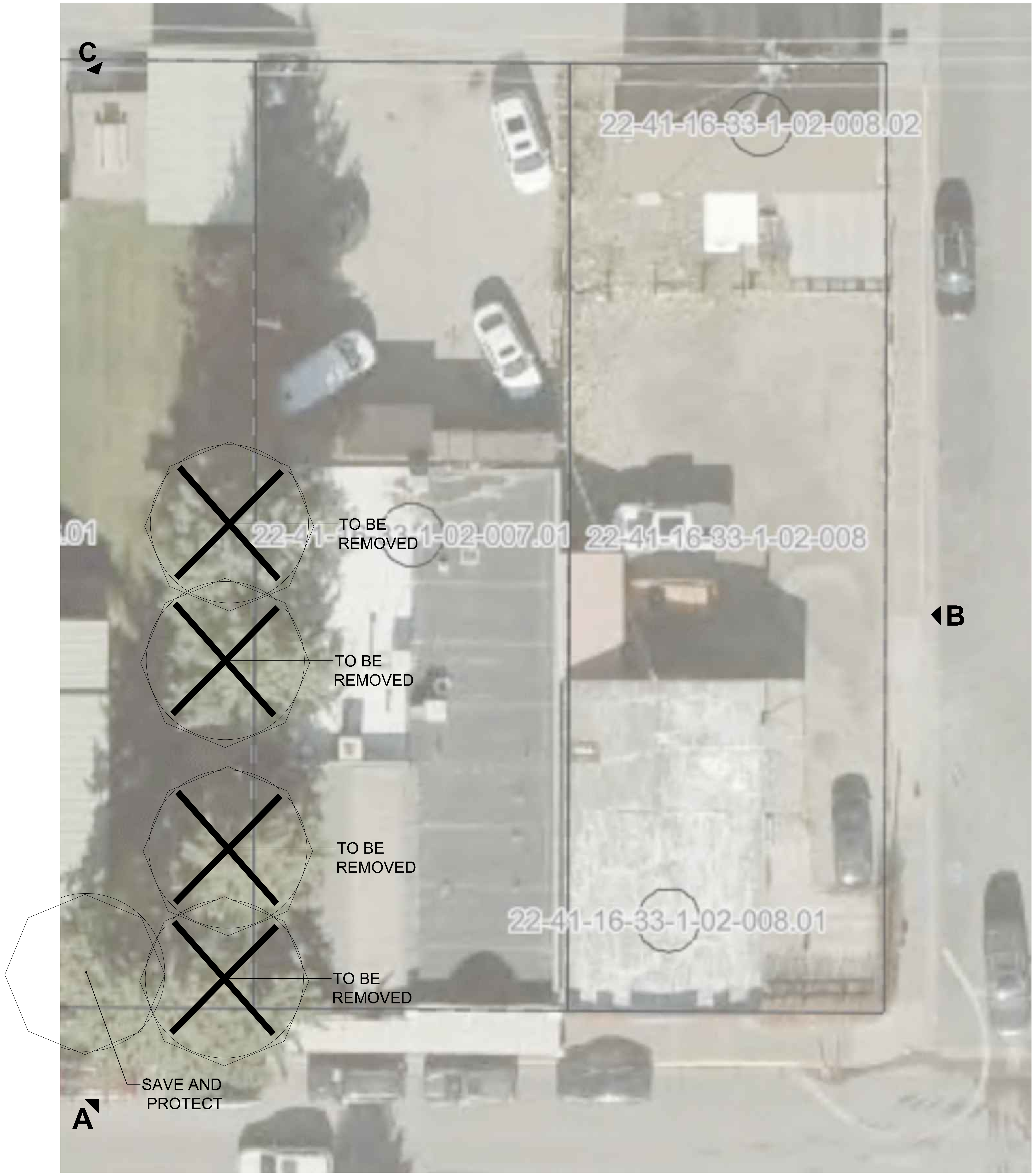
No.	Date	Description

AXIS JOB # 2501
OWNER #
DATE 10/13/2025
DRAWN
CHECKED

EXHIBIT 001

EX-001

Landscape Drawings



A) AREA LOOKING IN NORTHEAST DIRECTION

B) AREA LOOKING IN WEST DIRECTION

C) AREA LOOKING IN SOUTHEAST DIRECTION

EXISTING AND NEW LANDSCAPE AREA

SYMBOL	SITE MATERIAL
(octagon)	EXISTING TREES TO REMAIN AND TO PROTECT
(octagon with X)	EXISTING TREES TO BE REMOVED

EXISTING TREE NOTES

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 90% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. <u>TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES</u>

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1. TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
2. TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
3. ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
4. ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
5. TREES BEING PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ), WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREES CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE, OR OWNER APPROVED EQUAL, PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCEMENT.
6. HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
7. BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
8. PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
9. TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
10. TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.
11. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
12. FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.
13. THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.
14. TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF THE PROJECT, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
15. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
16. NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER, LANDSCAPE ARCHITECT AND RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
17. EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
18. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
    a. ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
    b. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
    c. TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

B. <u>UNDERGROUND UTILITY WORK</u>

1. TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
2. TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.
3. ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
4. THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.
5. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH, AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

C. <u>GENERAL STANDARDS FOR TREE PRUNING</u>

1. ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
2. ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF THE PROJECT.
3. HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS OR PER LOCAL CODE.
4. AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
5. TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
6. CLEAN-UP BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM A TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
7. THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
8. UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE SCENE OF OPERATIONS.
9. ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

D. <u>TREES SHALL BE REMOVED IF:</u>

1. THE TREE INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER.
2. THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
3. THE TREE IS SPECIFIED TO BE REMOVED ON THIS PLAN.
4. THE OWNER REQUESTS REMOVAL OF TREE. IN THIS CASE THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SO AS TO REVISE THE PROPOSED PLANTING PLAN TO MEET CITY/COUNTY REQUIREMENTS FOR TREE REPLACEMENT.

E. <u>STUMP REMOVAL REQUIREMENTS AND STANDARDS</u>

1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUESTAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL APPROVED BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

ISSUE DATE: 9/22/2025
PROJECT NUMBER: WY25001

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

Wyoming811
UTILITY NOTIFICATION CENTER, INC
1-800-849-2476
www.bluestakes.org

N

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

DOWNTOWN PEARL CONDOS
JACKSON, WYOMING

DEVELOPER / PROPERTY OWNER / CLIENT

AXIS ARCHITECTS
ATT: BRIAN JUNGE
801-828-0557
BJUNGE@AXISARXHITECTS.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
LA-0238C
Date: 01/01/2023
STATE OF WYOMING

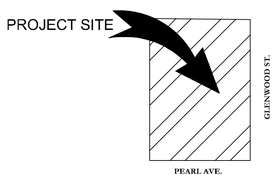
DRAWING INFO

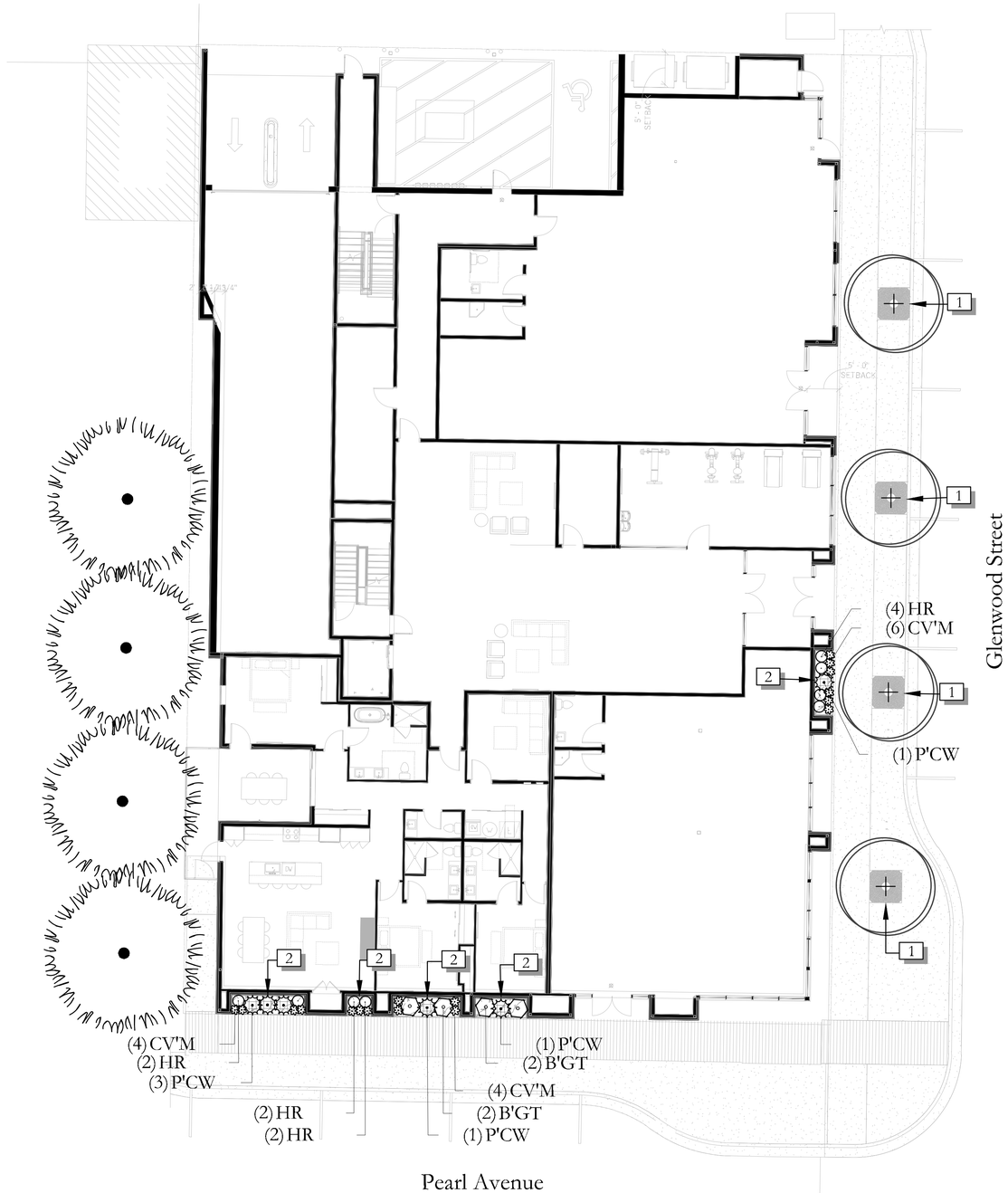
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 9/22/2025

EXISTING PLANTING PLAN
CITY PERMIT SET

LP-EXISTING

VICINITY MAP





PLANT LEGEND

(IN CASE OF DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE OVER THE PLANT LEGEND)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AT'R	4	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple moderate; 28x15; sun to partial shade; z3	B & B	2"Cal	
EVERGREEN TREES						
	PA	4	Picea abies Norway Spruce	15 gal		20'

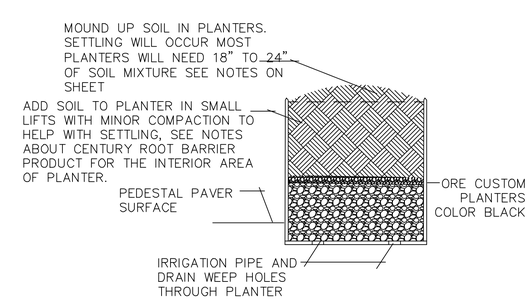
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	B'GT	4	Betula x pletkei 'Golden Treasure' Cesky Gold® Dwarf Birch Moderate; 4'x3'; sun to part shade; z2	5 gal
EVERGREEN SHRUBS				
	P'CW	6	Pinus mugo 'Carsten's Wintergold' Carsten's Wintergold Mugo Pine Low water; 2'x3'; sun; z3; slow growth	5 gal
PERENNIALS				
	CV'M	17	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed moderate; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	1 gal
	HR	8	Hemerocallis x 'Early Snow' Early Snow Daylily	5 gal

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. PKJ TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THESE QUANTITIES.)

SYMBOL	CODE	DESCRIPTION	QTY
	1	ROOT BARRIER. CENTURY PRODUCTS ROOT BARRIER.	
	2	DUAL PURPOSE ROOT AND WATER BARRIER. CENTURY PRODUCTS ROOT BARRIER.	
1 LANDSCAPE			
	1-13	SOIL PEP MULCH SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101	118 sf

RAISED PLANTER
WITH WATERPROOFING AND TREE ROOT BARRIER



25% UTELITE SOIL CONDITIONER
50% SCREENED TOPSOIL
25% APPROVED COMPOST

SCREENED TOPSOIL:
- 30-50% SAND
- 30-50% SILT
- 10-25% CLAY
- <5% ORGANIC MATTER

APPROVED COMPOST
- PH 6-8
- SOLUBLE SALTS <5
- SODIUM ADSORPTION RATION <10
- CARBON/NITROGEN RATIO <20:1
- MOISTURE 25-35%
- COARSE MATERIAL 98% PASSING 3/8"

MECHANICALLY MIX 2 PARTS OF THE LOAMY TOPSOIL TO 1 PART UTELITE SOIL CONDITIONER AND 1 PART APPROVED COMPOST. DO NOT LET MIXTURE DRY OUT. FILL PLANTER WITH PLANTER SOIL MIX IN 1 FOOT LIFTS, TAMPING EACH FOOT. SOIL IN PLANTER SHOULD BE MOUNDED IN CENTER AND 1-2" BELOW PLANTER CAP. MULCH CAN BE PLACED ABOVE AND TOUCH THE CAP.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/22/2025	WY25001	Wyoming811 UTILITY NOTIFICATION CENTER, INC 1-800-849-2476 www.bluestakes.org 0' 5' 10' 20' 40' GRAPHIC SCALE: 1" = 10'	DOWNTOWN PEARL CONDOS JACKSON, WYOMING	AXIS ARCHITECTS ATT: BRIAN JUNGE 801-828-0557 BJUNGE@AXISARXHITECTS.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT LA-02860 Date: 01/01/2025 STATE OF WYOMING	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 9/22/2025 LANDSCAPE OVERALL PLAN CITY PERMIT SET LP-100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE// DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE: 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
c. SAR (SODIUM ABSORPTION RATIO): < 3.0
d. % OM (PERCENT ORGANIC MATTER): >1%
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COARSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SLAB: BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

SITE MATERIALS LEGEND

PROVIDED MULCH MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	DESCRIPTION	QTY
	1	ROOT BARRIER. CENTURY PRODUCTS ROOT BARRIER.	
	2	DUAL PURPOSE ROOT AND WATER BARRIER. CENTURY PRODUCTS ROOT BARRIER.	
1 LANDSCAPE			
	LS	SOIL PEP MULCH SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101	118 sf

PLANT LEGEND

PROVIDED PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SI
DECIDUOUS TREES						
	AT'R	4	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple moderate; 28x15; sun to partial shade; z3	B & B	2"Cal	
EVERGREEN TREES						
	PA	4	Picea abies Norway Spruce	15 gal		20'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	B'GT	4	Betula x pletrkei 'Golden Treasure' Cesky Gold® Dwarf Birch Moderate; 4'x3'; sun to part shade; z2	5 gal
EVERGREEN SHRUBS				
	P'CW	6	Pinus mugo 'Carsten's Wintergold' Carsten's Wintergold Mugo Pine Low water; 2'x3'; sun; z3; slow growth	5 gal
PERENNIALS				
	CV'M	17	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed moderate; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	1 gal
	HR	8	Hemerocallis x 'Fairly Snow' Fairly Snow Daylily	5 gal

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATER-FLOW OF ALL SWALES, BERMS, OR GRADE.
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOWS. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRHALL@SUMMITSEEDING.COM 435-709-8003.
  - **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOD SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 4 TO 5 YEARS.
  - **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000 LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

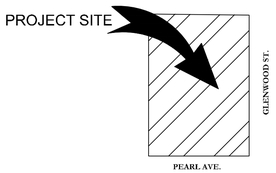
MULCH

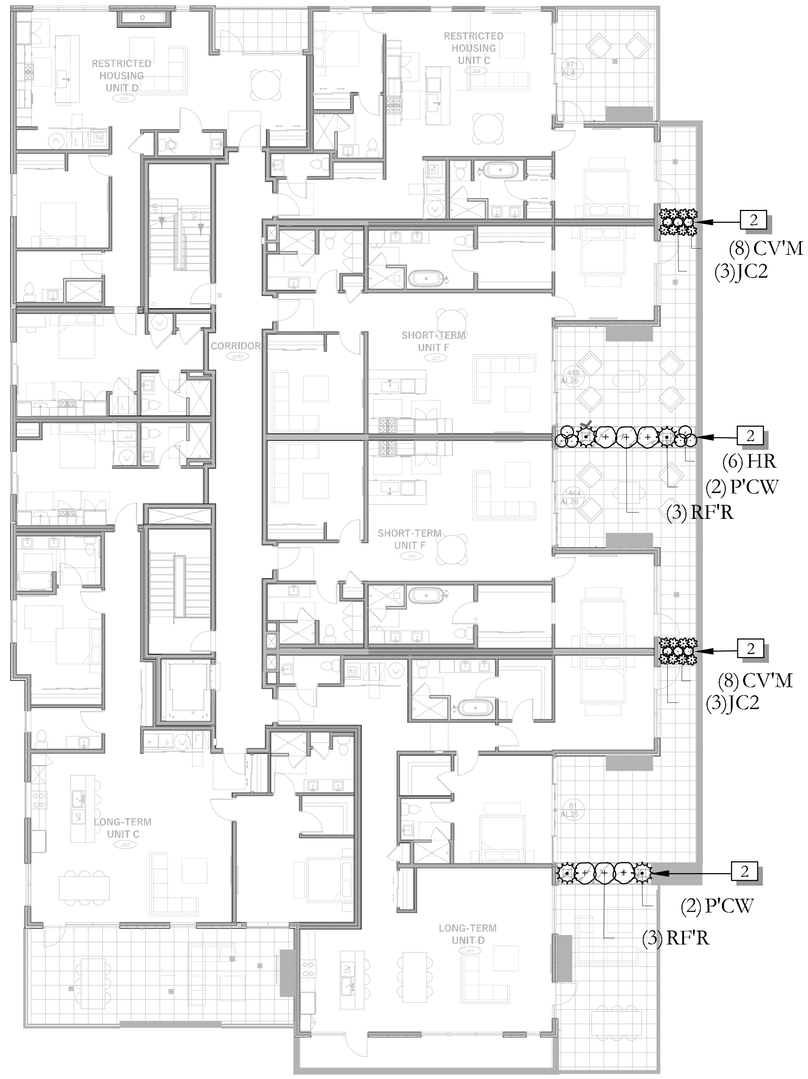
- ORGANIC
  - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE: 4" OF SOIL AD MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. AREAS TO RECEIVE: AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO

VICINITY MAP





PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, SITE DRAWING SHALL TAKE PRECEDENCE)

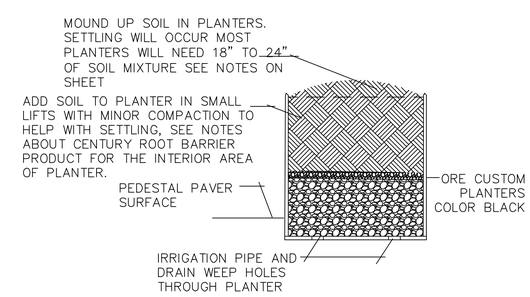
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	RF'R	6	Rhamnus frangula `Ron Williams` Fine Line Fine Line Buckthorn moderate; 7x3; full to part sun; z2; Utah Lake water tolerant	5 gal
EVERGREEN SHRUBS				
	JC2	6	Juniperus communis 'Pencil Point' Pencil Point Common Juniper	5 gal
	P'CW	4	Pinus mugo 'Carsten's Wintergold' Carsten's Wintergold Mugo Pine Low water; 2'x3'; sun; z3; slow growth	5 gal
PERENNIALS				
	CV'M	16	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed moderate; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	1 gal
	HR	6	Hemerocallis x 'Early Snow' Early Snow Daylily	5 gal

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE ORGANIC MULCH TAKE PRECEDENCE)

SYMBOL	CODE	DESCRIPTION	QTY
	2	DUAL PURPOSE ROOT AND WATER BARRIER. CENTURY PRODUCTS ROOT BARRIER.	
1 LANDSCAPE			
	1-13	SOIL PEP MULCH SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101	123 sf

RAISED PLANTER
WITH WATERPROOFING AND TREE ROOT BARRIER



25% UTELITE SOIL CONDITIONER
50% SCREENED TOPSOIL
25% APPROVED COMPOST

SCREENED TOPSOIL:
- 30-50% SAND
- 30-50% SILT
- 10-25% CLAY
- <5% ORGANIC MATTER

APPROVED COMPOST
- PH 6-8
- SOLUBLE SALTS <5
- SODIUM ADSORPTION RATION <10
- CARBON/NITROGEN RATIO <20:1
- MOISTURE 25-35%
- COARSE MATERIAL 98% PASSING 3/8"

MECHANICALLY MIX 2 PARTS OF THE LOAMY TOPSOIL TO 1 PART UTELITE SOIL CONDITIONER AND 1 PART APPROVED COMPOST. DO NOT LET MIXTURE DRY OUT. FILL PLANTER WITH PLANTER SOIL MIX IN 1 FOOT LIFTS, TAMPING EACH FOOT. SOIL IN PLANTER SHOULD BE MOUNDED IN CENTER AND 1-2" BELOW PLANTER CAP. MULCH CAN BE PLACED ABOVE AND TOUCH THE CAP.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/22/2025	WY25001	Wyoming 811 UTILITY NOTIFICATION CENTER, INC 1-800-848-2476 www.bluestakes.org	DOWNTOWN PEARL CONDOS JACKSON, WYOMING	AXIS ARCHITECTS ATT: BRIAN JUNGE 801-828-0557 BJUNGE@AXISARXHITECTS.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ALLEN JAMES LA02000 Date: 01/01/2025 STATE OF WYOMING	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 9/22/2025

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

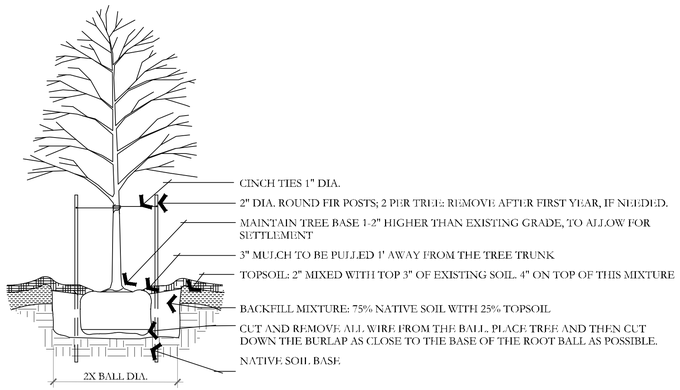
0' x x x x
GRAPHIC SCALE: 1" = x

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE PLAN
CITY PERMIT SET

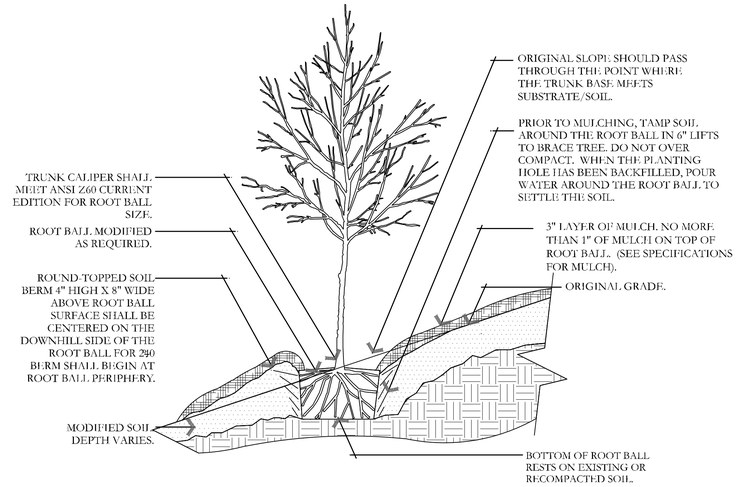
LP-102



A DECIDUOUS TREE PLANTING

NOT TO SCALE

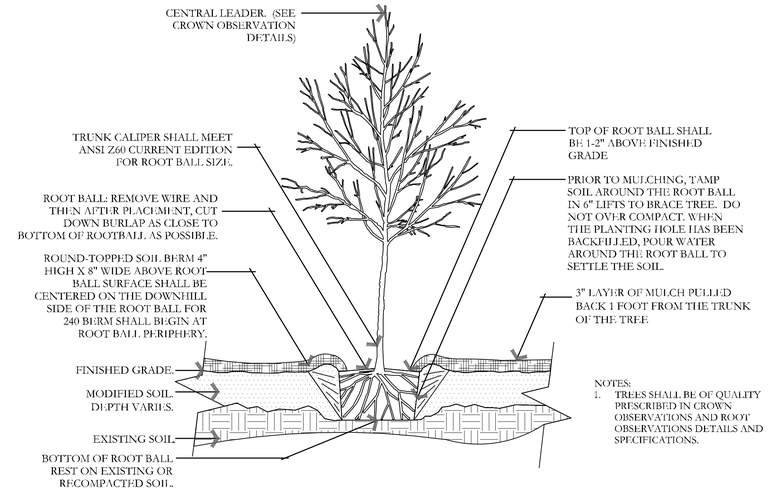
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

PKJ DESIGN GROUP

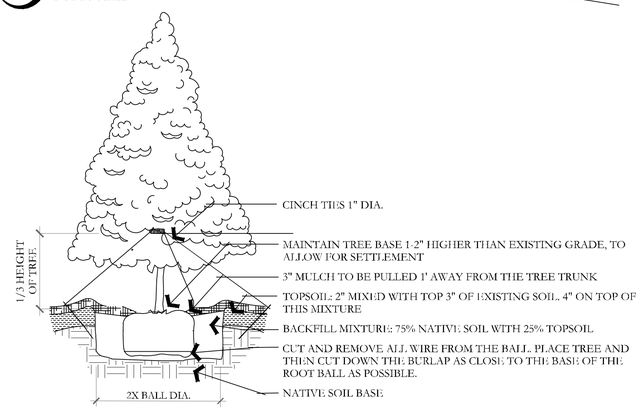


NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

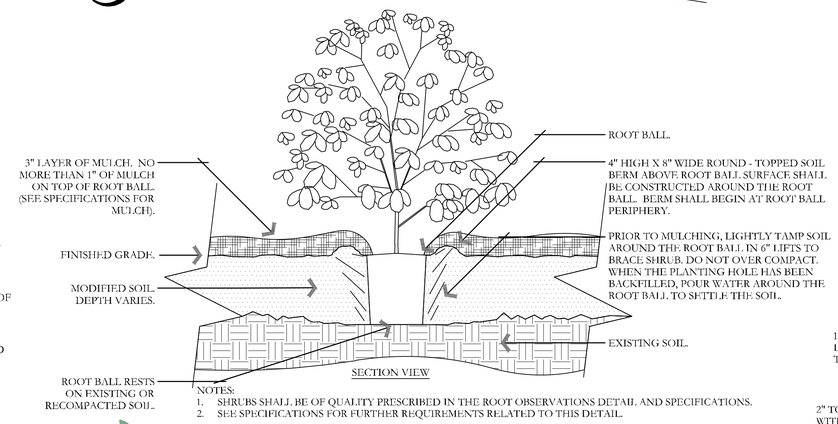
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

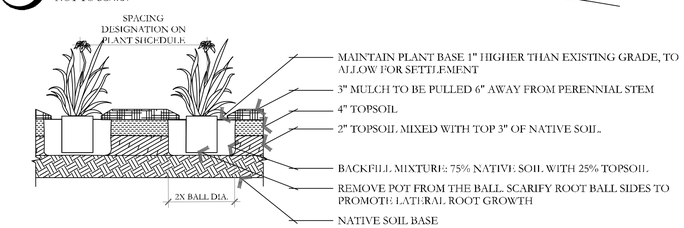


NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

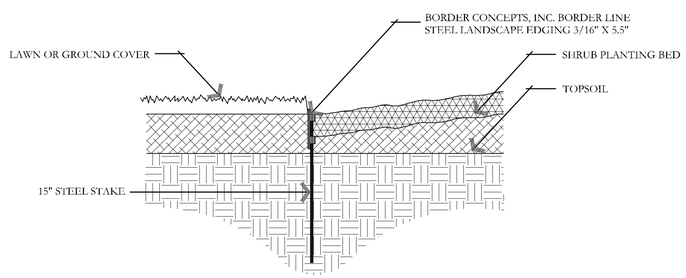
PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

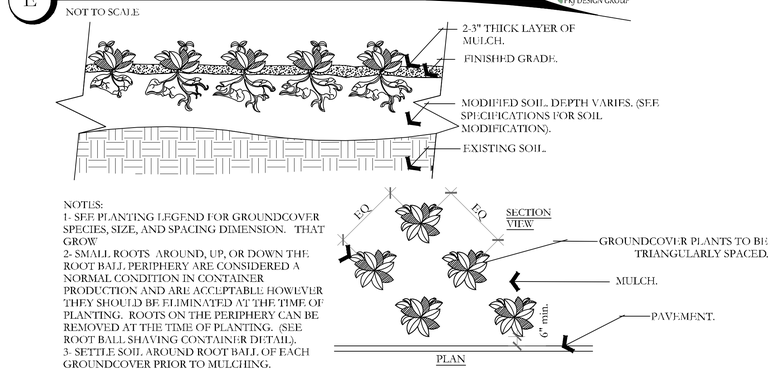
PKJ DESIGN GROUP



G METAL EDGING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

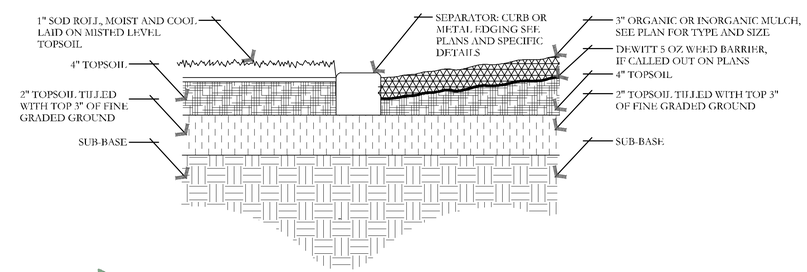


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

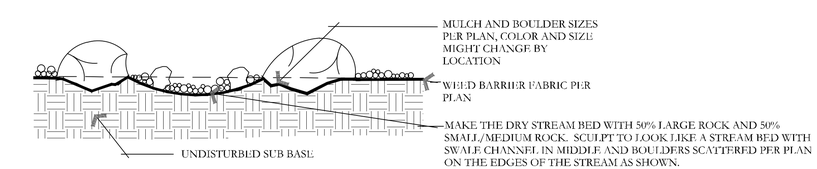
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

9/22/2025

WY25001

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

Wyoming811
UTILITY NOTIFICATION CENTER, INC.
1-800-849-2476
www.bluestakes.org

DOWNTOWN PEARL CONDOS
JACKSON, WYOMING

AXIS ARCHITECTS
ATT: BRIAN JUNGE
801-828-0557
BJUNGE@AXISARXHITECTS.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JAMES MICHAEL ANDERSON
LA-2010
DATE: 05/01/2025
STATE OF WYOMING

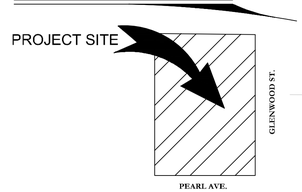
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	9/22/2025

LANDSCAPE DETAILS

CITY PERMIT SET

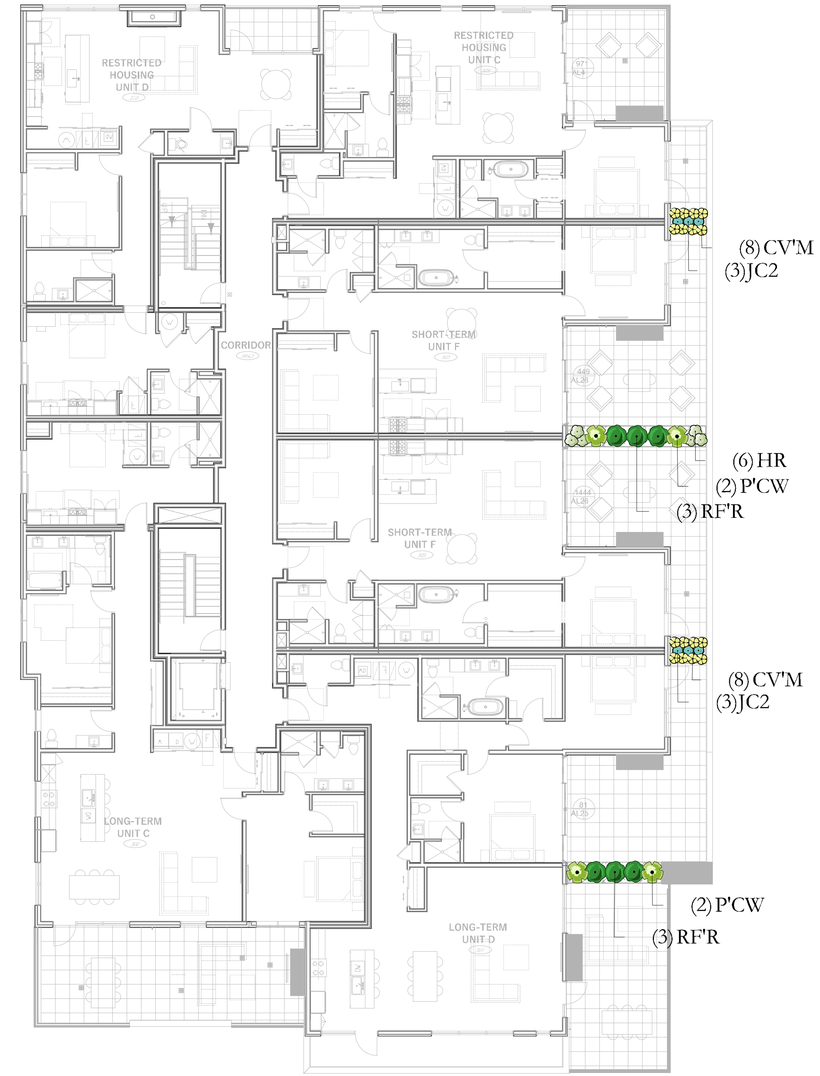
LP-501

VICINITY MAP



FIRST FINISH FLOOR

THIRD FINISH FLOOR



ISSUE DATE	PROJECT NUMBER
9/22/2025	WY25001

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

Wyoming 811
UTILITY NOTIFICATION CENTER, INC.
1-800-849-2476
www.bluestakes.org

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

DOWNTOWN PEARL CONDOS
JACKSON, WYOMING

DEVELOPER / PROPERTY OWNER / CLIENT

AXIS ARCHITECTS
ATT: BRIAN JUNGE
801-828-0557
BJUNGE@AXISARXHITECTS.COM

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
LARRY ALLEN WINWARD
LA-00361
Date: 09/24/2021
STATE OF WYOMING

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	9/22/2025

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

PLANT CARE GUIDE

Pearl Condos
Prepared for you by

1

CONIFEROUS TREES

2

CONIFERS

AC'F

NORWAY SPRUCE

Picea abies

Picea abies, commonly called Norway spruce, is a large pyramidal evergreen. It has been widely planted in cool and temperate regions of North America where it typically matures to a much shorter 40-60' compared to its European size. It is noted for its rapid growth.

HARDINESS ZONE: 2-7

SIZE: 50'+ tall x 30' wide

WATER-USE: Moderate

EXPOSURE: full sun

MAINTENANCE: None required

3

DECIDUOUS TREES

4

DECIDUOUS TREES

AT'R

RUGGED CHARM TATARIAN MAPLE

Acer tataricum 'JFS-KW2'

Compact and oval canopy. Bright red seed wings float in bright contrast against summer's green leaves. In autumn the boldly textured foliage shows off a rich mix of yellow, orange, and bright red.

HARDINESS ZONE: 3-9

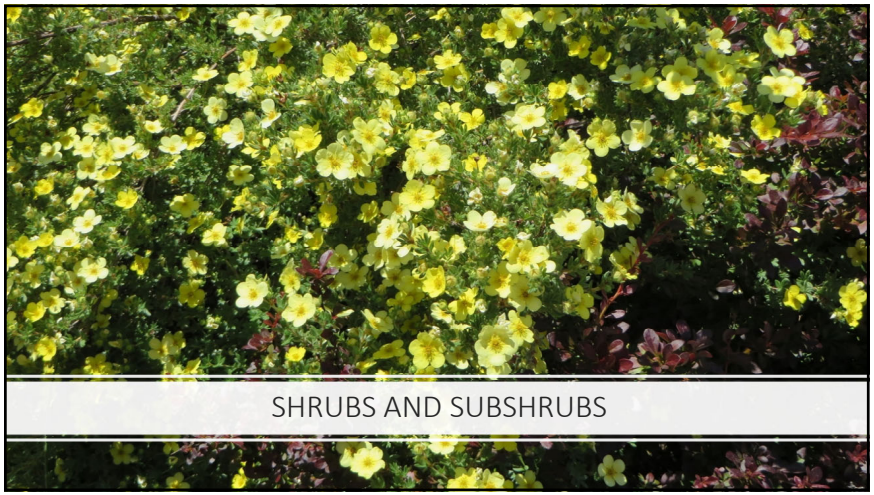
SIZE: 28' tall x 15' wide

WATER-USE: low to moderate

EXPOSURE: sun to part shade

MAINTENANCE: If pruning is desired, prune only in summer after the leaves have fully developed to avoid "bleeding" of sap.

5



SHRUBS AND SUBSHRUBS

6

SHRUBS AND SUBSHRUBS

Dwarf Alberta Spruce

Picea glauca 'Conica'

A broadly conical shape over time. Its needles are light green, dense, and short and soft needles, radiating around the stem. While it's a common choice in cultivation, it requires full sun and protection from hot or cold winds and strong reflected sunlight.

HARDINESS ZONE: 2-6

SIZE: 10-12'(at 30 years) tall x 3-4' wide

WATER-USE: Moderate

EXPOSURE: Full sun to part shade

MAINTENANCE: No regular maintenance required. Can shear to shape if desired.

7

SHRUBS AND SUBSHRUB

Cs'k

KELSEY'S DWARF RED-OSIER DOGWOOD

Cornus sericea 'Kelseyi'

A dwarf dogwood with a low, compact form and lush green foliage. Its neat rounded shape works well in mass plantings. Leaves drop in fall to expose bright red stems to enhance the winter landscape.

HARDINESS ZONE: 2-7

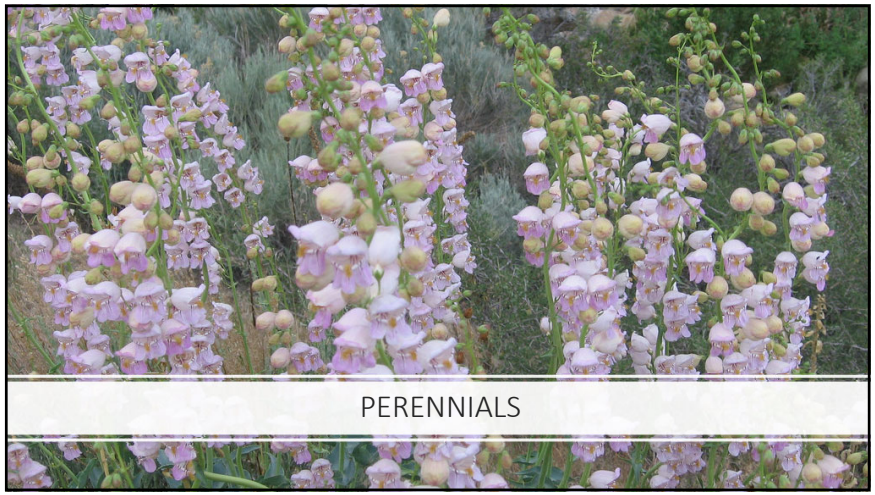
SIZE: 24"-30" tall and wide

WATER-USE: Low to moderate

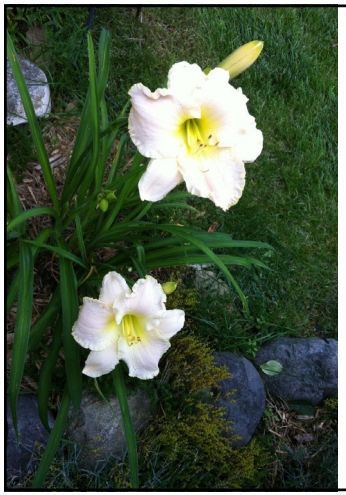
EXPOSURE: partial to full sun

MAINTENANCE: Prune out older stems to promote new growth of brighter stems

8



9



PERENNIALS

EARLY SNOW DAYLILY

Hemerocallis x 'Early Snow'

A near white daylily with gigantic 7" flowers of incredible substance. Fragrant blossoms appear in early summer and then again later in the season. Deer resistant.

HARDINESS: 3-9

SIZE: 29" tall x 24" wide

WATER-USE: Low to moderate

EXPOSURE: Full sun to part shade

MAINTENANCE: spent flowers can be picked off. Leaves cleaned up in late winter

10

PERENNIALS

N'CP

CAT'S MEOW CATMINT

Nepeta X faassenii 'Cat's Meow'

Bright gray-green leaves and soft lavender flowers. Covered in bees and pollinators through the long bloom period. Easy maintenance and long lasting color. Deer resistant.

HARDINESS ZONE: 3

SIZE: 18"-24" tall x 30" wide

WATER-USE: Low once established

EXPOSURE: Full sun to partial sun

MAINTENANCE: Cut back to 2-3" from ground in early spring.

11

PERENNIALS

Cx'm

MOONBEAM COREOPSIS

Coreopsis verticillata MOONBEAM

Freely produced soft yellow flowers appear on finely cut foliage continuously blooming from early summer into fall. Deer resistant.

HARDINESS ZONE: 3-9

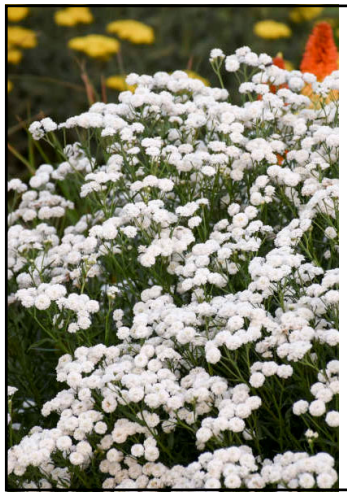
SIZE: 18" tall x 14" wide

WATER-USE: Low

EXPOSURE: Full sun

MAINTENANCE.: Remove top third of plant after flowering to freshen foliage if needed and encourage rebloom.

12



PERENNIALS

AP'P

PETER COTTONTAIL WHITE YARROW

Achillea ptarmica 'Peter Cottontail' PP31756

This tidy mound of low foliage produces white flowers similar in appearance to Baby's Breath. Heat and drought tolerant, as well as deer and rabbit resistant. Low maintenance.

HARDINESS ZONE: 3-8

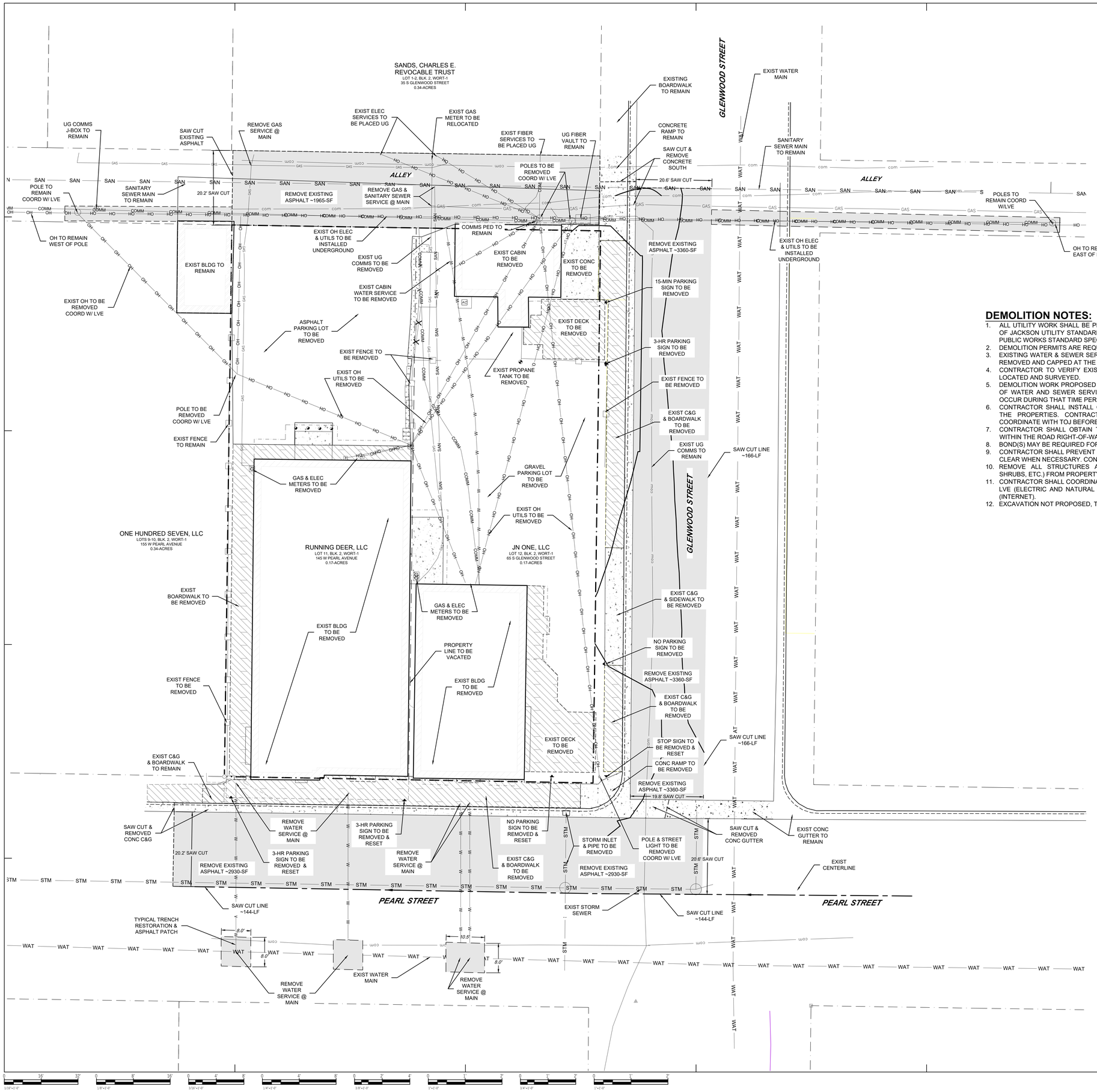
SIZE: 18-24" tall x 30" wide

WATER-USE: low

EXPOSURE: Full sun to part shade (3-6+ hours of sun)

MAINTENANCE: Enjoy winter interest; cut back in spring

Civil Drawings



DEMOLITION NOTES:

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
2. DEMOLITION PERMITS ARE REQUIRED FOR ALL STRUCTURES.
3. EXISTING WATER & SEWER SERVICES TO BE ABANDONED FOR THE PROJECT SHALL BE REMOVED AND CAPPED AT THE MAINS.
4. CONTRACTOR TO VERIFY EXISTING UTILITIES AS SOME ITEMS MAY NOT HAVE BEEN LOCATED AND SURVEYED.
5. DEMOLITION WORK PROPOSED FROM APRIL 15, 2026 THROUGH NOV 15, 2026. REMOVAL OF WATER AND SEWER SERVICE STUBS AND WORK IN PUBLIC RIGHT-OF-WAY MUST OCCUR DURING THAT TIME PERIOD.
6. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND THE PERIMETER OF THE PROPERTIES. CONTRACTOR TO ADD ENTRY GATE(S) WHERE NECESSARY. COORDINATE WITH TOJ BEFORE PLACEMENT.
7. CONTRACTOR SHALL OBTAIN TOJ ENCROACHMENT PERMIT(S) PRIOR TO ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
8. BOND(S) MAY BE REQUIRED FOR TOJ WATER AND SEWER UTILITY WORK
9. CONTRACTOR SHALL PREVENT SOIL AND DEBRIS FROM TRACKING ONTO THE ROAD AND CLEAR WHEN NECESSARY. CONSTRUCTION TRACK PAD(S) MAY NEEDED.
10. REMOVE ALL STRUCTURES AND FEATURES (BLDGS, ASPHALT, FENCING, TREES, SHRUBS, ETC.) FROM PROPERTY LIMITS
11. CONTRACTOR SHALL COORDINATE REMOVAL OF ALL OH AND UG POWER UTILITIES WITH LVE (ELECTRIC AND NATURAL GAS), LUMEN (FIBER OPTIC & PHONE) AND SPECTRUM (INTERNET).
12. EXCAVATION NOT PROPOSED, THEREFORE NO SILT FENCING REQUIRED.

INDEX OF SHEETS

EXISTING CONDITIONS SITE PLAN	BY OTHERS
SITE DEMOLITION	C1
PROPOSED UPPER LEVEL CONDITIONS SITE PLAN	C2
PROPOSED LOWER LEVEL CONDITIONS SITE PLAN	C3
PROPOSED UPPER LEVEL GRADING PLAN	C4
PROPOSED LOWER LEVEL GRADING PLAN	C5
PROPOSED UTILITY PLAN	C6
CURB & SIDEWALK PLAN & PROFILE	C7
GLENWOOD STREET CROSS SECTIONS	C8
PEARL STREET CROSS SECTIONS	C9
ROADWAY AND PARKING DETAILS	C
WATER UTILITY DETAILS	C
SEWER UTILITY DETAILS	C
ELECTRIC & GAS UTILITY DETAILS	C
STORMWATER DRAINAGE PLAN	C

©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE PREPARED FOR USE IN THE PROJECT DESIGNATED HEREIN. ANY REPRODUCTIONS OR REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P:801-355-2003

WEST PEARL AVE CONDOS

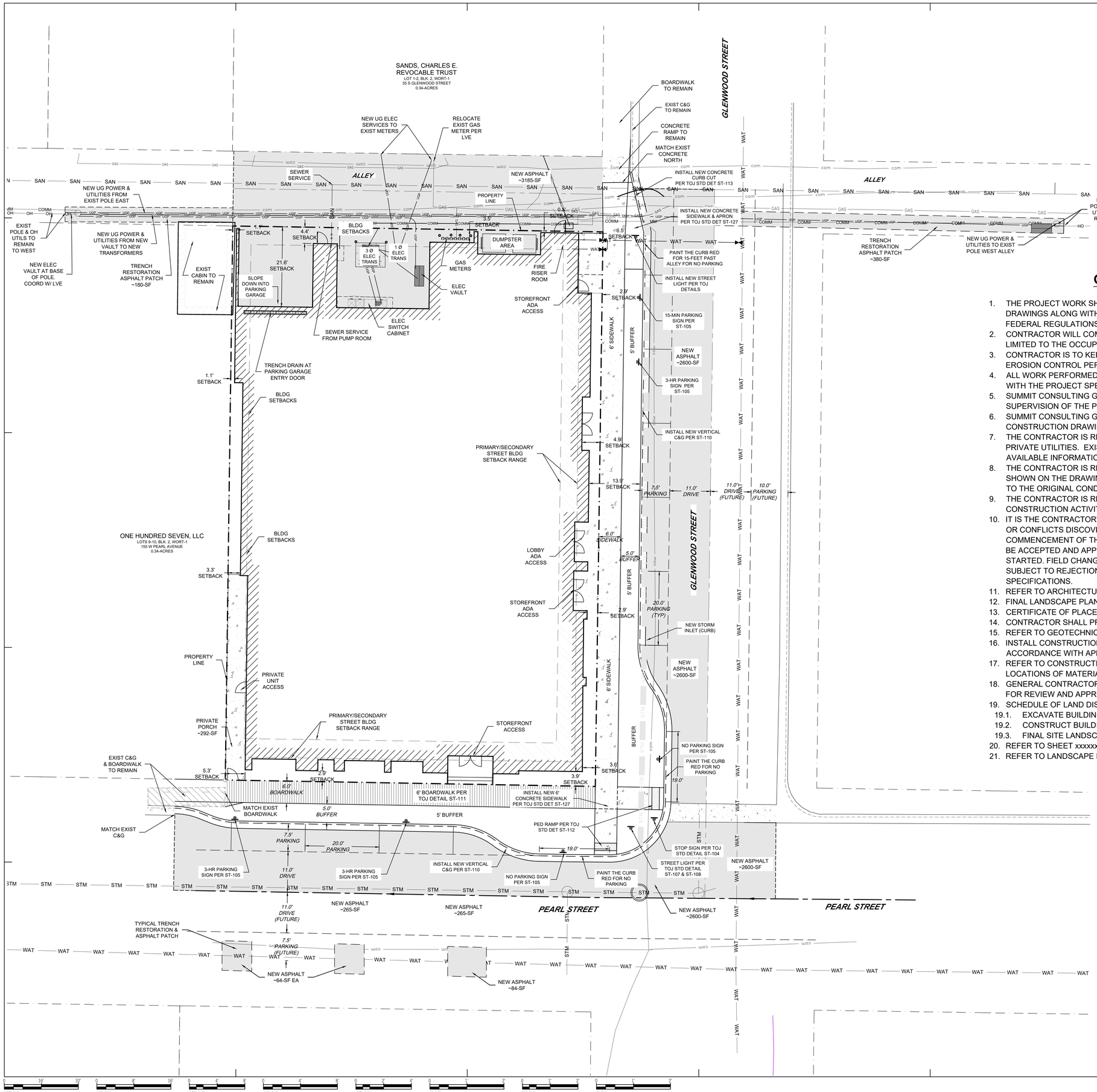
145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE	10/23/2025
DRAWN	
CHECKED	

SITE DEMOLITION

C1



GENERAL PROJECT NOTES:

1. THE PROJECT WORK SHALL CONFORM TO THE SPECIFICATIONS DEFINED WITHIN THESE DRAWINGS ALONG WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) AND FEDERAL REGULATIONS.
2. CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
3. CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES.
4. ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS.
5. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
6. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ANY EXISTING PUBLIC AND PRIVATE UTILITIES. EXISTING UTILITIES HAVE BEEN LOCATED ON THE PLANS USING THE BEST AVAILABLE INFORMATION AND THROUGH FIELD SURVEY. CALL 811 FOR LOCATES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE CONFINEMENT OF THE WORK TO THE LIMITS SHOWN ON THE DRAWINGS. ANY ADJACENT AREAS THAT ARE DISTURBED WILL BE RESTORED TO THE ORIGINAL CONDITION AS DIRECTED BY THE ENGINEER OR GOVERNING BODY.
9. THE CONTRACTOR IS RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR BY NEGLIGENCE ON THE PART OF CONTRACTOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED WITHIN THE DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE WORK SHOWN. REVISIONS OR CORRECTIONS TO THE DRAWINGS MUST BE ACCEPTED AND APPROVED BY THE ENGINEER IN WRITING BEFORE THE AFFECTED WORK IS STARTED. FIELD CHANGES MADE WITHOUT WRITTEN CONSENT FROM THE ENGINEER WILL BE SUBJECT TO REJECTION AND REPLACEMENT IN ACCORDANCE TO THESE GENERAL SPECIFICATIONS.
11. REFER TO ARCHITECTURAL PLANS AND DETAILS BY AXIS ARCHITECTS.
12. FINAL LANDSCAPE PLAN BY OTHERS.
13. CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES.
14. CONTRACTOR SHALL PREVENT TRACKING OF DIRT/MUD ONTO THE STREET.
15. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY NELSON ENGINEERING.
16. INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF PROPERTY WITH ACCESS GATE(S) IN ACCORDANCE WITH APPROVED CONSTRUCTION MANAGEMENT PLAN.
17. REFER TO CONSTRUCTION MANAGEMENT PLAN BY THE GENERAL CONTRACTOR FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS.
18. GENERAL CONTRACTOR TO SUBMIT A CONSTRUCTION-STAGING NARRATIVE TO TOJ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
19. SCHEDULE OF LAND DISTURBING ACTIVTIES:
    - 19.1. EXCAVATE BUILDING FOUNDATION & INSTALL UTILITIES: XXXXXXX
    - 19.2. CONSTRUCT BUILDING: XXXXXXXXX
    - 19.3. FINAL SITE LANDSCAPING AND STABILIZATION: XXXXXXX
20. REFER TO SHEET xxxxxxxx FOR ROADWAY & PARKING DETAILS
21. REFER TO LANDSCAPE PLANS FOR PROPOSED IMPROVEMENTS WITHIN THE 5-FT BUFFER AREA

©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE ON THIS PROJECT ONLY. ANY OTHER USE OF THESE DESIGNS OR DRAWING REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OR PLAGIARISM ILLEGAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P-801-355-3003

WEST PEARL AVE CONDOS

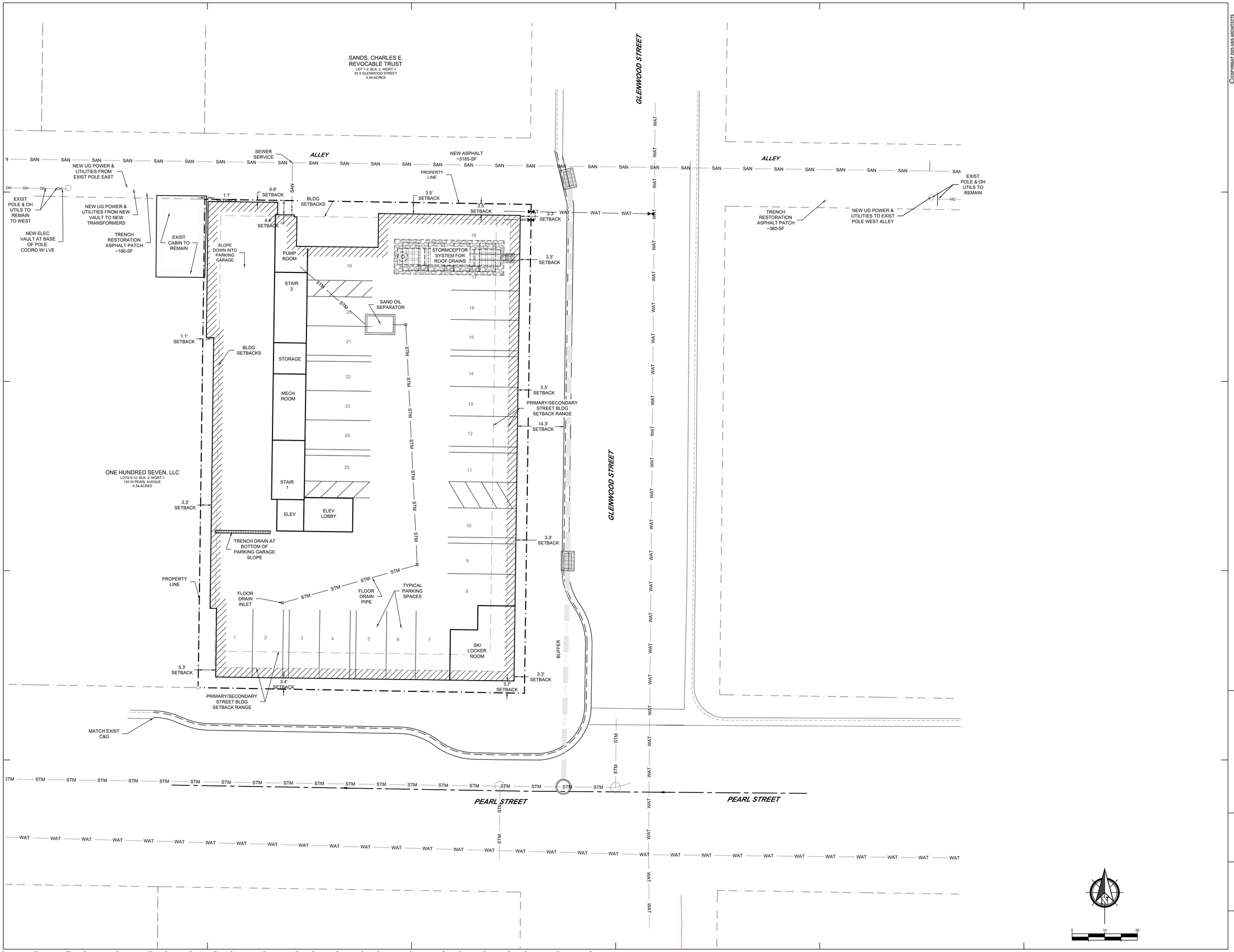
145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB # 2501
OWNER #
DATE 10/23/2025
DRAWN
CHECKED

PROPOSED UPPER LEVEL CONDITIONS SITE PLAN

C2



©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE ON THIS PROJECT AND ARE INTENDED FOR THE SPECIFIED PROJECT. ANY REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P-801-355-3003

WEST PEARL AVE CONDOS

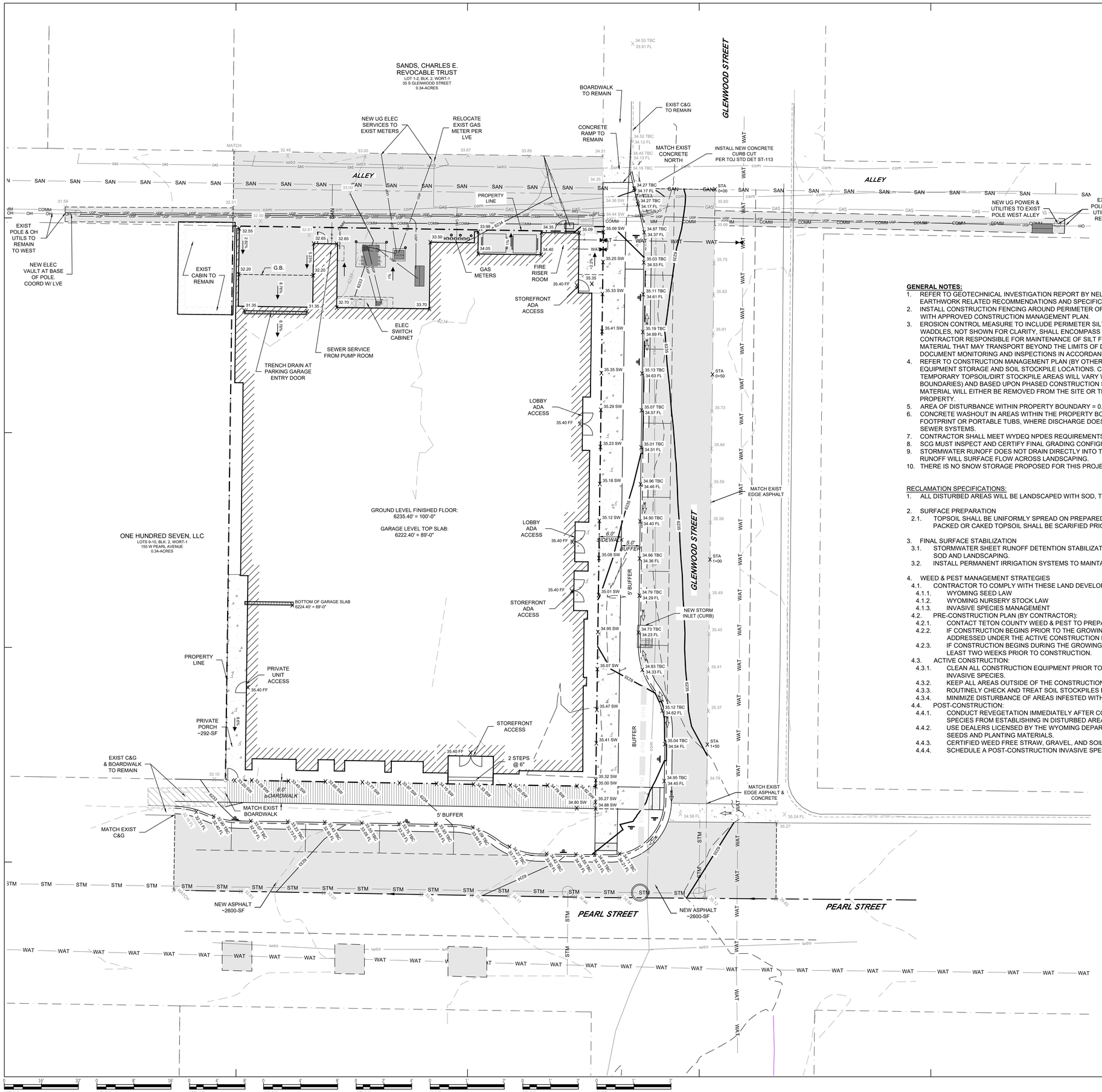
145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE	10/23/2025
DRAWN	
CHECKED	

PROPOSED LOWER LEVEL CONDITIONS SITE PLAN

C3



GENERAL NOTES:

1. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY NELSON ENGINEERING, DECEMBER 2024, FOR EARTHWORK RELATED RECOMMENDATIONS AND SPECIFICATIONS.
2. INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF PROPERTY WITH ACCESS GATE(S) IN ACCORDANCE WITH APPROVED CONSTRUCTION MANAGEMENT PLAN.
3. EROSION CONTROL MEASURE TO INCLUDE PERIMETER SILT FENCE OR STRAW WADDLES . SILT FENCE/STRAW WADDLES, NOT SHOWN FOR CLARITY, SHALL ENCOMPASS ENTIRE PERIMETER OF LIMITS OF DISTURBANCE. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF SILT FENCE AND THE TIMELY REMOVAL OF SEDIMENTS AND MATERIAL THAT MAY TRANSPORT BEYOND THE LIMITS OF DISTURBANCE. CONTRACTOR TO CONDUCT AND DOCUMENT MONITORING AND INSPECTIONS IN ACCORDANCE WITH THE GENERAL PERMIT.
4. REFER TO CONSTRUCTION MANAGEMENT PLAN (BY OTHERS) FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS. CONSTRUCTION EQUIPMENT PARKING AREAS AND TEMPORARY TOPSOIL/DIRT STOCKPILE AREAS WILL VARY WITHIN THE LIMITS OF DISTURBANCE (PROPERTY BOUNDARIES) AND BASED UPON PHASED CONSTRUCTION SCHEDULE AND SEQUENCING. IN ALL CASES, MATERIAL WILL EITHER BE REMOVED FROM THE SITE OR THE STOCKPILE LOCATIONS WILL BE WITHIN THE PROPERTY.
5. AREA OF DISTURBANCE WITHIN PROPERTY BOUNDARY = 0.31-ACRE
6. CONCRETE WASHOUT IN AREAS WITHIN THE PROPERTY BOUNDARY, RECOMMENDED WITHIN THE BUILDING FOOTPRINT OR PORTABLE TUBS, WHERE DISCHARGE DOES NOT REACH PUBLIC RIGHT-OF-WAY AND STORM SEWER SYSTEMS.
7. CONTRACTOR SHALL MEET WYDEQ NPDES REQUIREMENTS FOR SMALL CONSTRUCTION ACTIVITIES.
8. SCG MUST INSPECT AND CERTIFY FINAL GRADING CONFIGURATION PRIOR TO FINAL TOJ INSPECTION.
9. STORMWATER RUNOFF DOES NOT DRAIN DIRECTLY INTO TOJ STORM SEWER COLLECTION SYSTEM. NON-ROOF RUNOFF WILL SURFACE FLOW ACROSS LANDSCAPING.
10. THERE IS NO SNOW STORAGE PROPOSED FOR THIS PROJECT.

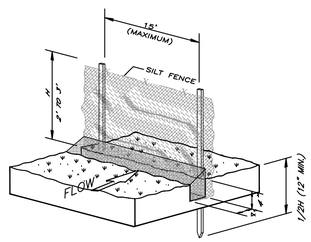
RECLAMATION SPECIFICATIONS:

1. ALL DISTURBED AREAS WILL BE LANDSCAPED WITH SOD, TREES, SHRUBS AND IRRIGATED.

2. SURFACE PREPARATION
   - 2.1. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SOD PLACEMENT. HARD PACKED OR CAKED TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT.

3. FINAL SURFACE STABILIZATION
   - 3.1. STORMWATER SHEET RUNOFF DETENTION STABILIZATION AND SOIL PROTECTION WILL BE PROVIDED BY SOD AND LANDSCAPING.
   - 3.2. INSTALL PERMANENT IRRIGATION SYSTEMS TO MAINTAIN GROWTH.

4. WEED & PEST MANAGEMENT STRATEGIES
   - 4.1. CONTRACTOR TO COMPLY WITH THESE LAND DEVELOPMENT REGULATIONS:
     - 4.1.1. WYOMING SEED LAW
     - 4.1.2. WYOMING NURSERY STOCK LAW
     - 4.1.3. INVASIVE SPECIES MANAGEMENT
   - 4.2. PRE-CONSTRUCTION PLAN (BY CONTRACTOR):
     - 4.2.1. CONTACT TETON COUNTY WEED & PEST TO PREPARE AN INVASIVE SPECIES MANAGEMENT PLAN.
     - 4.2.2. IF CONSTRUCTION BEGINS PRIOR TO THE GROWING SEASON, KNOWN INFESTATIONS WILL BE ADDRESSED UNDER THE ACTIVE CONSTRUCTION PHASE.
     - 4.2.3. IF CONSTRUCTION BEGINS DURING THE GROWING SEASON, TREAT ALL KNOWN INFESTATIONS AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION.
   - 4.3. ACTIVE CONSTRUCTION:
     - 4.3.1. CLEAN ALL CONSTRUCTION EQUIPMENT PRIOR TO ENTERING THE SITE TO PREVENT INTRODUCING INVASIVE SPECIES.
     - 4.3.2. KEEP ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE UNDER ACTIVE MANAGEMENT.
     - 4.3.3. ROUTINELY CHECK AND TREAT SOIL STOCKPILES FOR INVASIVE SPECIES.
     - 4.3.4. MINIMIZE DISTURBANCE OF AREAS INFESTED WITH INVASIVE SPECIES AS POSSIBLE.
   - 4.4. POST-CONSTRUCTION:
     - 4.4.1. CONDUCT REVEGETATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT INVASIVE SPECIES FROM ESTABLISHING IN DISTURBED AREAS.
     - 4.4.2. USE DEALERS LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE AND CERTIFIED WEED FREE SEEDS AND PLANTING MATERIALS.
     - 4.4.3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL ARE RECOMMENDED.
     - 4.4.4. SCHEDULE A POST-CONSTRUCTION INVASIVE SPECIES INVENTORY WITH TCWP



SILT FENCE DETAIL

©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P-801-355-3003

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE PREPARED FOR THE USE IN THE DESIGN OF THE PROJECT NAMED HEREIN. ANY REPRODUCTIONS OR REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

WEST PEARL AVE CONDOS

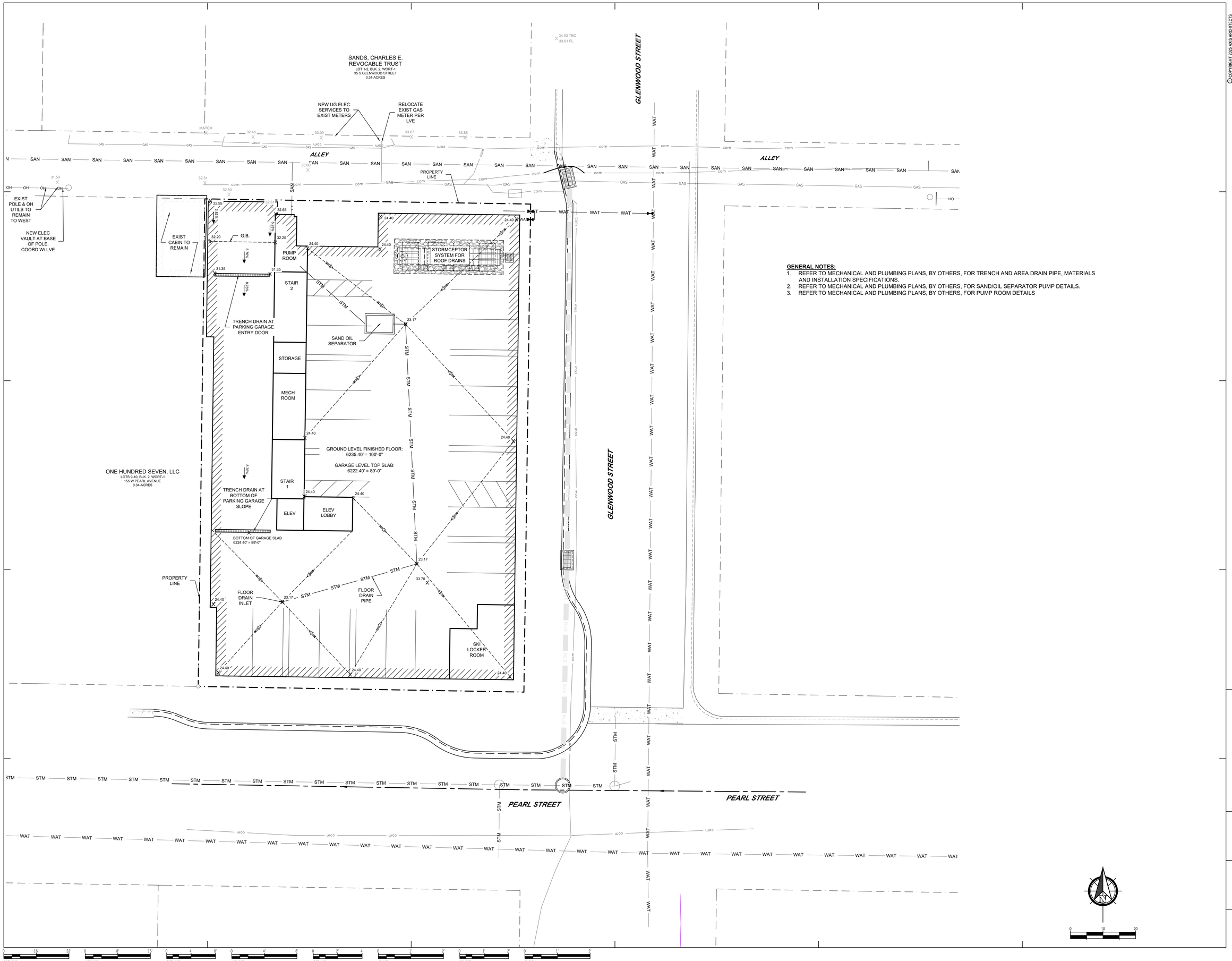
145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE	10/23/2025
DRAWN	
CHECKED	

PROPOSED UPPER LEVELGRADING PLAN

C4



GENERAL NOTES:

1. REFER TO MECHANICAL AND PLUMBING PLANS, BY OTHERS, FOR TRENCH AND AREA DRAIN PIPE, MATERIALS AND INSTALLATION SPECIFICATIONS.
2. REFER TO MECHANICAL AND PLUMBING PLANS, BY OTHERS, FOR SAND/OIL SEPARATOR PUMP DETAILS.
3. REFER TO MECHANICAL AND PLUMBING PLANS, BY OTHERS, FOR PUMP ROOM DETAILS

©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE ON THIS PROJECT ONLY. ANY OTHER USE, INCLUDING BUT NOT LIMITED TO, ORIGINAL REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING. REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P:801-355-3003

WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE	10/23/2025
DRAWN	
CHECKED	

PROPOSED LOWER LEVEL GRADING PLAN

C5

SANDS, CHARLES E.
REVOCABLE TRUST
LOT 1-2, BLK 2, WORT-1
35 S GLENWOOD STREET
0.34-ACRES

ONE HUNDRED SEVEN, LLC
LOTS 9-10, BLK 2, WORT-1
155 W PEARL AVENUE
0.34-ACRES

GLENWOOD STREET

PEARL STREET

ALLEY

TIE NEW 4-IN SAN SEWER SERVICE INTO EXIST 8-IN PVC MAIN PER TOJ DETAIL
INV @ MAIN ~ 6224.25'
NOTIFY ENGINEER IF DIFFERENT

NEW UG ELEC SERVICES TO EXIST METERS

RELOCATE EXIST GAS METER PER LVE

NEW UG FIBER TO EXIST BLDG

UG FIBER VAULT TO REMAIN

STORM INLET #1
OLD CASTLE 4x6 w/660
FLAT INLET GRATE
RIM = 6234.17
INV_{OUT} = 6230.45

DEFLECT GAS & COMMS AROUND INLET

NEW UG POWER & UTILITIES FROM EXIST POLE EAST ~270-LF TRENCH PER LVE DETAIL

4-IN ~ 16-LF @ 2% MIN

PROPERTY LINE

4" G.V FLxMJ FIRE SERVICE

INSTALL NEW STREET LIGHT PER TOJ DETAILS

EXIST POLE & OH UTILS TO REMAIN

EXIST POLE & OH UTILS TO REMAIN TO WEST

NEW ELEC VAULT AT BASE OF POLE. COORD W/ LVE

SEWER SERVICE CLEANOUTS

1 Ø ELEC TRANS

DUMPSTER AREA

4"x4" TEE MJxMJxFL

4-IN ~ 37.75-LF FROM VALVE TO PROP LINE

CONNECT 4" WATER TO EXISTING 8" DIP MAIN VIA TAPPING SLEEVE AND VALVE BY TOJ PUBLIC WORKS

NEW UG POWER & UTILITIES TO EXIST POLE WEST ~270-LF TRENCH PER LVE DETAIL

NEW ELEC VAULT AT BASE OF POLE. COORD W/ LVE

EXIST CABIN TO REMAIN

SLOPE DOWN INTO PARKING GARAGE

31.35

3 Ø ELEC TRANS

GAS METERS

FIRE RISER ROOM REF MECH PLANS

4" G.V MJxMJ DOMESTIC SERVICE

3 Ø ELEC VAULT

NEW UG 3Ø POWER & UTILITIES FROM NEW VAULT @ POLE TO NEW VAULT @ BLDG ~110-LF TRENCH PER LVE DETAIL

NEW 4" CODUIT FOR FIBER FROM EXIST VAULT TO POLE WEST ~140-LF TRENCH PER LVE DETAIL

TRENCH DRAIN AT PARKING GARAGE ENTRY DOOR REF MECH PLANS

LOW PRESSURE SEWER SERVICE
INV_{OUT}=6226.10
REF MEP FOR GARAGE PLUMBING PLAN

ELEC SWITCH CABINET

6.5' SETBACK

6' SIDEWALK

18-IN RCP~ 112-LF @ 0.50%

GROUND LEVEL FINISHED FLOOR:
6235.40' = 100'-0"

GARAGE LEVEL TOP SLAB:
6222.40' = 89'-0"

6.0' SIDEWALK

6.0' BUFFER

LOBBY ADA ACCESS

BOTTOM OF GARAGE SLAB
6224.40' = 89'-0"

STOREFRONT ADA ACCESS

STORM INLET #2
OLD CASTLE 4x6 w/660
CURB HOOD INLET & GRATE
RIM = 6234.23
INV_{IN} = 6229.90
INV_{OUT} = 6229.85

PROPERTY LINE

PRIVATE UNIT ACCESS

6' SIDEWALK

18-IN RCP~ 65-LF @ 0.54%

STOREFRONT ACCESS

EXIST C&G & BOARDWALK TO REMAIN

6.0' BOARDWALK

6' BOARDWALK PER TOJ DETAIL ST-111

INSTALL NEW 6' CONCRETE SIDEWALK PER TOJ STD DET ST-127

MATCH EXIST BOARDWALK

5.0' BUFFER

5' BUFFER

MATCH EXIST C&G

11.0' DRIVE

TYPICAL ASPHALT PATCH FROM ABANDONMENT OF EXISTING WATER SERVICES

EXISTING STORM MANHOLE REMOVE & BLOCK OPENING NORTH
RIM = 6234.41
INV = 6229.06

STORM MANHOLE #1
OLD CASTLE 4-FT DIA CAST-IN-PLACE BASE
RIM = 6234.23
$INV_{(N)}$ = 6229.50
$INV_{(CENTER)}$ = 6229.45

DEFLECT COMMS AROUND MH

EXISTING STORM MANHOLE
RIM = 6235.11
INV = 6229.78

NEW UG ELEC SERVICES TO EXIST METERS

RELOCATE EXIST GAS METER PER LVE

SAN SEWER SERVICE TIE-IN

EXIST GAS MAIN

TIE NEW GAS SERVICE INTO EXIST GAS MAIN, COORD W/LVE

NEW UG POWER & UTILITIES FROM EXIST POLE WEST

NEW UG POWER & UTILITIES FROM EXIST POLE EAST

NEW 4" CONDUIT FOR FIBER FROM EXIST VAULT TO POLE WEST

NEW 2" CONDUIT FOR FIBER

NEW UG POWER & UTILITIES FROM NEW VAULT @ POLE TO NEW VAULT AT BLDG

PROPERTY LINE

~9-FT GAS SERVICE

BOLLARD (TYP)

TYPE 2 PAD

8.0'

3.5'

6.7'

2.0'

3.3'

6.5'

3 Ø ELEC TRANS

5.0'

8.1'

1 Ø ELEC TRANS

DUMPSTER AREA

GAS METERS

SEWER SERVICE FROM MECH ROOM INV IN = 6226.10

AREA FOR COMMS PEDS

3 Ø ELEC VAULT 2.5-FT x 5.5-FT

3.0'

6.1'

1.5'

ELEC SWITCH CABINET

UTILITY CORRIDOR

ENLARGED PLAN
SCALE: 1" = 5'

0 10 20

©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE ON THIS PROJECT ONLY AND ARE NOT TO BE USED ON OTHER PROJECTS. REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P:801-355-2003

WEST PEARL AVE CONDOS

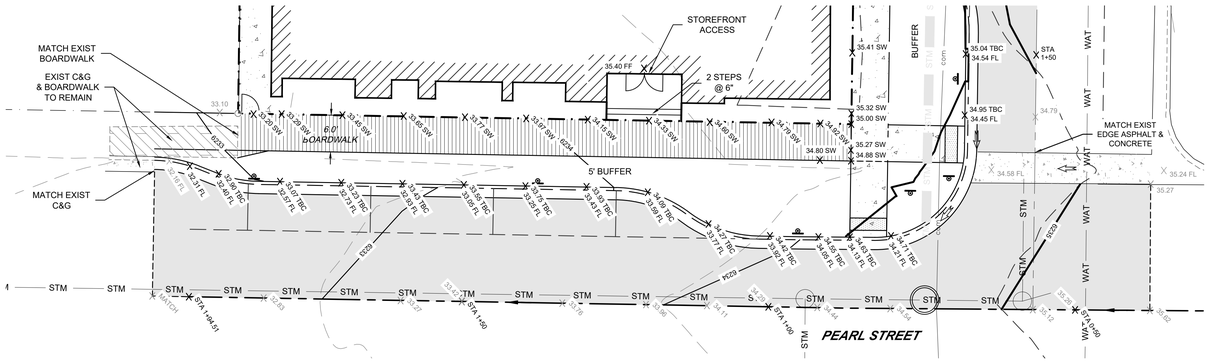
145 W PEARL AVE.
JACKSON, WY

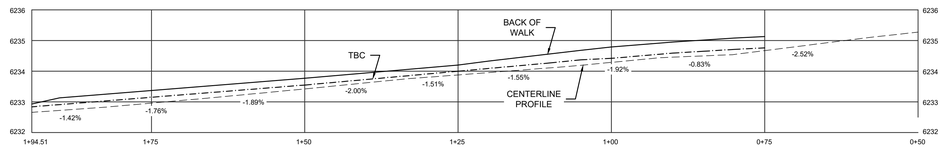
No.	Date	Description

AXIS JOB # 2501
OWNER #
DATE 10/23/2025
DRAWN
CHECKED

PROPOSED UTILITY SITE PLAN

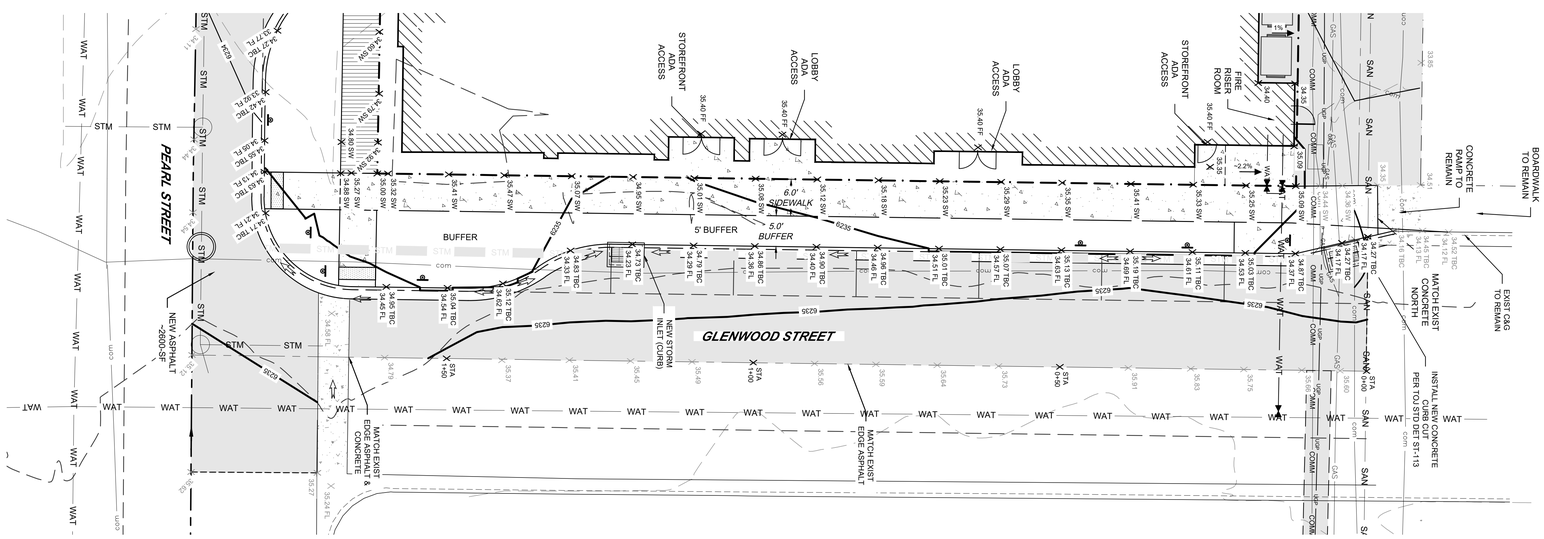
C6

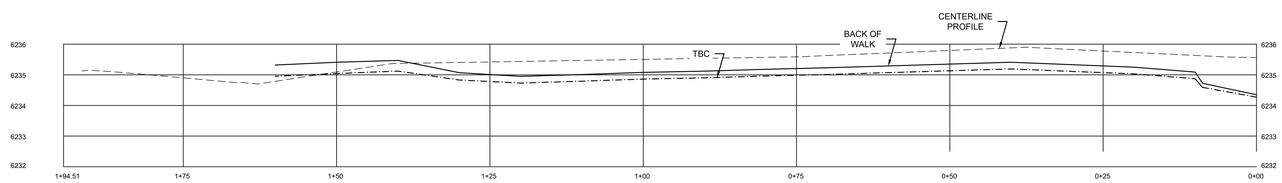




PEARL STREET CURB & SIDEWALK PROFILE

HORZ SCALE: 1" = 10'
VERT SCALE: 1" = 5'





GLENWOOD STREET CURB & SIDEWALK PROFILE

HORZ SCALE: 1" = 10'
VERT SCALE: 1" = 5'

©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE IN THIS PROJECT AND ARE NOT TO BE USED ON OTHER PROJECTS. ANY REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE

927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P:801-355-3003

WEST PEARL AVE CONDOS

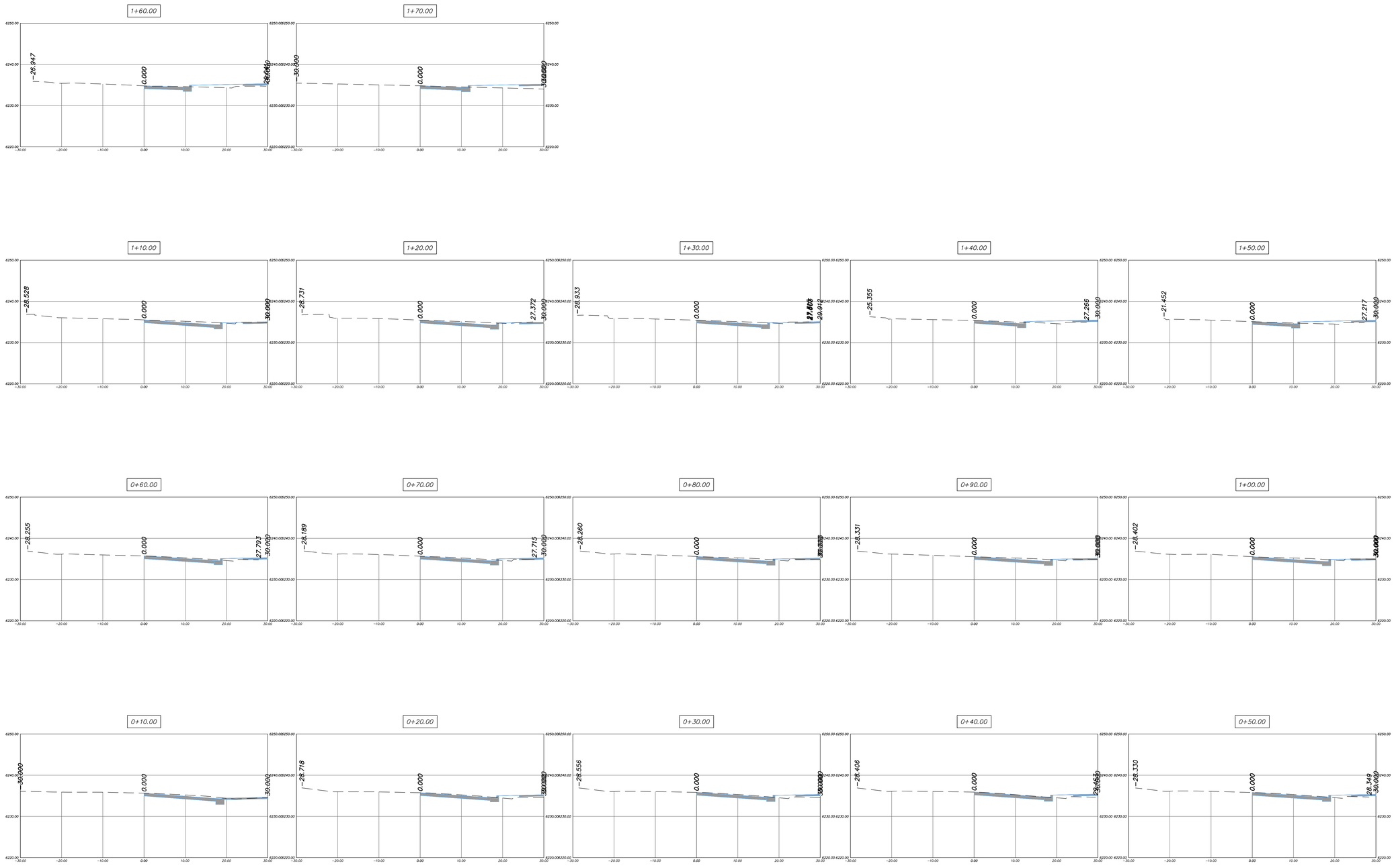
145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE DRAWN	10/23/2025
CHECKED	

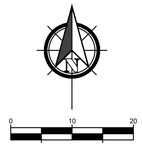
CURB & SIDEWALK PLAN & PROFILE

C7



GLENWOOD STREET CROSS SECTIONS

HORZ SCALE: 1" = 10"
VERT SCALE: 1" = 5'



©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE ON THIS PROJECT AND ARE INTENDED FOR THE EXISTING OWNER'S OPERATIONS. REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P-801-355-3003

WEST PEARL AVE CONDOS

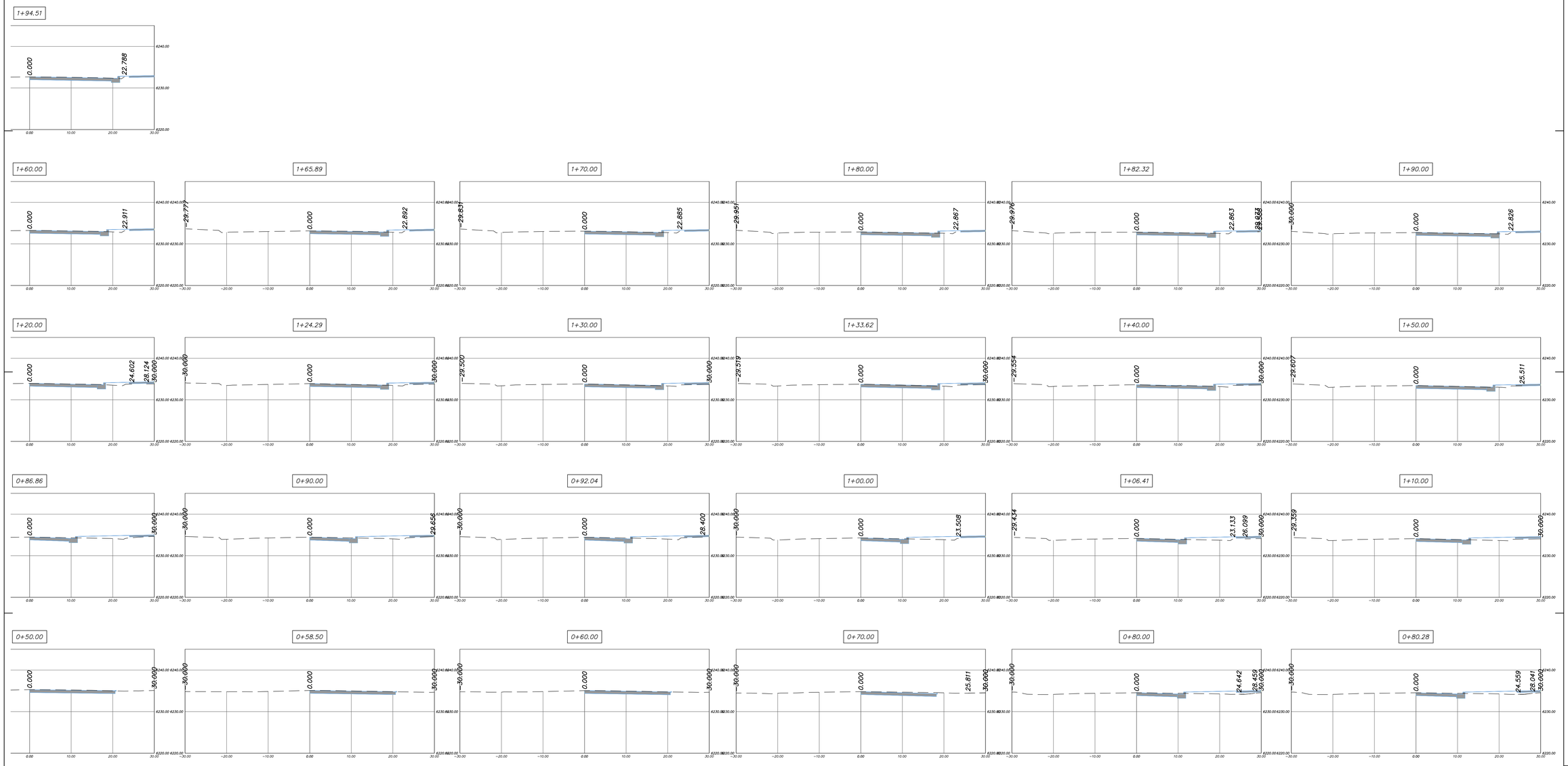
145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE	10/23/2025
DRAWN	
CHECKED	

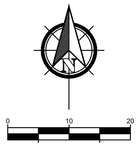
GLENWOOD STREET
CROSS SECTIONS

C8



PEARL STREET CROSS SECTIONS

HORZ SCALE: 1" = 10'
VERT SCALE: 1" = 5'



©COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE ON THIS PROJECT AND ARE INTENDED FOR THE EXISTING OR FUTURE REPRESENTATIONS IN THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P-801-355-2003

WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE	10/23/2025
DRAWN	
CHECKED	

PEARL STREET
CROSS SECTIONS

C9

Housing Mitigation Plan

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location: Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required	
Retail	0.000216*sf		5174	1	1.116	Pearl St Salon & Spa + Bagels
Restaurant/Bar	0.000599*sf		1586	1	0.950	San Juan Restaurant
Historic Structure Preserved On Sit	exempt		500	1	0.000	Log cabin
Parking	0.000123*sf		6410	1	0.788	
				Existing Workforce Housing Credit	2.853	

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**	
Retail	0.000216*sf		2933	1	**0.633**	Future Retail A
Retail	0.000216*sf		2112	1	**0.456**	Future Retail B
Short-Term Rental Unit	0.102*bedrooms	2	1400	1	**0.204**	Unit A
Short-Term Rental Unit	0.102*bedrooms	2	1379	1	**0.204**	Unit B
Short-Term Rental Unit	0.102*bedrooms	2	1494	1	**0.204**	Unit C
Short-Term Rental Unit	0.102*bedrooms	2	1437	1	**0.204**	Unit D
Short-Term Rental Unit	0.102*bedrooms	1	695	1	**0.102**	Unit E
Short-Term Rental Unit	0.102*bedrooms	1	1365	2	**0.204**	Unit F
Short-Term Rental Unit	0.102*bedrooms	2	1239	1	**0.204**	Unit G
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	3	2236	1	**0.106**	Long-Term Unit A
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	1	1535	1	**0.064**	Long-Term Unit B
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	3	2084	1	**0.097**	Long-Term Unit C
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	1	1855	1	**0.082**	Long-Term Unit D
Apartment (Local Occupancy)	0.000017*sf+(Exp(-14.82+1.59*Ln(sf)))/2.176	1	1517	1	**0.045**	Restricted Unit A
Apartment (Local Occupancy)	0.000017*sf+(Exp(-14.82+1.59*Ln(sf)))/2.176	1	1464	1	**0.043**	Restricted Unit B
Apartment (Local Occupancy)	0.000017*sf+(Exp(-14.82+1.59*Ln(sf)))/2.176	2	1557	1	**0.047**	Restricted Unit D

Affordable Workforce Housing Required: 0.047 units

Fee-in-Lieu Amount: $ -

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitgation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the Unit Type Sheet.

Arborist Report

TIMBERLINE *Forestry and Fuel & Management Services* **Joe Benigno ISA Certified Arborist WE-6694A**

57 Strutting Grouse Swan Valley, IDAHO 83449 Joe.JBtree@gmail.com 530.545.0409

August 13th, 2025

Principal of Axis Architects
To Mr. Brian Junge

RE: Property Address 145 East Pearl and Glenwood, PAR Real Estate.

Site Evaluation

As requested I performed a site visit to evaluate four Spruce trees " Picea Pungens" The evaluation conducted was to assess tree health and to identify hazard potential for tree failure.

FINDINGS

Trees identified were four Spruce Trees ranging from 18 to 24 inches DBH. Trees appear to be 35 to 45 years in age. Trees are in Moderate health at the current time. Spruce trees in an urban landscape have a typical life expectancy of approximately 60 years. As they grow older they become more susceptible to disease and pest problems. Life expectancy in their native natural settings is much greater 150 years is common or greater unfortunately being planted in Urban landscapes in non native soils. Make them subject to premature early decline. Some of the main contributors are un appropriate watering, pollution, and un proper tree care and poor tree pruning practices these factors have a huge impact on their long term survival.

Two major concerns currently with all four trees is the immediate fire hazard they pose to both nearby buildings and the surrounding community.

Most Fire agencies policy is to have structural clearances of 10 feet on buildings and 15 feet on chimneys or exhaust from roof tops. I would recommend that you check with the local fire agency. All of these trees have branches well within this distance; some branches are encroaching enough to be touching the adjacent structure.

The second major concern are the Structural defects that the trees possess. Conifer trees should maintain one central leader in their growth pattern. These trees possess multiple leaders two and even three. These unions are weak and highly likely to fail in the right conditions from wind load and snow weight. Three of the four trees have very high failure potential. Endangering the public and structures. The current condition of the trees has either been caused by high winds, winter storms or poor tree pruning practices and these trees have generated new leaders in their effort to survive which weaken attachments.

CONCLUSION

Due to the mitigating factors listed above I recommend the removal of all four trees. The Risk potential is great and will become greater as the trees age and the canopy becomes taller and Denser. Unfortunately heavy pruning to lessen the obvious hazards is not a valid option any heavy pruning to achieve tolerance with the current condition would have too much of a negative health impact on the trees. This would only weaken the trees and make them vulnerable to pest and disease that would not only affect these four trees but neighboring trees in the community.

Regards,

Joe Benigno
Certified Arborist WE-6499A

Title Report

JACKSON HOLE
TITLE & ESCROW
Powered by TRULY TITLE
270 W Pearl Ave, Ste 104, PO Box 921, Jackson, WY 83001
Phone: 307-733-3153 | Fax: 307-733-9534

ORDER CONFIRMATION

Date: July 10, 2025

Jackson Hole Title & Escrow Order Number: **25005151-41**

Owner: **PAR REAL ESTATE, LLC, a Wyoming limited liability company**

Property Address: **65 S Glenwood Street, Jackson, WY 83001 and**

145 W Pearl Avenue , Jackson, WY 83001

County: **Teton**

Your local contact information:

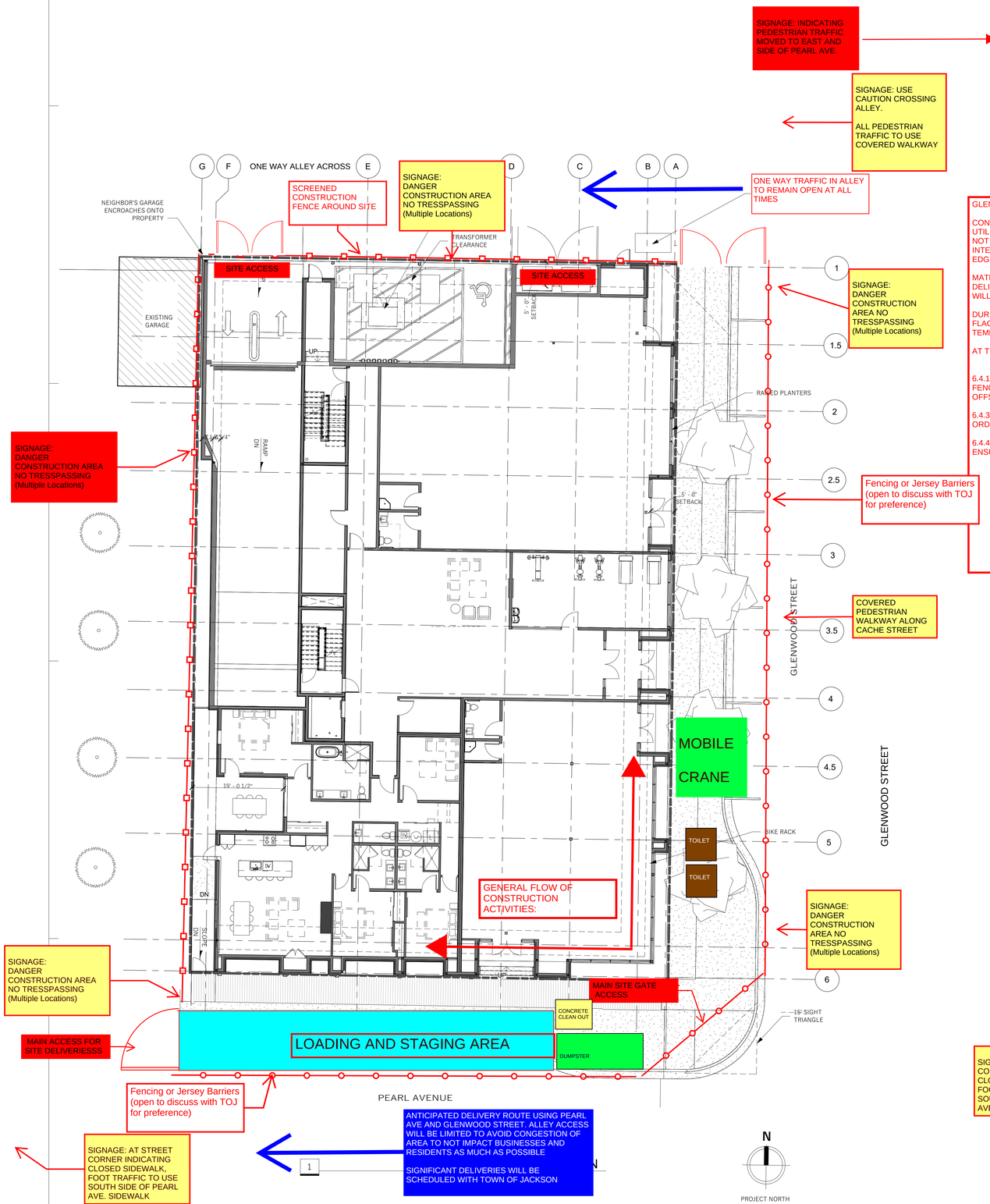
Title Office:
Jackson Hole Title & Escrow
270 W Pearl Ave, Ste 104, PO Box 921
Jackson, WY 83001
Phone: 307-733-3153 Fax: 307-733-9534
Title Officer: Jeff Simonsen – Jeff.Simonsen@trulytitle.com
Title Assistant: Hana Hagerott – hhagerott@jhtitle.com

Escrow Office:
Jackson Hole Title & Escrow
270 W Pearl Ave, Ste 104, PO Box 921
Jackson, WY 83001
Phone: 307-733-3153 Fax: 307-733-9534
Escrow Officer: Tyra Tafoya – ttafoya@jhtitle.com
Escrow Assistant: Hana Hagerott – hhagerott@jhtitle.com

Construction Management Plan

General Notes:

Secondary staging location for material storage being located as necessary.



GLENWOOD STREET CONSTRUCTION BARRIER AND PEAL AVE. UNLOADING ZONE:

CONTRACTOR PROPOSING TO ELIMINATE PEDESTRIAN TRAFFIC ON WEST SIDE OF GLENWOOD STREET BY UTILIZING SIGNAGE AT THE CORNERS OF I-191 AND GLENWOOD ST. (CROSS HERE). GLENWOOD STREET IS NOT WIDE ENOUGH TO ALLOW FOR THE MATERIAL UNLOADING ZONE AND A PEDESTRIAN WALK WITHOUT INTERFERRING WITH TRAFFICE. FENCE AND OR JERSEY BARRIERS ARE PROPOSED TO BE PLACED AT THE EDGE OF THE STREET PARKING TO ALLOW FOR CONSTUCTION ACTIVITIES

MATERIAL UNLOADING ZONE WILL BE LOCATED BEHIND BARRIERS ON PEARL AVEN ALLOWING FOR DELIVERIES TO FOLLOW THE FLOW OF TRAFFIC AND THEN BACK INTO PROTECTED AREA. UNLOADING ZONE WILL BE APPROX 12" WIDE BY APPROX 80' LONG TO ALLOW FOR FULL ENCLOSURE OF TRUCKS AND TRAILERS

DURING TIMES OF MATERIAL UNLOADING ALONG THIS AREA OF PEARL AVENUE, CONTRACTOR WILL PROVIDE FLAGGERS AND/OR TRAFFIC CONTROL TO DIVERT AND CONTROL TRAFFIC. ALL MEANS OF CONTROL WILL BE TEMPORARY AND IN PLACE ONLY FOR THE DURATION OF THE UNLOADING PROCESS.

AT TIMES WHEN THERE IS NO MATERIAL UNLOADING, THE STREET WILL BE OPEN FOR VEHICLE TRAFFIC.

6.4.1 OUTSIDE STORAGE WILL BE CONTAINED WITHIN THE PERIMETER OF THE CONSTRUCTION SCREENED FENCING. OFF SITE STORAGE FOR THE PROJECT HAS YET TO BE IDENTIFIED OR DETERMINED. IF OR WHEN OFFSITE STORAGE LOCATIONS ARE ITENTIFIED, THIS DOCUMENT WILL BE UPDATED TO REFLECT SUCH.

6.4.3 NOISE ORDINANCE 1388. ALL CONSTRUCTION ACTIVITIES WILL BE IN COMPLIANCE WITH THIS ORDINANCE

6.4.4 VIBRATION - CONTRACTOR HAS READ THE PERAMITERS AND CONDITIONS OF SECTION 6.4.4 AND WILL ENSURE THAT ANY AND ALL CONSTRUCTION WILL COMPLY THIS SECTION OF THE ORDINANCE.

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES
- MAJOR EXISTING TOPOGRAPHY
- MINOR EXISTING TOPOGRAPHY
- MAJOR PROPOSED TOPOGRAPHY
- MINOR PROPOSED TOPOGRAPHY

KEYNOTES

© COPYRIGHT 2025 AXIS ARCHITECTS

Axis Architects
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P:801.355.3003

THE WORKS OF AUTHORSHIP INCLUDED IN THIS DOCUMENT ARE THE ORIGINAL PRODUCT OF AND ARE THE SOLE PROPERTY OF AXIS ARCHITECTS. THESE ORIGINAL DESIGN ELEMENTS WERE CREATED FOR USE AS PART OF THIS PROJECT. NONE OF THE ELEMENTS, IDEAS, OR GRAPHIC REPRESENTATIONS THEREIN MAY BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING BY AXIS ARCHITECTS OR ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING: REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE

WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS JOB #	2501
OWNER #	
DATE	10/13/2025
DRAWN	
CHECKED	

ARCHITECTURAL SITE PLAN

AS 100

Geotechnical Report

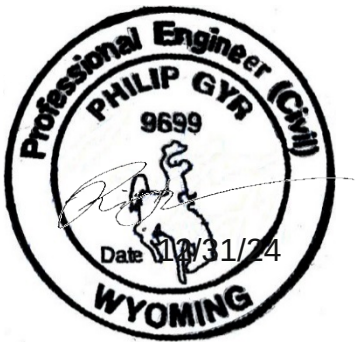
GEOTECHNICAL INVESTIGATION

65 SOUTH GLENWOOD STREET AND 145 WEST PEARL AVENUE

JACKSON, WYOMING

PREPARED
FOR
PAR REAL ESTATE, LLC.
JACKSON, WYOMING

PREPARED
BY
NELSON ENGINEERING
JACKSON, WYOMING



DECEMBER 2024
PROJECT NO. 24-273-01

TABLE OF CONTENTS

GENERAL AND PROJECT DESCRIPTION **1**

SCOPE OF SERVICES 1

SITE CONDITIONS **1**

DESCRIPTION 1
GEOLOGY AND SOIL MAPPING 1
SEISMIC HAZARD 2

SITE INVESTIGATIONS **2**

FIELD INVESTIGATIONS 2
LABORATORY INVESTIGATIONS 3

SUBSURFACE CONDITIONS **3**

SOIL PROFILES 3
Hydrocarbon Odor *4*
Interpretation *4*
GROUNDWATER 4

GEOTECHNICAL ANALYSIS & RECOMMENDATIONS **4**

GENERAL 4
SEISMIC DESIGN PARAMETERS 5
Liquefaction *5*
GROUNDWATER 5
SPREAD FOOTINGS 5
LATERAL EARTH PRESSURES 6
SHORING, UNDERPINNING, EXCAVATION SLOPES 7

SIDEWALKS AND EXTERIOR SLABS **8**

CONSTRUCTION CONSIDERATIONS **8**

EARTHWORK AND SITE GRADING 8

GENERAL COMMENTS **10**

WARRANTY AND LIMITING CONDITIONS **11**

APPENDIX

GENERAL AND PROJECT DESCRIPTION

A geotechnical investigation was performed for a commercial development at 65 South Glenwood Street and 145 West Pearl Avenue, Lot 11 and 12 of the Wort addition, in downtown Jackson, Wyoming. The existing commercial buildings fronting Pearl Avenue and historic cabin on Glenwood will be removed. Schematic design phase plans provided Dynia Architects propose a mixed-use three-story wood framed structure with basement level parking. Geotechnical recommendations and analysis are based on the plans provided.

Scope of Services

The scope of services for this investigation was to provide geotechnical recommendations based on a subsurface investigation and soils laboratory testing for the proposed mixed-use development. The purpose of the subsurface investigation was to determine soil and groundwater characteristics. The results of the subsurface investigation and subsequent laboratory testing were utilized in engineering analysis for recommendations pertaining to structural foundations, drive and parking areas, retaining walls, and general earthwork. It is our engineering judgment that the existing and proposed slope geometry and composition indicate stability therefore slope stability analyses were not conducted. Specific recommendations for drainage and surface water conveyance are not within the scope of work.

Foundation analysis and resulting recommendations are based on typical loads for the type of structure proposed. Prior to finalization of project plans, foundation plans and loads should be sent to this office for review to ensure compliance with this report. Recommendations assume foundation elements are not subjected to unusual loading conditions such as eccentric loads or vibratory equipment. Lateral earth pressure recommendations contained herein are general in nature; it is critical that retaining wall designs are reviewed by the geotechnical engineer.

SITE CONDITIONS

Description

The project property comprises two adjoining 0.17-acre lots located on the northwest corner of the intersection of West Pearl Avenue and South Glenwood Street. The western lot contains a 1-story wooden building with restaurant and retail space on Pearl Avenue, along with paved parking to the north. The eastern lot features a 1-story wooden building on the south side and a historic log cabin on the northeast side, with parking situated between them. Access points include Pearl Avenue to the south, Glenwood Street to the east, and an alleyway to the north. Historical aerial imagery indicates that two single-family residences previously occupied these lots before the current buildings were constructed. The topography slopes approximately 2 feet from east to west across the property.

Geology and Soil Mapping

The area's surface geology is mapped on the USGS "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," J.D. Love and H.F. Albee, 2004. The map shows "Qf - Alluvial Fan Deposits - Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons…" Approximately 1,200 feet to the northwest are mapped "Qfp - Flood-plain deposits – Sand, silt, clay, and minor lenses of gravel." Soil profiles observed in the borings corresponded most closely to coarse-grained alluvial fan deposits.

The US Natural Resources Conservation Service's Soil Survey of Teton County has mapped the Greyback gravelly loam at the site. The soils are alluvial and/or glaciofluvial deposits located on 0 to 3 percent slopes. This soil is described as very deep, excessively drained, and composed of gravelly loam, very gravelly sandy loam, and very gravelly loamy sand. Depth to water table is indicated to be deeper than 80 inches.

Seismic Hazard

Jackson Hole is located within the Intermountain Seismic Belt, a zone extending from southern Utah through eastern Idaho and western Montana and encompassing western Wyoming and the Teton Range as referenced by Robert B. Smith and Walter J. Arabasz in "Seismicity of the Intermountain Seismic Belt, Neotectonics of North America," 1991. The USGS Earthquake Hazards Program has mapped Quaternary faults and folds in the United States as displayed on Google Earth with the following active faults near the site: the Teton Fault, the Phillips Valley Fault, and secondary faults within the Jackson Hole Valley. In particular, the Teton Fault is thought to be capable of producing major earthquakes of a magnitude of six or greater. The portion of the Teton Fault mapped as active in the Quaternary is approximately 6.9 miles to the northwest.

The USGS "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," J.D. Love and H.F. Albee, 2004, shows the postulated trace of the Cache Creek Thrust Fault 600 feet to the south and the East Gros Ventre Fault 1,200 feet to the northwest. The Cache Creek Thrust Fault is not classified by the USGS as active. The East Gros Ventre fault is a Class B fault where "geologic evidence demonstrates the existence of a fault or suggests Quaternary deformation, but either (1) the fault might not extend deeply enough to be a potential source of significant earthquakes or (2) the currently available geologic evidence is too strong to confidently assign the feature to Class C [which show insufficient evidence of faulting or deformation] but not strong enough to assign it to Class A [evidence demonstrates Quaternary faulting of tectonic origin]."

SITE INVESTIGATIONS

Field Investigations

On 11/20/24, 11/21/24, and 11/22/24, four borings were advanced at the locations shown on **Drawing 2 – Boring Location Map** in the Appendix. Borings were approximately located by tape measure to within 3 feet. Boring locations and depths were selected to best determine subsurface conditions throughout the parcel. All borings were backfilled with drilling spoils after logging was completed. A monitoring well was installed in BH-4.

IME of Riverton, Wyoming, advanced the borings with a track-mounted B57 truck-mounted drill rig. All borings were advanced using 8.5-inch outer-diameter (O.D.) hollow stem auger. Sampling was performed with 2-inch split-barrel (split-spoon) samplers and 3-inch Dames and Moore samplers per ASTM D1586. Trent McCaffrey, a Professional Engineer at Nelson Engineering logged the borings and directed the sampling. Soils were classified in the field and logged by the engineer. The soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs. Bulk samples were sealed in plastic bags and transported to our laboratory for testing and further classification. Groundwater observations were made at the time of the boring advancement based on field observations of soil moisture conditions. Field observations and laboratory testing results are presented both on the boring logs and in the Laboratory Results sheets in the Appendix.

The stratification lines shown on the boring logs represent the approximate boundary between soil types. The actual in-situ transition may be either gradual or abrupt. Due to the nature and depositional characteristics of natural soils and fills, care should be taken in interpolating subsurface conditions beyond the location of the boreholes. Soil conditions can change rapidly in both the lateral and vertical directions. Groundwater conditions shown on the logs are only for the dates indicated. Subsurface conditions were interpreted from the described boreholes. The soil properties inferred from the field and laboratory analyses supported by our experience formed the basis for developing our conclusions and recommendations.

Samples obtained during the field investigation were taken to the laboratory where they were visually classified in accordance with ASTM Test Method D-2487-93, which is based on the Unified Soils Classification System. The soil samples stored in our laboratory will be discarded after 30 days from the date this report is submitted unless we receive a specific request to retain them.

Laboratory Investigations

Samples obtained during the field investigation were taken to the laboratory where they were visually classified in accordance with ASTM Test Method D-2487-11, which is based on the Unified Soils Classification System. Representative samples were selected for testing to determine the physical properties of the in-place soils and to estimate engineering properties. Engineering properties of concern at this location included bearing capacity, seismic response, shear strength, and site-specific construction recommendations that are influenced by soil type and condition.

Laboratory testing was conducted to provide additional information to determine the suitability of the soils for use as foundation and subgrade materials and to verify field observations and classification estimates. The finalized laboratory observations were used to estimate soil strength and compressibility characteristics for bearing capacity determinations, consolidation and settlement determinations, lateral and vertical pile load response analysis, and pavement designs. Specific tests included Consolidation Test – ASTM Designation D2435, Atterberg Limits Tests - ASTM Designation D4318, Grain Size Analysis - ASTM Designation C117 & C136, Soil Moisture Content Determinations - ASTM Designation D2226, and Soil Classification - ASTM Designation D2487.

The soil samples stored in our laboratory will be discarded after 30 days from the date this report is submitted unless we receive a specific request to retain them.

SUBSURFACE CONDITIONS

Soil Profiles

Similar soil profiles were found in the borings consisting of 1) silty gravel with sand 2) silty clay with sand lenses and gravels 3) gravelly sand with silt and clay lenses.

BH-1 and BH-2 were in asphalt parking areas, BH-3 was in a gravel parking area. BH-4 was advanced through a wooden deck. At BH-1 was asphalt overlying imported gravels with sand. Surficial soils in BH-2 and BH-3 consisted of 2 to 3 feet of silty clay with gravel, Silty gravels were found at surface in BH-4.

Silty Gravel and Silty Sand Mixtures
Silty gravels and silty sand mixtures were found beneath asphalt and gravel fill in the following intervals: BH-1: 2 to 25 feet of silty gravel, 25 to 26 feet of gravel with sand, and 35 to 42.5 feet of silty gravel with sand, BH-2: silty sand and silty gravel mixtures to the bottom of boring, BH-3: silty gravel with sand 3 to 20 feet and 44 feet to 46 feet, mixtures of silty sand with trace gravels from 20 to 25.5 feet, 30 to 35 feet, and 41 to 44 feet, BH-4: silty gravels from 0 to 25.5 and 35.5 to 45.5 feet. The profiles can be described as layers of medium dense to very dense gravels, sands, and silt with N_{60} in the 20 – >50 range. Soils were dry at the surface and became moist below 25 to 30 feet. Bottom of boring depths were 42.5', 46.0', 46.0', and 45.5' for BH-1, BH-2, BH-3, and BH-4, respectively.

Silty Clay with Sand and Gravel Lenses/Stratum
Strata of less dense, strata silt, sand, and clay with lower gravel content were found as follows:
BH-1: stiff silty clay with sand from 26 to 30 feet and medium dense silty sand with some gravel from 30 to 35 feet with N_{60} of 13. Pocket penetrometer measurements on disturbed split spoon and Shelby tube samples in silt and clay with trace gravel intervals were in the 1.5 tons per square foot range (TSF).
BH-2: stiff to very stiff sandy silt with clay from 26 to 35 feet with N_{60} of 20. Pocket penetrometer measurements on disturbed split spoon samples was 1.5 (TSF).
BH-3: stiff silty clay with sand from 25.5 to 30 feet with N_{60} of 9 and hard silty clay from 35 to 41 feet with N_{60} of >50. Consolidation testing was performed on sample BH3-5 at 25.5-foot depth and BH3-7 at 35.5-foot depth.
BH-4: stiff to very stiff silty clay with sand from 25.5 to 35.5 feet with N_{60} of 9-19. Consolidation testing was performed on sample BH4-5 at 29-foot depth.

Hydrocarbon Odor
At 35-foot depth in BH-1 and 45-foot depth in BH-3 soils had hydrocarbon/gas odor. Hydrocarbon cleanup in the area has been completed as certified by the WY Department of Environmental Quality. Gas odor is often present in soils that have hydrocarbon levels below the action threshold after cleanup is complete.

Interpretation
Strata of alluvial fan deposits emanating from Cache Creek form the subsurface. Deposition is variable over short distances in three dimensions. Within the borings, the majority of the strata are gravel soils with silt and sand. Thick silty clay deposits were found in BH-1, BH-3, and BH-4, finer grained lensed deposits of silt, sand, clay, and lower gravel content were found in BH-2. Deposits below the planned bearing depth of about 15 feet were mixtures of medium stiff to hard finer-grained strata and medium dense to very dense gravels and sands.

Groundwater
Groundwater was encountered in BH-4 at a depth of 45 feet at the time of the field investigation. A monitoring well was installed in BH-4. On 12/30/24, the monitoring well in BH-4 was dry. Seasonal fluctuations are discussed below.

GEOTECHNICAL ANALYSIS & RECOMMENDATIONS

General
Preliminary design plans by Dynia Architects show a mixed-use building with three above ground levels and a basement level ground parking level. Lot line to lot line construction is

planned. Spread footings are appropriate to support the proposed structures. The following sections address concerns at and below planned footing depths under the influence of spread footing loads.

Seismic Design Parameters

The 2024 International Building Code (IBC) designates site class per ASCE 7-22 Chapter 20. Data obtained in this investigation is not sufficient to determine soil parameters as required by ASCE 7-16; therefore, the IBC directs that seismic coefficients and design spectra shall be determined using Site Class D, Latitude of **43.479°** and Longitude of **-110.764°**.

Liquefaction

Saturated sands, silts, and gravels of lower density are susceptible to liquefaction during earthquakes. N_{60} corresponding to high density gravels were recorded at depths where groundwater may occur. Average N_{60} results of >50 indicate non-liquefiable soils in potentially saturated zones.

Groundwater

The Wyoming DEQ conducted a leaky underground storage tank cleanup program in the project vicinity in the early 2000s. Data from monitoring well logs from *Bill's Standard Site – Jackson LAUST Remediation Project* were analyzed. Monitoring wells were located to the south across Pearl Avenue and to the north across the alleyway (See Borehole Location Map). Well levels were measured on an approximately bi-yearly basis from May 2002 to October 2015. Over the period, MW-339 registered the shallowest peak depth in July of 2011 at 41.09 feet depth. The peak level in MW-341 was slightly lower at 42.29 feet depth in July of 2011. The lowest depth to groundwater in MW-341 was 44.84 feet depth in October of 2010 and the lowest depth to groundwater in MW-339 was 53.79 feet in April of 2003.

The summer and fall of 2024 prior to the investigation were abnormally dry. The measured depth of groundwater at about 50 feet in the fall of 2024 corresponds with a low point in the hydrologic cycle. The highest level of about 41 feet in the monitoring period corresponded with a series of wetter years. The risk of higher water levels corresponding to a prolonged wet period and/or a severe flood is impossible to quantify with the limited data available. High water years in 1997 and 1986 resulted in the highest peak flows for nearby rivers and streams, data from these and similar years would be necessary for more definitive estimate. **For this project, we recommend designers utilize a conservative peak groundwater depth of 30 feet depth.**

If project schedules permit, we recommend measuring the monitoring well in BH-4 during the spring, summer, and fall of 2025 to provide more data on seasonal fluctuations.

Spread Footings

For this analysis, basement level footings are assumed to bear at a minimum depth of 15 feet below grade. Spread footings bearing on dense, sand and gravel alluvial fan deposits are appropriate foundation elements. Where soft compressible silt/clay soils or loose sand lenses are found at bottom of footings and slabs, these soils shall be removed until competent dense to very dense sand and/or gravel alluvium is exposed. Over excavation and structural fill shall extend a minimum of 2 feet horizontally beyond the footing footprint. If shoring or underpinning is not designed for over excavation depth to expose competent bearing soils, consult with Nelson Engineering. Native subgrades shall be compacted to a depth of 8 inches

to 95% of maximum density per ASTM D698 (Standard Proctor) beneath all footings and fills below foundations.

A net allowable bearing capacity of **4000 PSF is appropriate.** The net allowable soil pressure includes dead load plus maximum live load. The above analysis assumes a **maximum width of 8.0 feet** for continuous footings and a **maximum dimension of 12.0 feet** for isolated footings. The net allowable soil pressure includes dead load plus maximum live load. These calculations assume a **minimum footing depth 15 feet below final grade** and that a maximum total settlement of 0.5 inches be tolerated on any one footing and the maximum differential settlement between footings that can be tolerated is 0.5 inches.

Bearing capacity values and settlement shall be checked for each combination of load to determine whether settlement or bearing capacity will control the response of the footing. Foundation elements supporting large, concentrated loads should be analyzed on an individual basis to determine settlement and bearing characteristics**.** Other foundation parameters are as noted below:

1. A one-third increase in allowable bearing capacity may be used for short duration loads such as wind or seismic.

2. Backfill against shallow foundations and stem walls shall conform to the **Foundation Backfill Typical** drawing in the Appendix. In no case shall material greater than 6 inches in diameter bear directly on or against foundation elements. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

Any soil type encountered at the bottom of footing excavations other than those described above should be analyzed by Nelson Engineering. Isolated boulders at footing grade should be excavated and removed unless approved by Nelson Engineering. Any excessively loose material or soft spots encountered in the footing subgrade will require over-excavation and backfilling with structural fill. All footings shall be suitably reinforced to make them as rigid as possible.

Lateral Earth Pressures

For this analysis, it is assumed that all foundation and retaining walls will be backfilled with structural fill per Drawing #3. Sloped backfill will result in higher lateral loading, if sloped fills of greater than 20% are planned, lateral loading should be analyzed by this office. Adjacent foundations may affect lateral earth loading dependent on proximity. Lateral earth pressures from adjacent structures are not accounted for here.

Lateral loads may be resisted by friction between the footing base and supporting soil and lateral bearing pressure against the sides of the footings. Design parameters recommended are a **coefficient of friction of 0.5** at the footing base and a **lateral passive bearing pressure of 350 psf per foot of depth if compacted fills are carefully placed and tested.**

Design for static at rest loading shall utilize an at-rest equivalent fluid pressure of **60 PCF**. Static active earth pressure design loading shall utilize an equivalent fluid pressure of **40 PCF**.

The total seismic load is the sum of the static and dynamic loads where static is based on active or at-rest conditions. Seismic loading shall be determined using the following equations.

Basement (restrained) walls with level backfill: $P_{ae} = \frac{1}{2}\gamma H^2(0.68PGA/g)$

Cantilever (unrestrained) walls with level backfill: $P_{ae} = \frac{1}{2}\gamma H^2(0.42PGA/g)$

Cantilever (restrained) walls with sloping backfill*: $P_{ae} = \frac{1}{2}\gamma H^2(0.70PGA/g)$

γ=unit weight of backfill. Use 135 PCF for Structural Fill, 125 PCF for Clean Rock

**Applicable for sloped backfill less than 2(H):1(V)*

PGA is defined as $S_{DS}/2.5$. The point of application of the dynamic load is at 1/3H where H is the wall height.

Shoring, Underpinning, Excavation Slopes

Stabilizing underground utilities, adjacent foundations, excavation slopes, and other features will be required for basement construction. Both underpinning and shoring may be utilized. Loads and location of foundation elements of all adjacent structures and infrastructure should be thoroughly researched and thoroughly understood by shoring designers. Utility location and loads should be thoroughly researched and understood by shoring designers.

Specialty design-build contractors typically deliver shoring and underpinning design and construction. Shoring and underpinning designs should be performed by engineers licensed in Wyoming with experience in this type of work. Shoring and underpinning should be performed by experienced geostructural contractors.

Shoring will be required for excavations occurring near property lines. Soil nail walls or soldier pile walls with tiebacks are commonly utilized for this purpose in the locality. Underground easements for shoring elements extending into neighboring properties will be required.

Conservatively assigned soil properties appropriate for shoring and underpinning design based on soil properties found the borings are given in Table 1. Note that soil profiles may vary from those found in the borings. Shoring designers are responsible for designs that address all aspects of shoring, including determining if additional investigations are necessary for adequate shoring design.

Table 1: Soil Properties for Shoring and Underpinning

Soil Type:	Medium Stiff to Hard Silty Clay w/ Sand and Gravel Lenses	Dense to Very Dense Silty Gravels w/Sand
Moist Unit Weight (γ) =	110 lbs./ft^3	135 lbs./ft^3
Cohesion (c) =	200 lbs./ft^2	50 lbs./ft^2
Effective Friction Angle (Φ') =	28	32

Interior Slabs-On-Grade

All silt/clay surficial soils and undocumented fills shall be removed beneath slabs. Interior slabs shall be founded upon the following section from top to bottom: 1) a leveling course mat 4 inches in thickness composed of clean pea gravel or WYDOT Grade GR or equivalent compacted to a minimum of 95% of maximum density as determined by ASTM D 698, 2) 8 inches of structural fill, 3) native subgrade compacted to 95% of maximum density per ASTM D698 (Standard Proctor). Structural fill may be omitted where competent subgrade is found as determined by this office. Any excessively soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill.

Concrete slab-on-grade control joints should be saw-cut as early as possible. Nelson Engineering recommends the use of a soft cut system, which allows saw cutting as soon as the concrete can support foot traffic. Successful crack control is dependent upon proper joint spacing. Control joints should be placed in accordance with current Portland Cement Concrete Paving Association guidelines.

Sidewalks and Exterior Slabs

Sidewalks and exterior concrete slabs for foot traffic shall be placed upon a minimum of 4 inches of ¾-inch minus crushed gravel placed upon 8 inches of structural fill. Structural fill requirement may be waived where Nelson Engineering determines competent subgrade exists. Any excessively loose material or soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill. All fill material within 2 feet of the slabs must be compacted to a minimum of 95% of the maximum density as determined by ASTM D698.

CONSTRUCTION CONSIDERATIONS

Earthwork and Site Grading

Excavation work and heavy equipment access may be difficult due to rutting and pumping soils during wet periods. A protracted period of wet conditions can be expected during and after seasonal snowmelt. Placement of imported gravels supported by geotextiles and/or geogrid may be required to provide construction access and to provide platforms for equipment. Utility trenches will encounter groundwater at shallow depths. General recommendations for earthwork suitability, placement, and compaction procedures are provided below:

- Within the building footprints and areas to be paved, a minimum of 6 inches of material shall be stripped and removed. All organic material, deleterious undocumented fill, and debris shall be removed regardless of depth below the surface. Loose and disturbed native soils should be scarified, moisture-conditioned, and compacted. Finish surfaces shall be sloped away from foundations.

- Fill materials shall not be placed, spread, or compacted while the ground is frozen or during unfavorable weather conditions. Fill materials shall be at the proper moisture content prior to compaction and shall contain no frozen soil.

- Native subgrade shall be compacted with vibratory equipment appropriate for the soil types. Where soft and loose or over moist areas are encountered that do not improve with repeated compaction effort, replace native soils with structural fill.

- Clayey gravel and silty gravel soils found in the excavations will be moisture sensitive. Moisture shall be prevented from penetrating these soils during construction. Measures to prevent moisture infiltration may include the placement of tarps or membranes; maintain grading during construction to drain storm water from exposed excavations during precipitation and snowmelt events, and others. If moisture has been allowed to infiltrate subgrade or bearing soils, excavation and backfill operations should cease and not resume until Nelson Engineering approves the moisture and density conditions of the soils.

- **Structural Fill** may consist of Clean Rock Fill, Crushed Concrete, or gravels (USCS classification GW or GP).

  Gravels shall have the following characteristics: 6-inch maximum particle size with no more than 40% oversize (greater than ¾") and no more than 5% fines passing the #200 sieve. Structural fill shall be placed in layers of not more than 8 inches in thickness. Each layer of structural fill should be moisture conditioned to within 2% of optimum moisture content and compacted to a minimum density of 95% of the maximum dry density as determined by ASTM Designation D 698. The maximum density of material containing more than 30% oversize (greater than ¾" diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent field compaction tests. Enough density tests should be taken to monitor proper compaction. Where a proctor cannot be performed on structural fill, lift compaction shall be verified via proof rolling with loaded rubber-tired equipment observed and approved of by NE.

  Crushed Concrete shall meet the gradation requirements of gravels and shall be free of all debris and rebar. Gradation and source shall be submitted to Nelson Engineering for approval prior to use.

  Clean Rock fill consisting of hard durable crushed or screened rock of 3/4”-4” may be used as Structural Fill with prior notice and approval of gradation and source by this office.

- Safety of construction personnel including safe trenches and excavations are the responsibility of the contractor. Excavations for retaining walls and foundations shall conform to the applicable OSHA and Wyoming safety standards. Excavations and utility trenches shall be laid back to safe slopes or properly shored. Excavations and shoring operations shall be conducted in accordance with the most recent versions of the OSHA Construction Standards for Excavations, Part 1926, Subpart P and Wyoming Public Works Standard Specifications. Excavations for utilities shall be shored if the proper slope cannot be maintained.

- During earthwork phases of the project, a representative of Nelson Engineering shall be present to observe exposed native soils and fill materials for suitability and consistency. A documented testing program should be conducted to determine that soil compaction is in accordance with requirements.

- Backfill placed against structures (i.e., pipes and walls) shall be of a character and in a manner that will not damage that structure. In no case shall material greater than 6 inches in diameter bear directly on or against these structures. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

GENERAL COMMENTS

It is critical that the structural engineer and other project designers review this report. When project plans and specifications are complete, a consultation with this office should be arranged to ensure compliance with this report. Additional or supplementary recommendations concerning foundations and earthwork may be required at this time. Monitoring and testing should be performed to verify that suitable materials are used for structural fills and backfills and that fills are properly placed and compacted. Concrete testing and special inspections should be performed prior to and during placement of all concrete to ensure concrete and reinforcing steel bar comply with project plans and specifications.

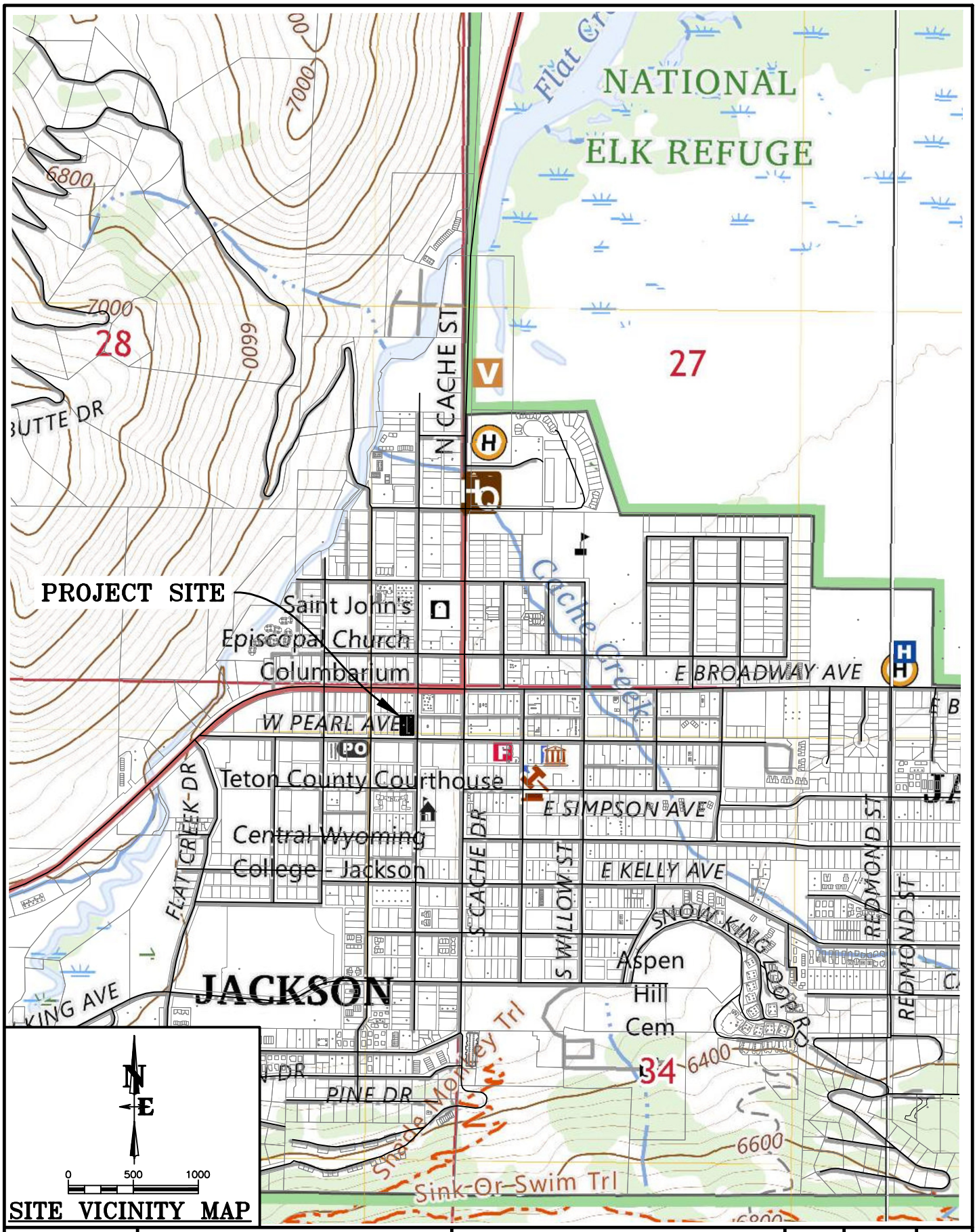
WARRANTY AND LIMITING CONDITIONS

This report was prepared for use by Par Real Estate, LLC ("Client"). The scope of work was specifically prepared for and limited to the specific purpose of providing geotechnical recommendations for project described. The report is for the sole use of the named client and the design and construction team for this project. This report is non-transferable to future property owners without the written consent of both Nelson Engineering and the client. This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this locality at the time the report was prepared. No other warranty is made or implied. This report is site-specific. The report is limited to the information available at the time it was prepared. In the event additional information is provided to Nelson Engineering following this report, it will be forwarded to the client in the form received for evaluation by the client. Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither the Client nor Nelson Engineering may make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by other parties for any purpose whatsoever, known, or unknown, to the Client or Consultant. Neither Client nor Nelson Engineering shall have any liability to or indemnify or hold harmless third parties for any losses incurred by the actual use or misuse of this report.

Prepared By:	**Reviewed By:**
Trent McCaffrey, PE Geotechnical Engineer	Philip Gyr, PE Principal Geotechnical Engineer

APPENDIX

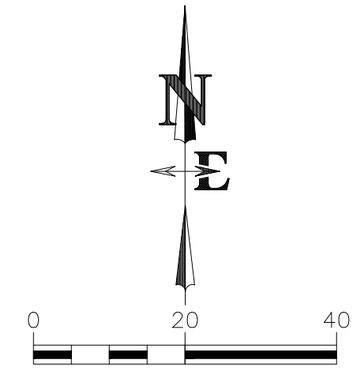
DRAWINGS



SITE VICINITY MAP

DRAWING NO	TITLE			
1	65 SOUTH GLENWOOD STREET & 145 WEST PEARL AVENUE GEOTECHNICAL INVESTIGATION	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	12/30/24
JOB NO			SURVEYED	–
24-273-01			DRAWN	TM
			CHECKED	PG
			APPROVED	PG

REV.



NOTES:

1. PROPERTY BOUNDARIES FROM TETON COUNTY GIS.
2. SITE PLAN BY DYNIA ARCHITECTS.
3. BOREHOLES LOCATED WITHIN ±3 FEET BY TAPE MEASURE.
4. MONITORING WELL INSTALLED IN BH-4.

		REV.
DATE	12/30/24	
SURVEYED		
ENGINEERED	TM	
DRAWN	TM	
CHECKED	PG	
APPROVED	PG	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

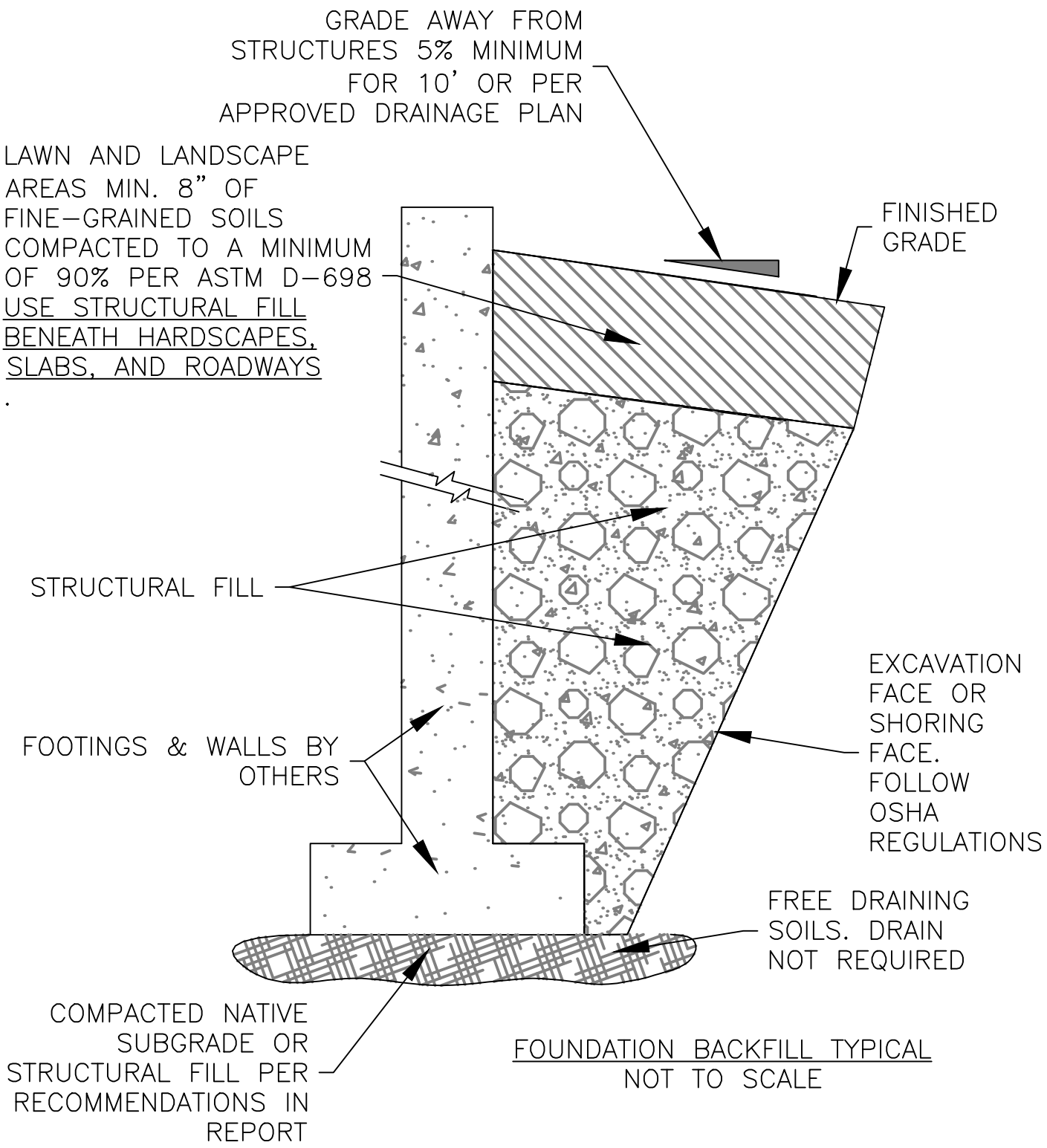
DRAWING TITLE
BORING LOCATION MAP

JOB TITLE
65 SOUTH GLENWOOD STREET &
145 WEST PEARL AVENUE
GEOTECHNICAL INVESTIGATION

DRAWING NO
2

JOB NO
24-273-01

S:\Proj2024\273-01 65 S Glenwood & 145 W Pearl - Pur Real Estate LLC - Geotech\Drawings\BH Loc Mapping (TPLIDMAP) - Dec 30 2024 10:00:15 pm PLOTTED BY: mccaffrey DWG FORMAT: 2D

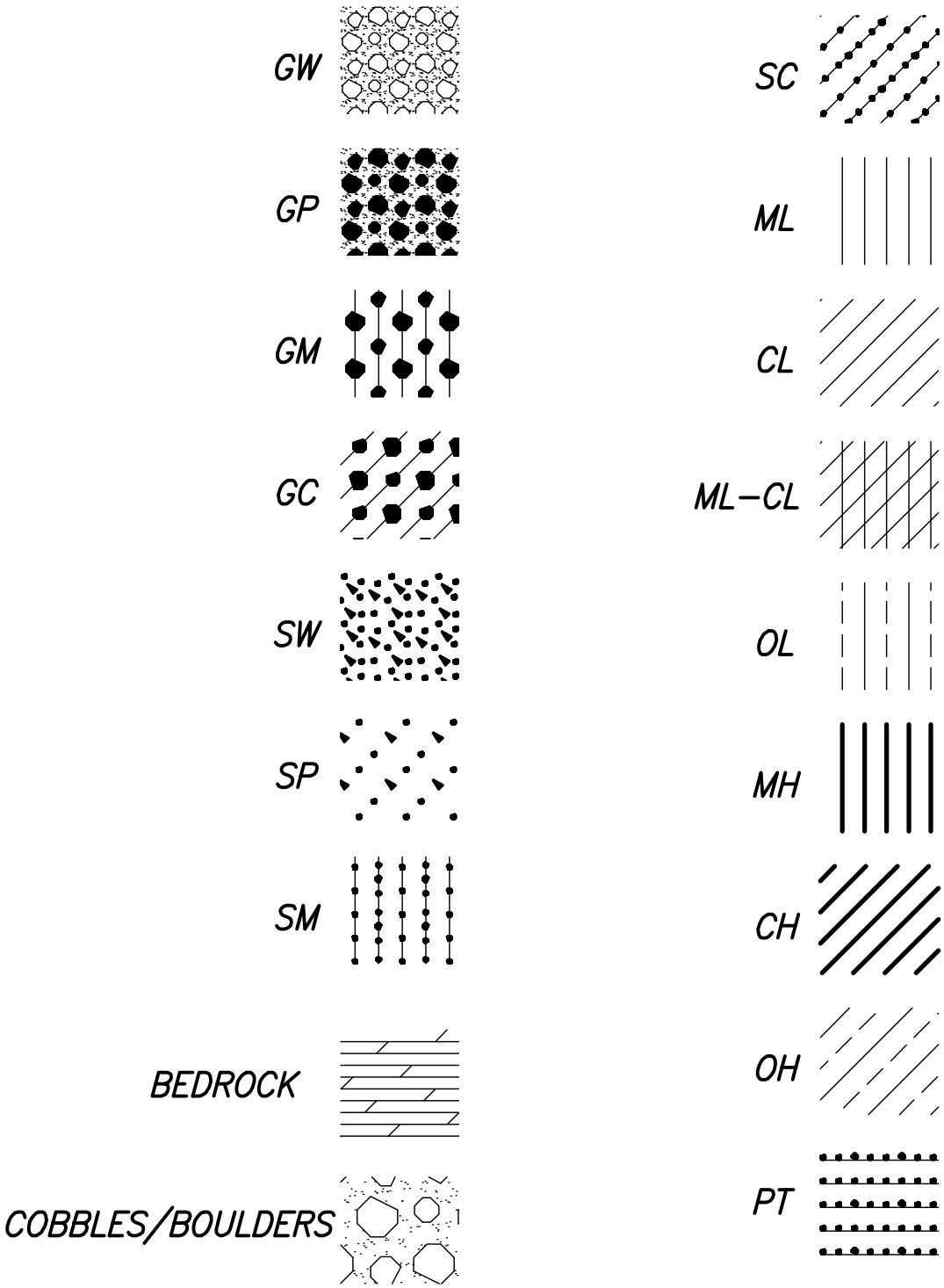


FOUNDATION BACKFILL TYPICAL
NOT TO SCALE

DRAWING NO	TITLE				
3	65 SOUTH GLENWOOD STREET & 145 WEST PEARL AVE FOUNDATION BACKFILL TYPICAL	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	12/30/24	REV.
JOB NO 24-273-01			SURVEYED	N/A	
			DRAWN	TM	
			CHECKED	PG	
			APPROVED	PG	

BORING LOGS

SOIL GRAPHICS



NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

GEOTECHNICAL GENERAL NOTES

CORRECTED SPT: Standard Penetration Test values corrected to $N1_{60}$ correcting for theoretical free-fall hammer energy and overburden pressure per 7th edition of the AASHTO Bridge Design Specifications.

DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS

N: Standard Penetration Test
U_c: Unconfined compressive strength, Pounds/ft^2 (PSF)
Pp: Pocket Penetrometer values, Ton/ft^2 (TSF)
FILGC: Fragments indicate gravels and cobbles larger than split spoon diameter.
w: Water content, %
LL: Liquid limit, %
PI: Plasticity index, %
gd: In-situ dry density, lbs/ft^3 (PCF)
: Ground water level
SS: Split-Spoon Sample
ST: Shelby Tube Sampler
CS: Cylindrical Brass Lined Sample

Monitoring Well, diagonal hatching indicates screen and sand packed interval

SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Non-Cohesive Soils	SPT	Cohesive Soils	Pp-(tons/ft^2)
Very Loose	0 - 4	Very Soft	0 - 0.25
Loose	4 - 10	Soft	0.25 - 0.50
Slightly Compact	8 - 15	Medium Stiff	0.50 - 1.00
Medium Dense	10 - 30	Stiff	1.00 - 2.00
Dense	30 - 50	Very Stiff	2.00 - 4.00
Very Dense	50+	Hard	4.00+

PARTICLE SIZE

Boulders:	12 in.+	**Coarse Sand:**	5 mm(#4)-2 mm(#10)	**Silts and Clays:** **<#200**
Cobbles:	12 in.-3in.	**Medium Sand:**	2 mm(#10)-0.4mm(#40)	
Gravel:	3in.-5mm(#4)	**Fine Sand:**	0.4mm(#40)-0.075mm(#200)	

PROJECT NAME: **65 S GLENWOOD STREET**	**DRILL HOLE No. BH-1**	PAGE: **1 OF 2**	
DATE STARTED / FINISHED: **11/20-11/21//24**	DRILLER: **IME**		
LOGGED BY: **TRENT McCAFFREY**	DRILL TYPE: **TRUCK-MOUNTED B57**		
BOREHOLE LOCATION/ELEVATION: **SEE BOREHOLE LOCATION MAP**	HOLE DIAMETER: **8.5" O.D. HSA (HOLLOW STEM AUGER)**		
	HAMMER TYPE: **140# AUTOMATIC**		

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1	7, 7, 5			BH1-1 2" SS	50	0'-1.5' 0"-9", DRY TO MOIST, BLACK/BROWN, ASPHALT AND IMPORTED GRAVEL FILL WITH SAND, MEDIUM DENSE.			28			ASPHALT PARKING LOT. NORTHWEST CORNER OF LOT.
		2												
		3												BIT GRINDING ON GRAVELS FROM 2' - 25'.
		4												
		5												
		6												
		7												HARD GRINDING AT 7'.
		8												
		9												
		10	20, 50/3"			BH1-2 2" SS	44	10'-11.5' 0"-8", DRY, LIGHT BROWN, SILTY GRAVEL WITH SAND, ~60% GRAVEL, ~40% SILTY SAND MATRIX, VERY DENSE, FILGC			>50			
		11												
		12												
		13												
		14												
		15												
		16												
		17												
		18												
		19												
		20	10, 13, 13			BH1-3 2" SS	72	20'-21.5' 0"-13", DRY, BROWN/GOLD/PINK/RED/WHITE, SILTY GRAVEL WITH SAND, ~60% GRAVEL, ~40% SILTY SAND MATRIX, MEDIUM DENSE, FILGC.			30			
		21												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **PAR REAL ESTATE LLC**
65 S GLENWOOD ST
JACKSON, WYOMIING

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												FINISH DRILLING AT 4:35 PM, 11/20/24
		23												START DRILLING AT 7:10 AM, 11/21/24
		24												
		25	18			BH1-4 2" SS	100	25'-26.5' 0"-12", DRY, BROWN/GOLD/PINK/RED/WHITE, GRAVEL WITH SAND. ~60% GRAVEL, ~40% SAND, MEDIUM DENSE, FILGC. 12"-18" DRY TO MOIST, BROWN, SILTY CLAY WITH SAND, PP=1.5 TSF, STIFF			24			
		26	15 / 7											
		27												SMOOTH, EASY DRILLING FROM 26' - 36'.
		28						28.5'-29.5' SHELBY TUBE DRIVEN 6 INCHES UNTIL REFUSAL DUE TO GRAVELS. 0"-6", DRY TO MOIST, BROWN, SANDY SILT WITH CLAY AND SOME GRAVELS, PP=1.5 TSF, STIFF						
		29		X		BH1-5 3" ST	25							CAVE IN AT 28'
		30	5			BH1-6 2" SS	89	30'-31.5' 0"-16", DRY TO MOIST, LIGHT BROWN, SILTY SAND WITH SOME GRAVEL, MEDIUM DENSE			13			
		31	6 / 7											HARD, SLOW DRILLING WITH INTERMITTENT BIT GRINDING
		32												
		33												
		34												
		35	32			BH1-7 2" SS	65	35'-36.5' 0"-11", DRY, BROWN/GRAY/BLACK, SILTY GRAVEL WITH SAND, HYDROCARBON ODOR, ~60% GRAVEL, ~40% SILTY SAND, VERY DENSE, FILGC			>50			MOSTLY SMOOTH DRILLING 37'-45'
		36	50 4"											
		37												BIT GRINDING ON ROCK AT 41'.
		38												
		39												
		40												
		41	35			BH1-8 2" SS	78	41'-42.5' 0"-16", DRY,RED/BROWN/YELLOW/PINK/GRAY, SILTY GRAVEL WITH SAND, ~70% GRAVEL, 30% SILTY SAND, VERY DENSE, FILGC			>50			BOTTOM OF BORING AT 42.5'
		42	45 / 50 4"											
		43												NO GROUNDWATER ENCOUNTERED.
		44												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **PAR REAL ESTATE LLC**
65 S GLENWOOD ST
JACKSON, WYOMING

PROJECT NAME: **65 S GLENWOOD STREET**	**DRILL HOLE No. BH-2**	PAGE: **1 OF 3**	
DATE STARTED / FINISHED: **11/21/24**	DRILLER: **IME**		
LOGGED BY: **TRENT McCAFFREY**	DRILL TYPE: **TRUCK-MOUNTED B57**		
BOREHOLE LOCATION/ELEVATION: **SEE BOREHOLE LOCATION MAP**	HOLE DIAMETER: **8.5" O.D. HSA (HOLLOW STEM AUGER)**		
	HAMMER TYPE: **140# AUTOMATIC**		

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1	2, 8, 8			BH2-1 2" SS	67	0'-1.5' 0"-12", DRY TO MOIST, DARK BROWN, SILTY CLAY WITH GRAVEL, ~85% SILTY CLAY, ~15% GRAVEL MATRIX, HARD			39			ASPHALT PARKING LOT, FLAT. NORTH SIDE OF LOT.
		2, 3, 4												BIT GRINDING FROM 2' - 23'. HARD DRILLING.
		5, 6	13, 21, 26			BH2-2 2" SS	62	5'-6.5' 0"-10", DRY, BROWN/PINK/WHITE/RED SILTY GRAVEL WITH SAND, ~80% GRAVEL, ~20% SILTY SAND, VERY DENSE, FILGC			81			
		7, 8, 9												
		10, 11	24, 34, 50 4"			BH2-3 2" SS	61	10'-11.5' 0"-14", DRY, BROWN/PINK/WHITE/RED SILTY GRAVEL WITH SAND, ~65% GRAVEL, ~35% SILTY SAND MATRIX, VERY DENSE, FILGC			>50			
		12, 13, 14, 15, 16, 17, 18, 19												
		20, 21	15, 24, 27			BH2-4 2" SS	77	20'-20.5' 0"-10", DRY, BROWN/PINK/WHITE/RED SILTY GRAVEL WITH SAND AND TRACE OF CLAY, ~80% GRAVEL, ~20% SILTY SAND, VERY DENSE, FILGC			60			

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT:

65 S GLENWOOD ST
JACKSON, WYOMING

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												
		23												SMOOTH, HARD DRILLING FROM 23' – 28'.
		24												
		25	17			BH2-5 3" DM	94	25'–26.5' 0"–11", DRY, BROWN/PINK/WHITE/RED SILTY GRAVEL WITH SAND, ~80% GRAVEL, ~20% SILTY SAND, MEDIUM DENSE, FILGC. 11"–17" DRY TO MOIST, BROWN, SANDY SILT WITH CLAY, PP=1.5 TSF, STIFF			20			
		26	14											
			13											
		27												
		28												BIT GRINDING FROM 28' – 34'.
		29												
		30												
		31												
		32												
		33												
		34												CAVE IN AT 34'
		35	8			BH2-6 2" SS	83	35'–36.5' 0"–5", MOIST, LIGHT BROWN, SILTY CLAY WITH GRAVEL, VERY STIFF. 5"–14", DRY, BROWN/PINK/WHITE/RED SILTY GRAVEL WITH SAND, ~80% GRAVEL, ~20% SILTY SAND, DENSE, FILGC			47			SMOOTH, HARD DRILLING FROM 35' – BOTTOM OF BORING.
		36	23											
			26											
		37												
		38												
		39												
		40												
		41												
		42												
		43												
		44												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **PAR REAL ESTATE LLC**
65 S GLENWOOD ST
JACKSON, WYOMING

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		45	50			BH2-7	72	45'-46' 0"-11", DRY, BROWN/PINK/WHITE/RED SILTY GRAVEL WITH SAND AND TRACE OF CLAY, ~80% GRAVEL, ~20% SILTY SAND, FILGC			>50			BOTTOM OF BORING AT 46.0'
		46	50 5"											NO GROUNDWATER ENCOUNTERED.
		47												FINISH DRILLING AT 1:10 PM
		48												
		49												
		50												
		51												
		52												
		53												
		54												
		55												
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												
		67												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: PAR REAL ESTATE LLC
65 S GLENWOOD ST
JACKSON, WYOMING

PROJECT NAME: **65 S GLENWOOD ST**	**DRILL HOLE No. BH-3**	PAGE: **1 OF 3**	
DATE STARTED / FINISHED: **11/21/24**	DRILLER: **IME**		
LOGGED BY: **TRENT McCAFFREY**	DRILL TYPE: **TRUCK-MOUNTED B57**		
BOREHOLE LOCATION/ELEVATION: **SEE BOREHOLE LOCATION MAP**	HOLE DIAMETER: **8.5" O.D. HSA (HOLLOW STEM AUGER)**		
	HAMMER TYPE: **140# AUTOMATIC**		

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			26, 13, 8			BH3-1 2" SS	67	0'-1.5' 0"-12", DRY TO MOIST, BROWN/GRAY, SILTY CLAY WITH GRAVEL, ~70% SILTY CLAY, ~30% GRAVEL, HARD			51			START DRILLING AT 2:15 PM GRAVEL PARKING LOT. BIT GRINDING FROM 3' - 24'.
		5	23, 20, 23			BH3-2 2" SS	77	5.0'-6.5' 0"-14", DRY, WHITE/GRAY/YELLOW, SILTY GRAVEL WITH SAND, ~75% GRAVEL, ~25% SILTY SAND, VERY DENSE, FILGC			74			
		10	15, 30, 24			BH3-3 2" SS	83	10'-11.5' 0"-15", DRY, WHITE/GRAY/YELLOW/BROWN, SILTY, GRAVEL WITH SAND, ~75% GRAVEL, ~25% SILTY SAND, VERY DENSE, FILGC			79			
		20	13, 13, 15			BH3-4 2" SS	72	20'-21.5' 0"-13", DRY, WHITE/GRAY/YELLOW/BROWN, SILTY SAND WITH GRAVEL, ~60% SILTY SAND, ~40% GRAVEL MATRIX, DENSE, FILGC			33			

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **65 S GLENWOOD ST**
JACKSON, WYOMING

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												
		23												
		24												
		25	3					25'–26.5' 0"–6", DRY, WHITE/GRAY/YELLOW/BROWN, SILTY SAND WITH GRAVEL, LOOSE, ~60% SILTY SAND, ~40% GRAVEL, FILGC. 6"–18", USCS CLASSIFICATION – CL–ML (SILTY CLAY WITH SAND)						
		26	4 / 8	X		BH3-5 2" SS	100		27	20	9	95.9	22.3	
		27												
		28												SMOOTH, EASY DRILLING 25'–35'
		29												
		30	6					30'–31.5' 0"–18", MOIST, BROWN, SILTY SAND WITH CLAY, MEDIUM DENSE						
		31	7 / 12			BH3-6 2" SS	61				20			
		32												
		33												
		34												
		35	6					35'–36.5' 0"–15", USCS CLASSIFICATION – CL–ML (SILTY CLAY)						
		36	50/4	X		BH3-7 3" DM	83		26	21	>50	98.0	24.4	SMOOTH, HARD DRILLING FROM 36' – BOTTOM OF BORING
		37												
		38												CAVE–IN AT 37'
		39												
		40	10					40'–41.5' 0"–9", MOIST, BROWN, SANDY SILT WITH TRACE GRAVELS, PP= 1.25 TSF, STIFF. 9"–18", DRY, WHITE/GRAY/YELLOW/BROWN, SILTY SAND WITH GRAVEL, ~60% SILTY SAND, ~40% GRAVEL, DENSE, FILGC						
		41	18 / 24			BH3-8 2" SS	100				38			
		42												
		43												
		44												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **PAR REAL ESTATE LLC**
65 S GLENWOOD ST
JACKSON, WYOMING

PROJECT NAME: 65 S GLENWOOD ST

DRILL HOLE No. BH-3

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		45	34			BH3-9	55	45'-46' 0"-10", DRY TO WET, BROWN/WHITE/PINK, SILTY GRAVEL WITH SAND AND A TRACE OF CLAY, HYDROCARBON ODOR, VERY DENSE			>50			BOTTOM OF BORING AT 46.0'
		46	50/5											NO GROUNDWATER ENCOUNTERED
		47												FINISH DRILLING AT 4:15 PM
		48												
		49												
		50												
		51												
		52												
		53												
		54												
		55												
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												
		67												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT:
PAR REAL ESTATE LLC
65 S GLENWOOD ST
JACKSON, WYOMING

PROJECT NAME: **65 S GLENWOOD ST**	**DRILL HOLE No. BH–4**	PAGE: **1 OF 3**	
DATE STARTED / FINISHED: **11/22/24**	DRILLER: **IME**		
LOGGED BY: **TRENT McCAFFREY**	DRILL TYPE: **TRUCK–MOUNTED B57**		
BOREHOLE LOCATION/ELEVATION: **SEE BOREHOLE LOCATION MAP**	HOLE DIAMETER: **8.5" O.D. HSA (HOLLOW STEM AUGER)**		
	HAMMER TYPE: **140# AUTOMATIC**		

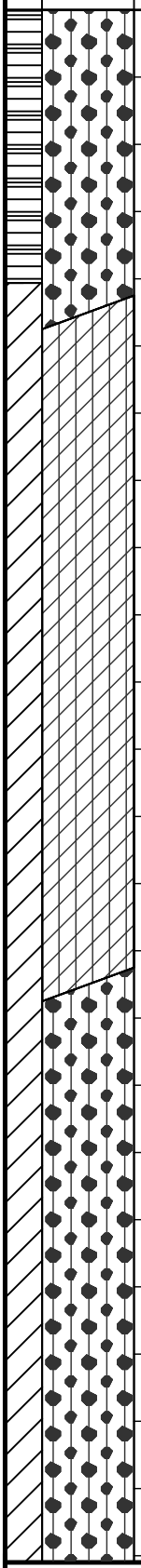
This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1	12, 22, 26			BH4–1 2" SS	66	0'–1.5' 0"–12", DRY, BROWN/GRAY/WHITE/RED, SILTY GRAVEL WITH SAND, ~85% GRAVEL, ~15% SILTY SAND MATRIX, VERY DENSE, FILGC.			113			STARTED DRILLING AT 10:20 AM
		2												WOODEN DECK, FLAT. SOUTHEAST CORNER OF LOT.
		3												
		4												BIT GRINDING FROM 2' – 16'.
		5												
		6												
		7												
		8												
		9												
		10	18, 22, 37			BH4–2 2" SS	78	10'–11.0' 0"–14", DRY, BROWN/GRAY/WHITE/RED, SILTY GRAVEL WITH SAND, ~60% GRAVEL, ~40% SILTY SAND MATRIX, VERY DENSE, FILGC.			85			
		11												
		12												
		13												
		14												
		15	15, 30, 27			BH4–3 2" SS	89	15'–16.5' 0"–16", DRY, BROWN/GRAY/WHITE/RED, SILTY GRAVEL WITH SAND, ~80% GRAVEL, ~20% SILTY SAND MATRIX, VERY DENSE, FILGC.			73			
		16												
		17												
		18												
		19												SMOOTH, HARD DRILLING WITH INTERMITTENT BIT GRINDING FROM 17' – 25'.
		20												
		21												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

CLIENT: **PAR REAL ESTATE LLC**
65 S GLENWOOD ST
JACKSON, WYOMING

DRILL HOLE No. BH-4



(FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
25	8			BH4-4 2" SS	78	25'-26.5' 0"-5", DRY, BROWN/GRAY/WHITE/RED, SILTY GRAVEL WITH SAND, VERY DENSE, ~80% GRAVEL, ~20% SILTY SAND MATRIX, FILGC. 5"-14", DRY TO MOIST, BROWN, SILTY CLAY WITH SAND, PP=0.75 TSF, STIFF			9			SMOOTH, EASY DRILLING FROM 25' - 35'
26	4											
26	4											
28	7			BH4-5 3" DM	100	28.0'-29.5' 0"-6", DRY TO MOIST, BROWN, SANDY SILT WITH TRACE GRAVEL, HARD. 6"-18", USCS CLASSIFICATION - CL-ML (SILTY CLAY WITH SAND)	24	20	19	99.1	19.6	
29	10	X										
29	17	X										
35	31			BH4-6 2" SS	100	35'-36.5' 0"-7", DRY TO MOIST, BROWN, SANDY SILT WITH CLAY, PP=2.0 TSF, HARD. 8"-18" DRY, BROWN/GRAY/WHITE/RED, SILTY GRAVEL WITH SAND, ~60% GRAVEL, ~40% SILTY SAND MATRIX, VERY DENSE, FILGC			57			SMOOTH, HARD DRILLING FROM 36' - BOTTOM OF BORING
36	34											
36	24											

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

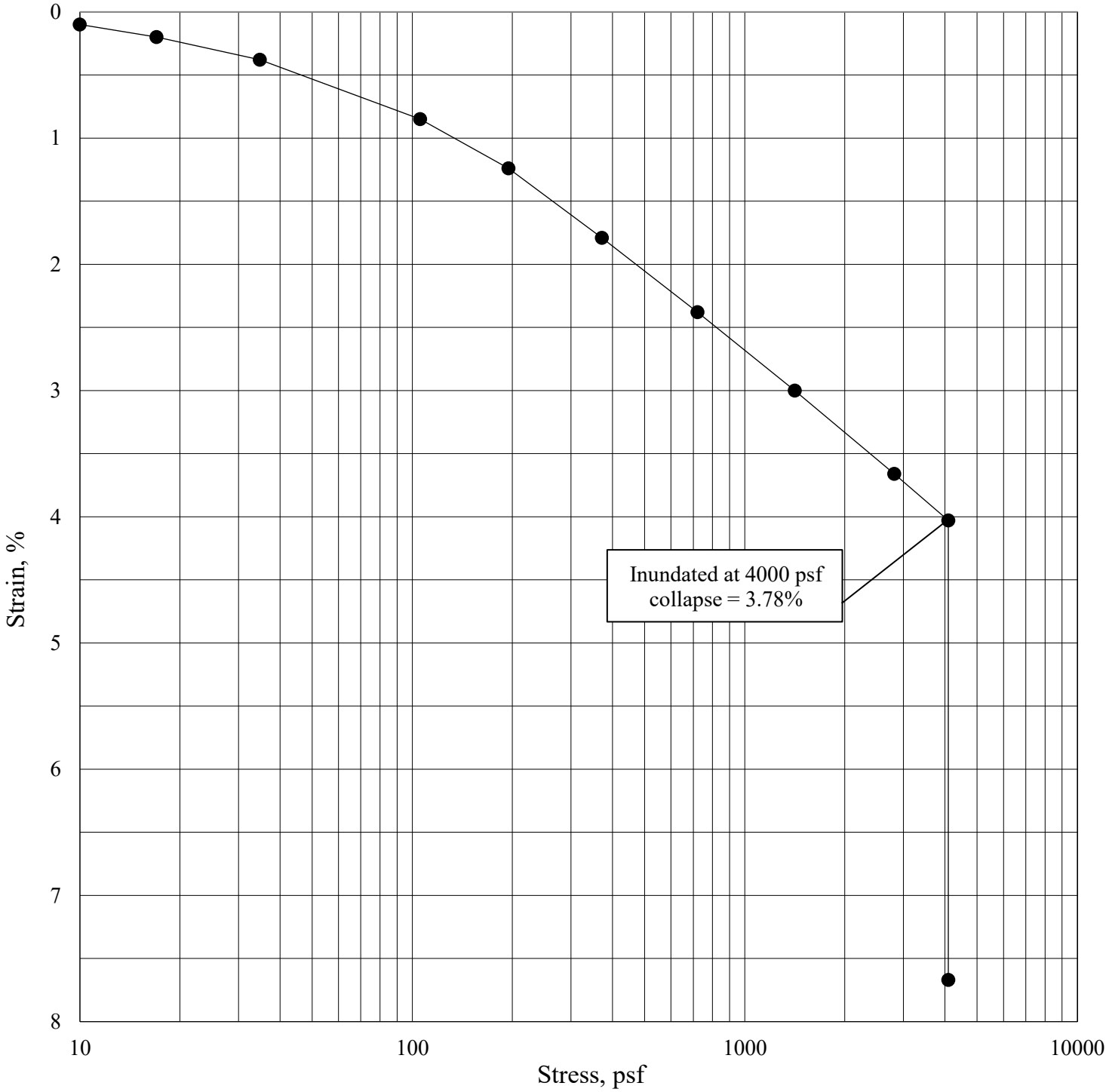
CLIENT: PAR REAL ESTATE LLC
65 S GLENWOOD ST
JACKSON, WY

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		45	50 4"			BH4-7 2"SS	50	45'-46.5' 0"-9" MOIST TO WET, BROWN/WHITE/TAN, SILTY GRAVEL WITH SAND, VERY DENSE, FILGC.			>50			BOTTOM OF BORING AT 45.5'
		46						MONITORING WELL CONSTRUCTION: LENGTH OF PIPE = 45' (1.5"ø PVC, FLUSH MOUNTED) PVC FROM 0' TO 23' WITH BENTONITE CHIPS SCREENED PVC FROM 25' TO 45' WITH SILICA SAND FROM 23' TO 45' PIPE STICKUP = -0.5'						
		47												
		48												
		49												
		50												
		51												
		52												
		53												
		54												
		55												
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												
		67												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: PAR REAL ESTATE LLC
65 S GLENWOOD ST
JACKSON, WYOMING

LABORATORY RESULTS



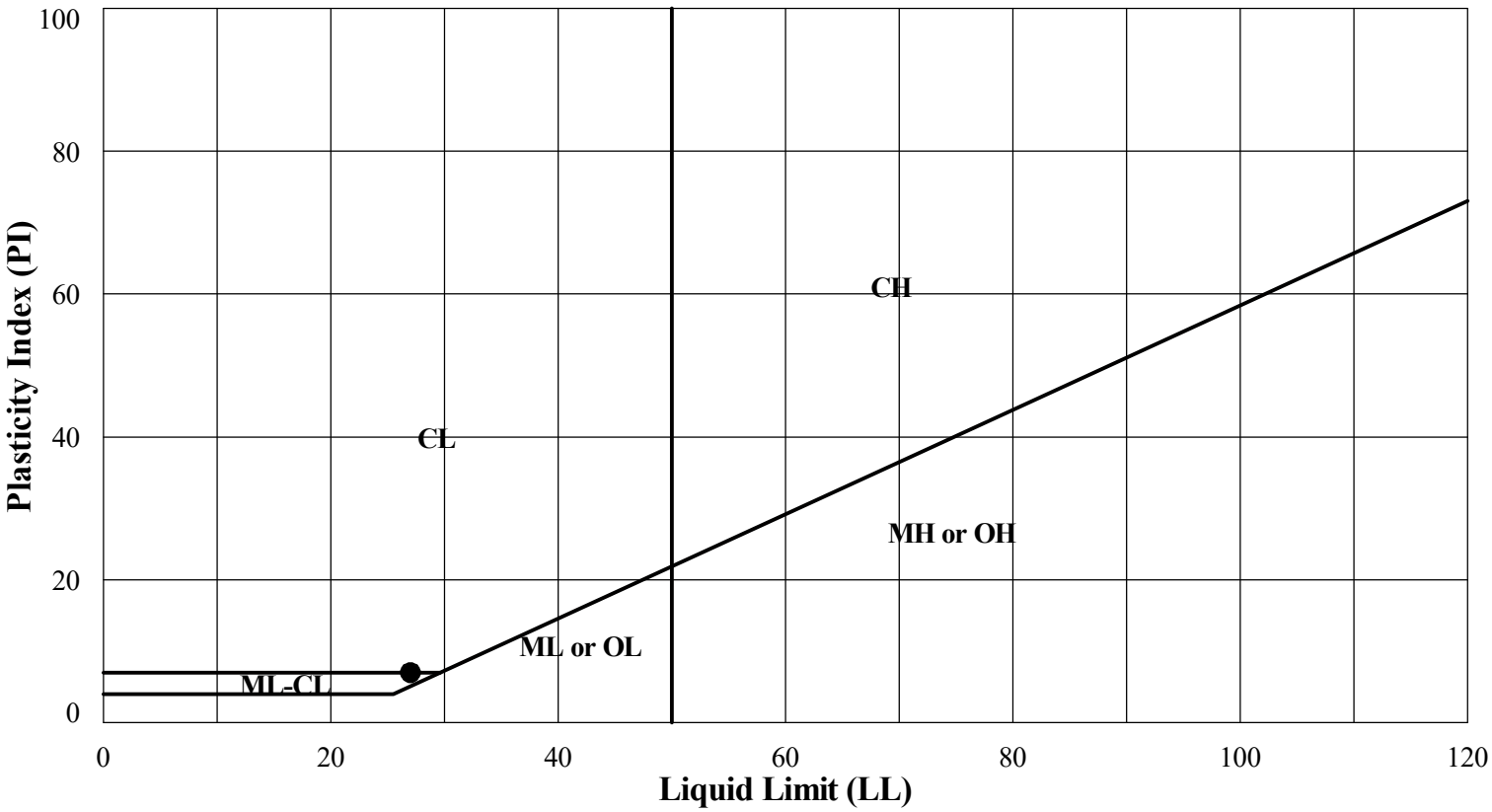
				Initial Dry Density (pcf)	Initial Moisture Content (%)
Boring No.	BH3-6	Depth:	25.5 ' - 26.0 '	**95.9**	**22.3**
Sampled By:	AP/NE	Date Received:	12/11/24		
Soil Description:	Silty clay (CL- ML) with sand, slightly plastic, trace gravel and pinholes, dark brown, wet, medium				

12/23/24

SK GEOTECHNICAL
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Consolidation/Swell Test

SK Project Number: 08-2506L
Nelson Project Number: 24-273-01
65 S Glenwood & 145 W Pearl
Jackson, Wyoming



Legend	Boring	Sample No.	Depth	LL	PL	PI	P 200, %	MC	Classification
●	BH3-6	CS	25.5'-26.0'	27	20	7	81.1	22.3%	CL-ML

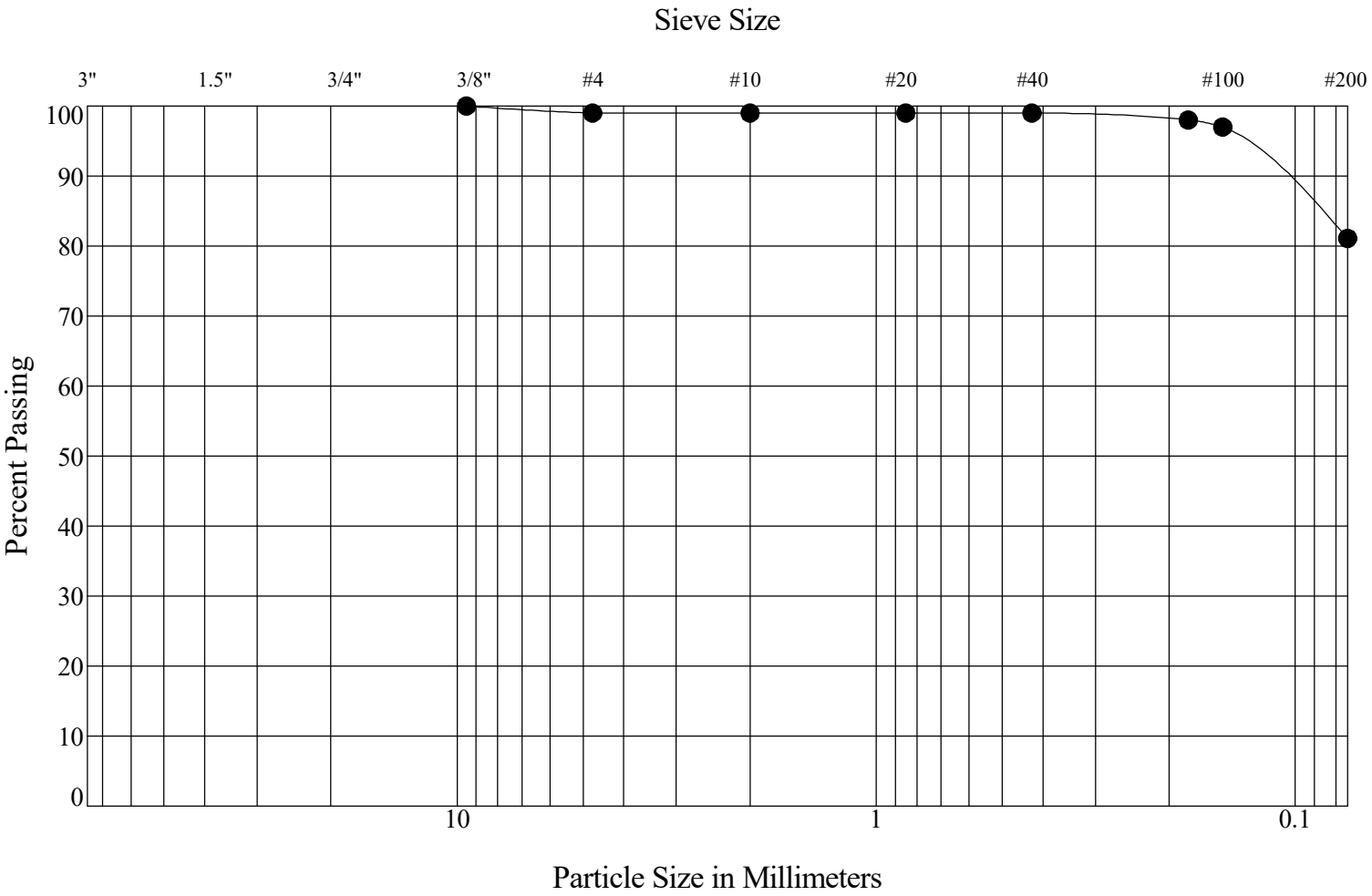
SK GEOTECHNICAL
2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Atterberg Limits Tests

Project Number: 08-2506L

24-273-01 65 S Glenwood & 145 W Pearl
Jackson, Wyoming

12/23/24



Gravel		Sand		
coarse	fine	coarse	medium	fine

Percent Passing U.S. Standard Sieve Size

3"	1 1/2"	3/4"	3/8"	#4	#10	#20	#40	#80	#100	#200
			100	99	99	99	99	98	97	81.1

Boring No.: BH3-6
Sample No.: CS
Depth: 25.5'-26.0'
Date Received: 12/11/24

Liquid Limit:	27
Plastic Limit:	20
Plasticity Index:	7
Classification:	CL-ML
Moisture Content:	22.3%

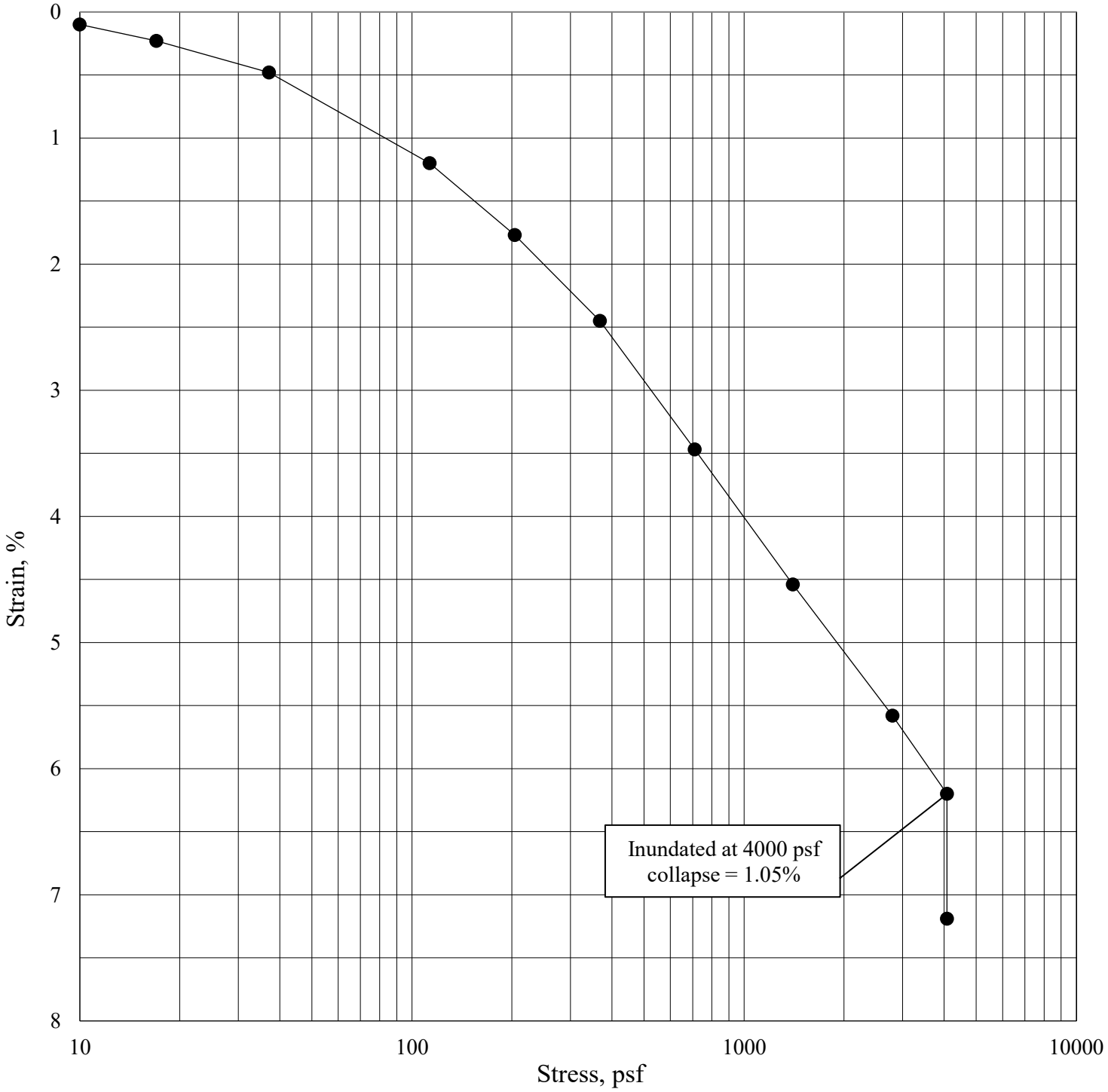
Percent Gravel: 1.0
Percent Sand: 17.9
Percent Silt + Clay: 81.1
ASTM Group Name: Silty Clay With Sand
AASHTO Group Name: A-4

SK GEOTECHNICAL
2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Sieve Analysis

Project Number: 08-2506L
24-273-01 65 S Glenwood & 145 W Pearl
Jackson, Wyoming

12/23/24



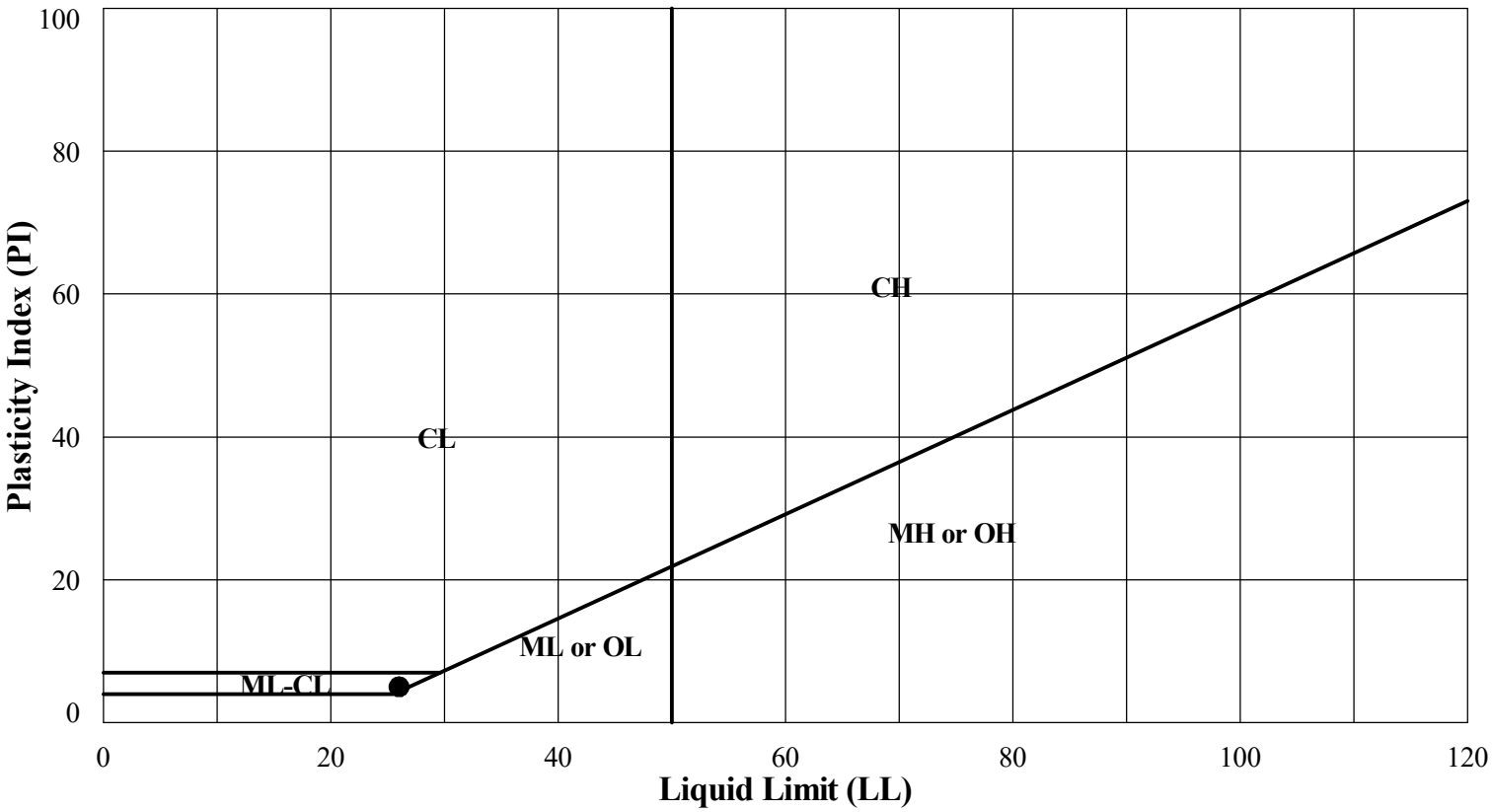
				Initial Dry Density (pcf)	Initial Moisture Content (%)
Boring No.	BH3-8	Depth:	35.5 ' - 36.0 '	**98.0**	**24.4**
Sampled By:	AP/NE	Date Received:	12/11/24		
Soil Description:	Silty clay (CL- ML), slightly plastic, trace sand and pinholes, brown, wet, medium				

12/23/24

SK GEOTECHNICAL
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Consolidation/Swell Test

SK Project Number: 08-2506L
Nelson Project Number: 24-273-01
65 S Glenwood & 145 W Pearl
Jackson, Wyoming



Legend	Boring	Sample No.	Depth	LL	PL	PI	P 200, %	MC	Classification
●	BH3-8	CS	35.5'-36.0'	26	21	5	92.3	24.4%	CL-ML

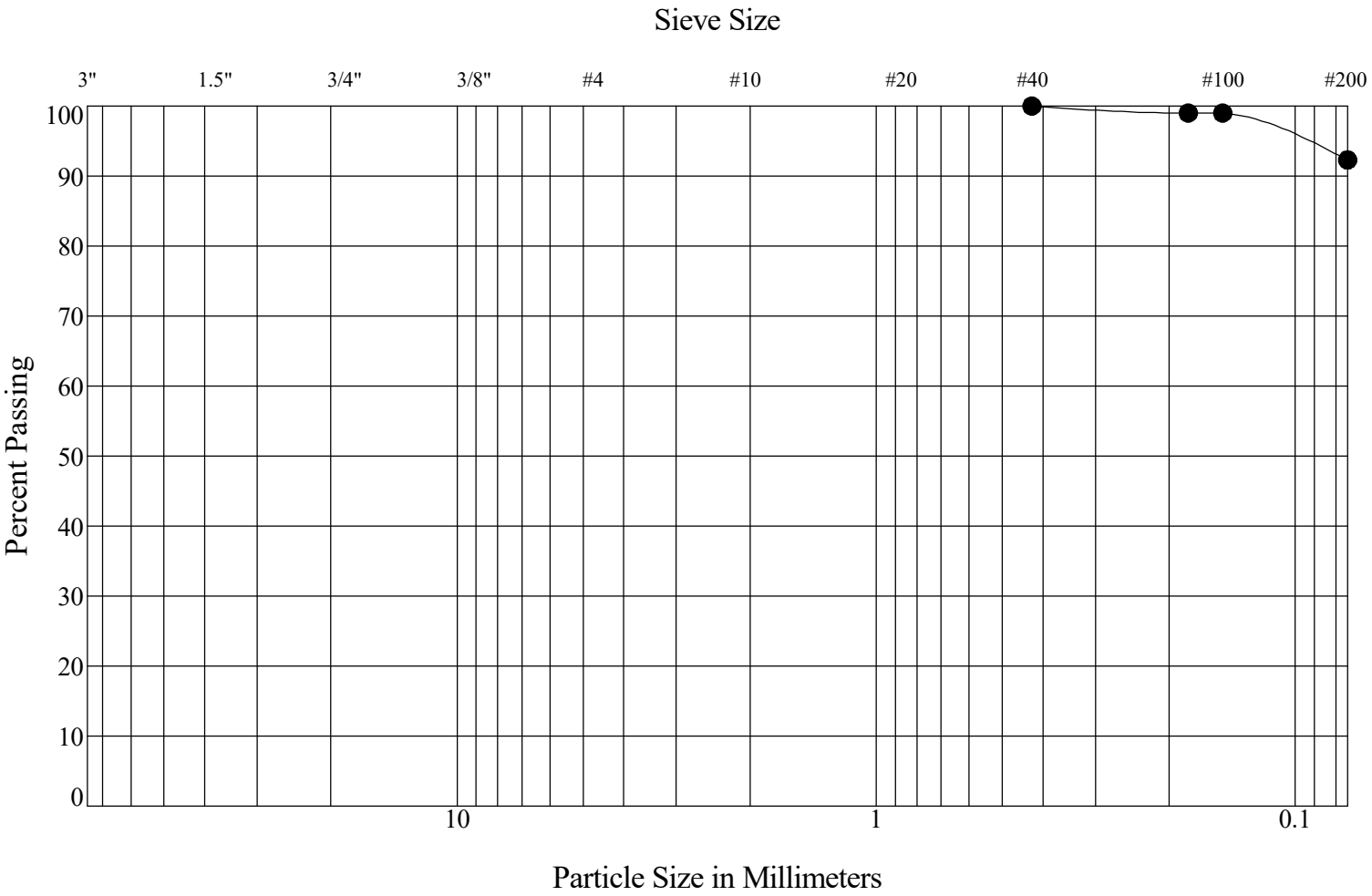
SK GEOTECHNICAL
2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Atterberg Limits Tests

Project Number: 08-2506L

24-273-01 65 S Glenwood & 145 W Pearl
Jackson, Wyoming

12/23/24



Gravel		Sand		
coarse	fine	coarse	medium	fine

Percent Passing U.S. Standard Sieve Size

3"	1 1/2"	3/4"	3/8"	#4	#10	#20	#40	#80	#100	#200
							100	99	99	92.3

Boring No.: BH3-8
Sample No.: CS
Depth: 35.5'-36.0'
Date Received: 12/11/24

Liquid Limit:	26
Plastic Limit:	21
Plasticity Index:	5
Classification:	CL-ML
Moisture Content:	24.4%

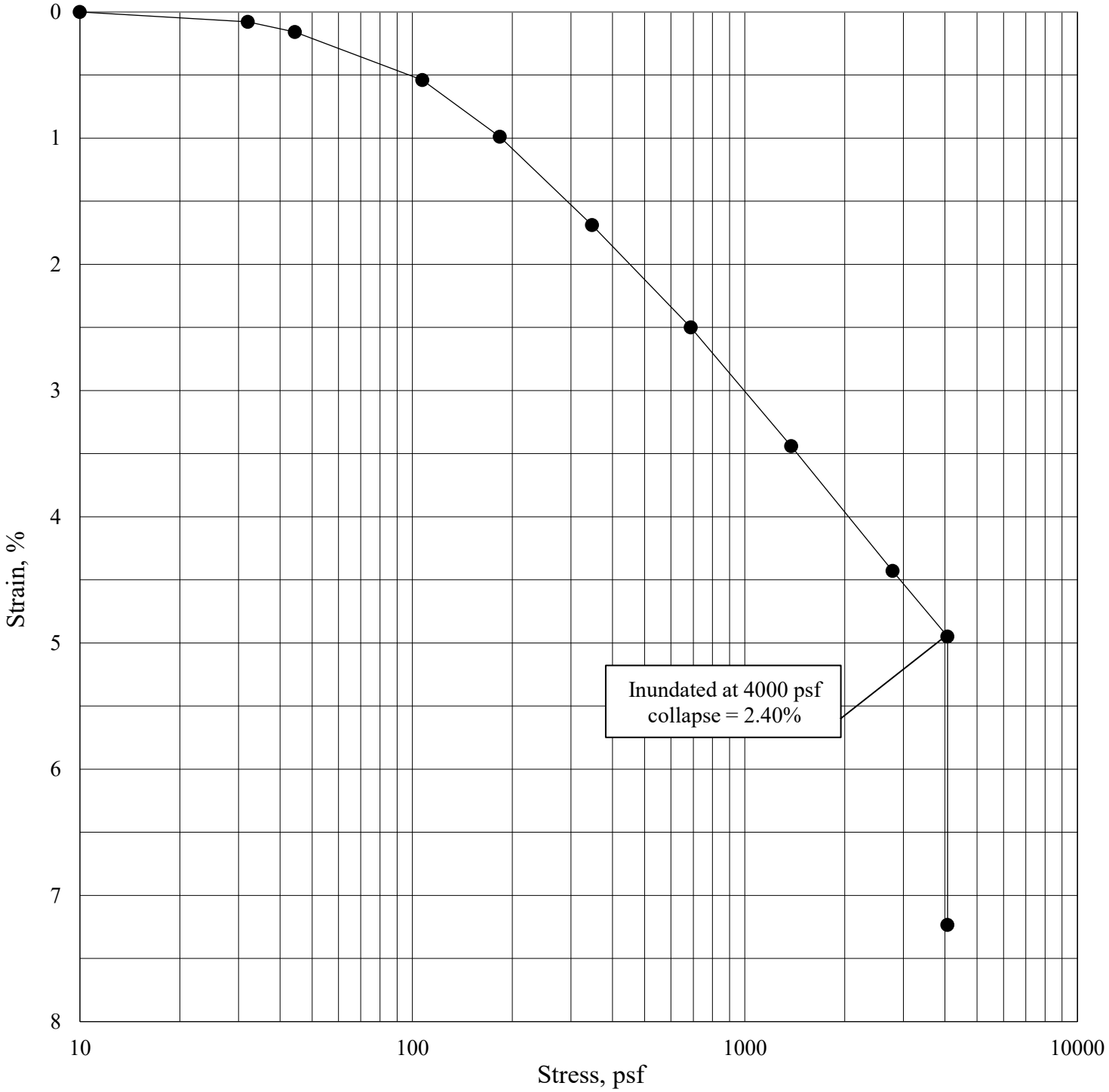
Percent Gravel: 0.0
Percent Sand: 7.7
Percent Silt + Clay: 92.3
ASTM Group Name: Silty Clay
AASHTO Group Name: A-4

SK GEOTECHNICAL
2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Sieve Analysis

Project Number: 08-2506L
24-273-01 65 S Glenwood & 145 W Pearl
Jackson, Wyoming

12/23/24



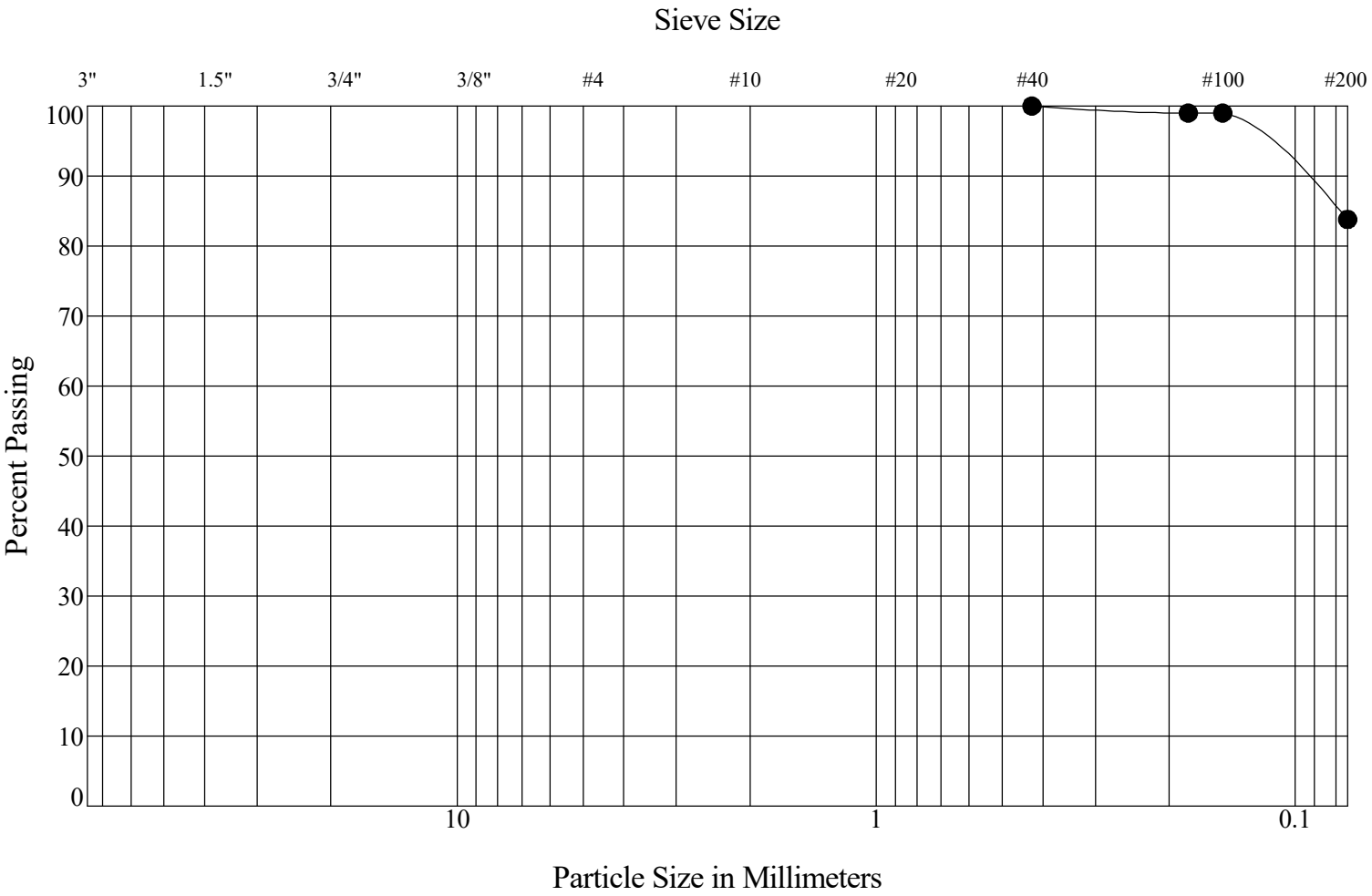
				Initial Dry Density (pcf)	Initial Moisture Content (%)
Boring No.	BH4-5	Depth:	29.0 ' - 29.5 '	**99.1**	**19.6**
Sampled By:	AP/NE	Date Received:	12/11/24		
Soil Description:	Silty clay (CL- ML) with sand, slightly plastic, brown, moist, medium				

12/23/24

SK GEOTECHNICAL
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Consolidation/Swell Test

SK Project Number: 08-2506L
Nelson Project Number: 24-273-01
65 S Glenwood & 145 W Pearl
Jackson, Wyoming



Gravel		Sand		
coarse	fine	coarse	medium	fine

Percent Passing U.S. Standard Sieve Size

3"	1 1/2"	3/4"	3/8"	#4	#10	#20	#40	#80	#100	#200
							100	99	99	83.8

Boring No.: BH4-5
Sample No.: CS
Depth: 29.0'-29.5'
Date Received: 12/11/24

Liquid Limit:	24
Plastic Limit:	20
Plasticity Index:	4
Classification:	CL-ML
Moisture Content:	19.6%

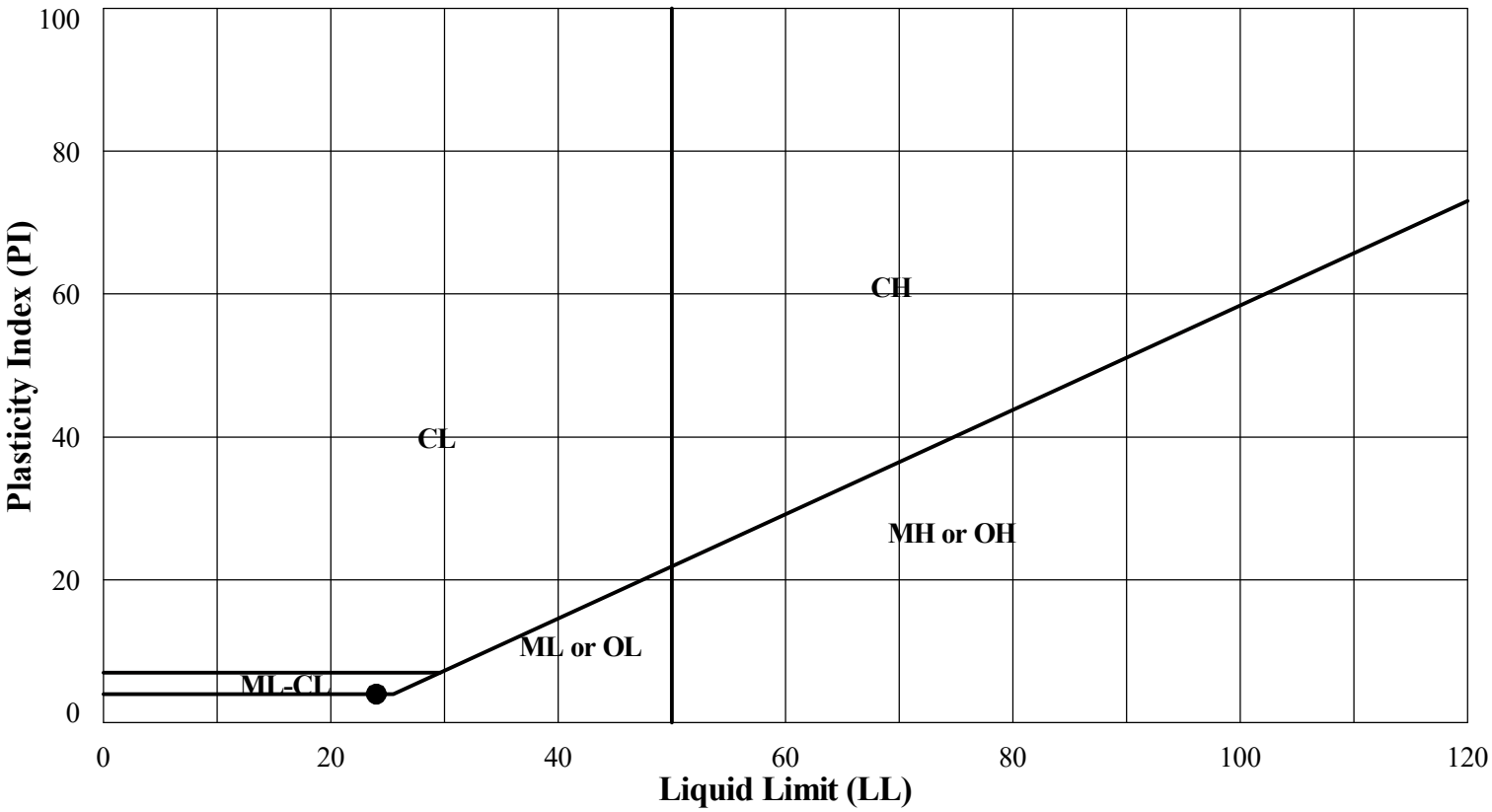
Percent Gravel: 0.0
Percent Sand: 16.2
Percent Silt + Clay: 83.8
ASTM Group Name: Silty Clay With Sand
AASHTO Group Name: A-4

SK GEOTECHNICAL
2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Sieve Analysis

Project Number: 08-2506L
24-273-01 65 S Glenwood & 145 W Pearl
Jackson, Wyoming

12/23/24



Legend	Boring	Sample No.	Depth	LL	PL	PI	P 200, %	MC	Classification
●	BH4-5	CS	29.0'-29.5'	24	20	4	83.8	19.6%	CL-ML

SK GEOTECHNICAL
2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Atterberg Limits Tests

Project Number: 08-2506L

24-273-01 65 S Glenwood & 145 W Pearl
Jackson, Wyoming

12/23/24

JACKSON/TETON COUNTY AFFORDABLE HOUSING

MEMORANDUM

To: Andrew Bowen
Town of Jackson Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: Housing Department Review of Development Plan (P25-127) for Proposed Mixed-Use Retail/Residential at 65 S Glenwood & 145 W Pearl

Date: December 19, 2025

Recommended conditions of approval:

1. The Housing Department recommends denying the landowner's proposed use of the Workforce Housing Floor Area Bonus to receive bonus development allowance beyond the zone-based maximum Floor Area Ratio.
2. Prior to Building Permit issuance, a housing mitigation fee of $146,176.92 must be paid.

Current Landowner Noncompliance:

The following comment was provided to the applicant by the Housing Department on September 26, 2024 after Pre-application Conference and remains unresolved:

> The Letters of Authorization provided in pre-application materials list Jeff Neishabouri as the President of JN ONE, LLC and Running Deer, LLC, current landowners of the proposed development site. The Housing Department currently has an unresolved noncompliance case with Bald Eagle, LLC, of which Jeff Neishabouri is also affiliated. The case is for failure to provide complete documentation verifying that tenants qualify for the deed restricted Affordable and Workforce residential units at 150 & 160 E Broadway. That building, which is mixed-use retail and residential, also used the 2:1 housing incentive tool to achieve bonus unrestricted floor area in exchange for deed restriction of 1 housing unit for qualifying Workforce households, and includes 4 housing units for households that qualify under the Affordable Housing program. On review of the forthcoming Development Plan, the Housing Department will include a recommended condition of approval requiring that 150 & 160 E. Broadway be brought into compliance prior to approval of any development at 65 S Glenwood & 145 W Pearl that requires deed-restricted housing.

Additionally, the bonus market unit at 160 E Broadway may be in violation of the Town of Jackson Land Development Regulations (LDRs) use standards. Sec. 7.8.4.B.4 states that bonus floor area achieved through the 2:1 tool must be residential use—attached dwelling, apartment, or group home. Pursuant to LDR Sec. 6.1.4.A.2,

> "No residential unit or portion of a residential unit may be rented such that occupancy by the lessee is limited to fewer than 30 consecutive days unless approved for short-term rental use. Short-term rental of fewer than 30 consecutive days shall be considered a lodging use subject to the standards of section 6.1.5."

The market unit is currently listed on Airbnb for $1,624.75/night:
https://www.airbnb.com/rooms/45067791?source_impression_id=p3_1762991937_P3OqvDOFWbwcQKAE

Lengthy and unresolved violations of these restrictions continue to stress the workload of Housing Department, legal, and Jackson Police Department staff. The Housing Department is responsible for obtaining Town Council approval of all housing deed restrictions prior to recordation and does not recommend that the Town Council enter into additional contracts via deed restriction with this landowner.

The Town of Jackson Land Development Regulations state, "Maximum densities and intensities are not guaranteed to be achievable by the terms of these LDRs" (Sec. 1.6.2). Housing incentives are not a by-right development allowance and depend on meeting specific criteria including recordation of a Workforce deed restriction. The bonus market and Workforce-restricted units achieved through use of the 2:1 Tool are deducted from the Town and County's community-wide growth cap which is a finite resource and should be reserved for developments serving community housing needs.

Affordable Workforce Housing Standards:
The Town of Jackson Land Development Regulations (LDRs) include Affordable Workforce Housing Standards in Division 6.3. The purpose of these standards is to ensure that affordable workforce housing is provided to the local workforce by employee-generating development proportionate with the need for affordable workforce housing that development creates. The Housing Mitigation calculator included in the Development Plan application appears to contain some errors. Please see the excerpts below for recommended edits and my notes. Also, amenity space included in the plan set is not accounted for in the calculator, but it may be that it is part of the short-term rental use. This should be addressed in the Building Permit application.

Step 2: Existing Development

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required	
Retail	0.000216*sf		3807	1	0.821	no evidence that building has 5,174 floor area
Restaurant/Bar	0.000599*sf		1586	1	0.950	
Retail	0.000216*sf		500	1	0.108	Prior/current retail use gets credit
						Parking credit is only for a pariking facility as a primary use--not just parking for the on-site businesses
				Existing Workforce Housing Credit	1.879	

Step 3: Proposed Development

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required	
Retail	0.000216*sf		2933	1	**0.633**	
Retail	0.000216*sf		2112	1	**0.456**	
Short-Term Rental Unit	0.102*bedrooms	2	1400	1	**0.204**	
Short-Term Rental Unit	0.102*bedrooms	2	1379	1	**0.204**	
Short-Term Rental Unit	0.102*bedrooms	2	1494	1	**0.204**	
Short-Term Rental Unit	0.102*bedrooms	2	1437	1	**0.204**	
Short-Term Rental Unit	0.102*bedrooms	1	695	1	**0.102**	
Short-Term Rental Unit	0.102*bedrooms	1	1365	2	**0.204**	
Short-Term Rental Unit	0.102*bedrooms	2	1239	1	**0.204**	
Workorce Housing Bonus Unit	exempt	3	2236	1	**0.000**	2:1 Bonus units exempt
Workorce Housing Bonus Unit	exempt	2	1535	1	**0.000**	2:1 Bonus units exempt
Workorce Housing Bonus Unit	exempt		2084	1	**0.000**	2:1 Bonus units exempt
Workorce Housing Bonus Unit	exempt		1855	1	**0.000**	2:1 Bonus units exempt
Workforce Housing Unit	exempt		1517	1	**0.000**	2:1 Bonus units exempt
Workforce Housing Unit	exempt		1464	1	**0.000**	2:1 Bonus units exempt
Workforce Housing Unit	exempt		1557	1	**0.000**	2:1 Bonus units exempt
TOTAL			26302		2.416	

Affordable Workforce Housing Required: 0.538 units Fee-in-Lieu Amount: $ 146,176.92

The priority method for meeting Affordable Workforce Housing requirements is construction of mitigation units on or off-site, but a requirement of less than one whole unit may pay a fee in lieu.

Workforce Housing Incentive Program (2:1 Tool):
Proposed use of the 2:1 Tool was reviewed as a courtesy to the applicant in the event compliance is achieved and the Town Council approves use of the bonus tool. Proposed plans account for a base floor area of 19,469sf composed of retail, short-term rental, amenity and circulation space. Bonus floor area is presented at a ratio of 1.7 with 7,710sf bonus market residential to 4,538sf Workforce-restricted residential space.

All restricted housing units must be designed to meet the Livability Standards of the Housing Department Rules & Regulations and be permanently deed restricted with the applicable template deed restriction approved by the Town Council and in effect at time at the time of recordation. In review of the proposed floor plans, the Housing Department has the following comments for the applicant in preparation of Building Permit application:

- Restricted Unit D floor plans show what appears to be a full kitchen in one of the bedrooms which may be in violation of LDR Sec. 6.1.4.A.2.b *A residential unit shall have a maximum of one kitchen.* The applicant may consider making this bedroom a studio unit if that is the intended use.
- Restricted Units A and B include a "den" with a large walk-in closet. Please note that, without a window, the room does not meet Livability Standards for a bedroom and is not permitted to be used as a bedroom unless floor plans are reconfigured to include a window that opens.
- Spaces meeting the "additional storage" requirements are shown on plans in the hallway of the second floor, but it is not indicated how they will be assigned and allocated to the restricted units.
- Each restricted unit needs one assigned parking space that must be the same quality as the market unit parking spaces.
- If condominiumized, CC&Rs/Condo Dec must include special provisions for restricted units on regular, special, luxury and common area assessments.
- The applicant should keep the following in mind when purchasing appliances, materials, and finishes for restricted housing units. These items will be checked at Building Permit application and site inspection.
    - Shared walls, floors, and ceilings must provide noise mitigation for both airborne and impact sound

- Where pedestrian/vehicle access is adjacent to windows, top-down window coverings are required
- Countertop material must be new, durable, and easily cleaned material.
- Unit D kitchen sink is measuring too narrow on plans—must be 32" wide minimum for a 2-bedroom unit.
- Refrigerator must be minimum 25 cubic feet in size for a 2-bedroom unit and 20 cubic feet for a 1-bedroom unit.
- Minimum dishwasher width is 24"
- All appliances must be new, Energy Star, UL-listed
- Range, refrigerator, dishwasher, garbage disposal must have 1-year warranty.
- Ventilation fan over range is required
- Garbage disposal is required in all restricted ownership units if provided in the market rate units
- Kitchen and bathroom floor materials must be new, water-resistant, no carpet. Flooring elsewhere may be new carpet, wood, tile, vinyl, linoleum or concrete
- Floors must have 10-year warranty
- Furnaces, boilers and hot water heaters must have 5-year warranty
- At least one window in the living/dining room and in each bedroom must open for ventilation.
- Bedroom closets need a shelf over a rod installed

Thank you for the opportunity to review. Please contact me with any questions.