WYLIE | BAKER LLP

April 2, 2026

Dear Teton County Commissioners, Planning Commissioners and Planning Staff:

Thank you for the role you will have this year in finalizing long-planned, crucial housing supply, sited in a location designated and approved for the future housing our community needs.

Your historic vote in May 2025 to approve a Master Site Plan ("MSP") for homes in Area 1 of Northern South Park ("NSP") is the governing framework that enables this Development Plan ("DEV") application. Along with the NSP Neighborhood Plan adopted in 2022 and the accompanying NSP land development regulations adopted in 2024 ("LDRs"), this thoroughly studied housing effort is now in the end zone, at the regulatory goal post.

The DEV for Area 1 of NSP is comprehensive and transparent, showing the community the overall total number of housing units to be built and the physical blueprint of all Blocks in the development.

The DEV provides for a total of 559 homes in NSP Area 1, while accounting for all County-required school and park exactions, setbacks, roads, pathways, infrastructure and more. We also located in Area 1 a water treatment facility and two well sites for the Town of Jackson to help local government and the public with water supply.

Here are a few key facts regarding this DEV:

- The DEV provides a variety of housing types and sizes to accommodate a variety of incomes and lifestyles. The DEV provides detached single-family homes, duplexes, triplexes and multi-plex homes, with a variety of unit sizes and bedroom mixes. The community needs a variety of housing types to be able to house locals, locally.

- 388 of the homes in Area 1 will be deed restricted in perpetuity as "Affordable Housing Units" as defined by the LDRs, and developed on land conveyed at no cost to non-profit affordable housing developers, zeroing out land costs to enable affordability.

- No more than 165 of the homes in Area 1 will be unrestricted, free-market units.

- The DEV includes six pre-existing housing units (4 Suburban-zoned units and 4 Rural-zoned units). In accordance with the LDRs, the pre-existing housing units are not included in the 70%/30% allocation.

- Area 1 has a will-serve letter from the Town of Jackson to provide the homes with municipal water and sewer service.

- The project is on private land and no taxpayer dollars were required to secure the land for development.

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- After approval of this DEV, the project must obtain more permits from Teton County, the Town of Jackson and Wyoming Department of Environmental Quality before site-wide infrastructure can be installed. The infrastructure, paid for by the Gills, is a prerequisite to the conveyance of land to the non-profit affordable housing developers. Given the maximum time for infrastructure permit review and approval by the County, it will likely take another two years before the County will allow construction on any homes to begin.

We thank you for your commitment to creating housing supply, especially one so thoroughly reviewed. On behalf of those desperate for housing and ready after six years of process to begin building, we ask for your expedited review and approval.

Respectfully,

ASBaker

Amberley Baker, on behalf of the Gills and the Project Team

DEVELOPMENT PLAN

Area 1 of Northern South Park

APRIL 2, 2026

Table of Contents

Chapter I. Narrative 3
Existing Condition of the Property 3
Proposed Use of the Property 3
Number and Type of Units 4
Findings for Approval 5
Conditions of Approval 10
Chapter II. Affordable and Workforce Housing Plan 14
Chapter III. Phasing Plan 18
Chapter IV. Site Plans 22
Chapter V. Exactions 23
Chapter VI. Blocks 24
Block A 25
Block B 33
Block C 41
Block D 49
Block E 57
Block F 65
Block G 73
Block H 74
Block I 82
Block J 90
Block K 98
Block L 106
Block M 114
Block N 122
Block O 130
Block P 138
Block Q 146

Chapter VII. Engineer's Report 154
Construction Traffic Management Plan 154
Water Supply and Wastewater 154
Chapter VIII. Project Team 155
Chapter IX. Exhibits 156
Exhibit A: Area 1 Site Plan 156
Exhibit B: Site Plan for Each Block 156
Exhibit C: Landscape Plan for Each Block 156
Exhibit D: Sample Floor Plans 156
Exhibit E: Traffic Study 156

CHAPTER I. NARRATIVE

We are pleased to submit this Development Plan Application for Area 1 of Northern South Park (the "Development Plan"). The Development Plan is the next step in Teton County's Land Development Regulations (the "LDRs") for securing needed deed restricted housing supply for our community in Area 1 of Northern South Park ("Area 1").

This application delivers a comprehensive site plan for the 70% deed restricted housing units and 30% unrestricted housing units, including site-wide infrastructure layout and Block-specific site plans all in accordance with the LDRs. This Development Plan provides clarity about the future development of all of Area 1.

Capitalized terms used herein but not defined have the respective meanings set forth in the LDRs.

Existing Condition of the Property

The majority of the site is in agricultural use, with the land categorized as irrigated pasture. There are no protected resources on the site. The entire site is in the Scenic Resources Overlay (SRO). There are irrigation ditches (both conveyance ditches and laterals) on the site, as well as a center pivot used for irrigating the pasture that is primarily used for cattle grazing. The pivot is served by a well on the site. Several cottonwood trees and willows are found on the site. The Historic Homestead north of the site will remain in its current location, on a parcel of 0.93-acres.

Proposed Use of the Property

The proposed use is to develop Area 1 in accordance with the Master Site Plan for Area 1 (MSC2024-0037), which was approved by the Teton County Board of County Commissioners on April 23, 2025, with nine (9) conditions of approval, and recorded on March 31, 2026 (the "Master Site Plan"). The Development Plan is consistent with the Master Site Plan and follows all applicable requirements of the LDRs.

The Development Plan is for a total of 559 units in Area 1. Of those 559 units in Area 1: (i) 553 units are new dwelling units permitted by Section 4.5.2.E. of the LDRs as "Additional Development Potential Under Northern South Park Overlay and (ii) 6 units are existing dwelling units permitted by Section 4.5.2.E. of the LDRs as "Existing Development Potential." The 6 existing dwelling units are comprised of 4 Suburban Zone dwelling units and 2 Rural-1 Zoning dwelling units, per the table from the LDRs below:

Northern South Park Dwelling Unit Development Potential					
	Existing Development Potential as of July 5, 2022			Additional Development Potential Under Northern South Park Overlay	
	Suburban Zoning Dwelling Units	Rural-1 Zoning Dwelling Units	Total Dwelling Units	New Dwelling Unit Potential	Total
NSP Area 1	84 units	2 units	86 units	600 units	686 units
NSP Area 2	29 units	3 units	32 units	719 units	751 units
Total			118 units	1319 units	1437 units

The Blocks in Area 1, the zoning designation of each Block, the number of units per Block, and the bedroom types for the units are set forth in the following table. The purple rows indicate Blocks of unrestricted units.

Block	Zoning Designation	Unit Count	Unit Types		
			2 BR	3 BR	Accessible Units Provided
A	NSP-3	**32**	32		2
B	NSP-3	**38**	38		2
C	NSP-2	**17**		17	1
D	NSP-2	**66**	33	33	4
E	NSP-3	**64**	32	32	4
F	NSP-3	**32**	32		2
G	N/A	**0**	N/A Park		
H	NSP-2	**28**	4	24	1
I	NSP-3	**65**	33	32	4
J	NSP-2	**18**		18	2
K	NSP-2	**32**	25	7	2
L	NSP-2	**32**	8	24	2
M	NSP-1	**9**			
N	NSP-1	**36**			
O	NSP-1	**24**			
P	NSP-1	**45**	45		2
Q	NSP-1	**15**			
Total New Units		**553**			
Unrestricted Count and Allocation		165	**29.84%[1]**		
Deed Restricted Count and Allocation		388	**70.16%**		
Existing Units		6			
Total Units (New and Existing)		559			

[1] In accordance with Section 4.5.2.F. of the LDRs, the new units are subject to the 70%/30% allocation in the LDRs and the existing units are exempt from such allocation.

Findings for Approval of a Development Plan

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

   Can Be Made.

   <u>According to the Jackson/Teton County Comprehensive Plan, Character District 5: West Jackson: Existing and Future Desired Characteristics</u>

   "West Jackson currently exists as one of the most Complete Neighborhoods within the community, with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile-oriented and contains a variety of non-residential uses, a variety of residential types and sizes, light industrial and the majority of the community's public schools. It also contains a large undeveloped agricultural area south of High School Road, and Flat Creek as a prominent natural feature."

   "The future goal of the district will be to take advantage of the existing variety of land uses and Complete Neighborhood amenities and develop them into a more attractive and well-connected district. The continuation of light industrial uses is necessary to support the local economy. The preservation of residential areas that provide workforce housing, will be essential in meeting the Growth Management and workforce housing goals of the community. Enhancement of the southern gateway into Town into a mixed-use corridor with improved connectivity and visual appearance will also be important. A key challenge of the district will be to address transportation congestion, safety and connectivity issues. Possible solutions may come in many forms, including consideration of an east/west connector south of High School Road and/or the Tribal Trails connector, complete street improvements to collector roads including High School, Middle School, Gregory Lane and South Park Loop and improved alternative mode connectivity throughout the district."

   The proposed Development Plan for the entirety of Northern South Park Area 1 will provide abundant housing for the local workforce, with the majority of it (70%) deed restricted. The Development Plan proposes a well-connected transportation network that includes sidewalks for pedestrians, pathways with connectivity to existing paved paths, and a grid system of interconnected roads that will serve transit and automobiles, including an east/west connector easement that has been granted by the applicant to Teton County in Area 1 and is described in more detail in this Development Plan. The applicant is working with Teton County's Transportation and Engineering staff to address transportation safety and congestion concerns on existing collector and arterial roads adjacent to the site.

District 5 Policy Objectives from the Jackson/Teton County Comprehensive Plan

Policy Objectives

Common Value 1: Ecosystem Stewardship	N/A
Common Value 2: Growth Management	4.1.b: Emphasize a variety of housing types, including deed-restricted housing 4.1.d: Maintain Jackson as the economic center of the region 4.2.c: Create vibrant walkable mixed use Subareas 4.3.a: Preserve and enhance Stable Subareas 4.3.b: Develop Transitional Subareas 4.4.b Enhance Jackson gateways
Common Value 3: Quality of Life	5.3.b: Preserve existing workforce housing stock 6.2.b: Support businesses located in the community because of our lifestyle 6.2.c: Encourage local entrepreneurial opportunities 6.2.d Promote light industry 7.1.a: Increase the capacity for walking, biking, carpooling and riding transit 7.1.f: Complete major transportation projects based on Major Capital Group approach

4.1.b: The Development Plan provides a variety of housing types, including 70% deed-restricted homes, as well as a variety of sizes to accommodate a variety of incomes and lifestyles. First, deed-restricted units range from detached single-family units to duplexes, triplexes, and multi-plex buildings with up to 6 attached units. Second, the proposed Development plan provides variety through unit sizes and bedroom mix. For example, within the multi-unit attached single-family type, 2-bedroom units range in size from 1,400 sf to 1,760 sf, and 3-bedroom units range from 1,600 sf to 2,210 sf. Third, buildings also range in height from 2 to 3 stories to create variation in the roofline and building volumes. Finally, deed-restricted units also include a variety of frontage types, such as porches, stoops, and decks, and a variety of floor plans to create variation in the architectural expression and lived experience. These will be further developed at the Building Permit review, sample floor plans are provided in Exhibit D. The table on page 4 above indicates the number of bedrooms per unit.

4.1.d: The Development Plan continues to maintain Jackson as the economic center of the region by providing high to medium density residential housing in close proximity to downtown Jackson.

4.2.c: Local conveniences including a grocery store, eye doctor, dentist, medical clinic, and seven schools are within walking/biking distance of the area proposed for residential development, with connectivity to existing pathways.

4.3.a: N/A; Subarea 5.6, Northern South Park, is a Transitional Subarea pursuant to the Comprehensive Plan.

4.3.b: According to the Comprehensive Plan Subarea 5.6, Northern South Park is a Transitional Subarea that the applicant is proposing to develop to create a high to medium density

residential neighborhood that aligns with the County's approved Neighborhood Plan for Northern South Park.

4.4.b: Northern South Park Area 1 is not easily visible from Highway 89, Jackson's southern gateway. While it is within the Scenic Resources Overlay ("SRO"), all of Northern South Park is exempt from the SRO standards. Nonetheless, building materials are required to be non-reflective. Exterior lighting must meet LDR standards. Landscaping plans for each Block have been submitted with this application, which serves to soften and screen the proposed development.

5.3.b: The site does not currently support existing workforce housing stock as it is a largely undeveloped agricultural area. This proposal will effectively create hundreds of new workforce housing units that will be permanently deed-restricted for local workers, which our community desperately needs.

6.2.b: The Development Plan supports businesses located in the community by providing market and deed-restricted housing supply to a variety of the working community.

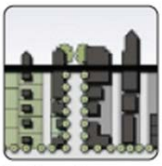
6.2.c: The Development Plan encourages local entrepreneurial opportunities by providing high to medium density housing for the local workforce in a zoning district that allows home occupation/home-based work and home business uses, all of which limit the number of trips and traffic.

6.2.d: N/A; there are no light industrial uses allowed in the NSP Overlay.

7.1.a: This Development Plan dramatically increases the opportunity for walking, biking, carpooling and riding transit. This proposal is in close proximity to START Bus routes, pathways, schools, a grocery store, and other local conveniences. It is anticipated that many trips will occur by alternative (i.e. non-vehicular) modes of transportation due to those conveniences. Provision of adequate and connected bicycle and pedestrian facilities, as well as multiple internal roadways that support transit facilities are proposed as part of this application.

7.1.f: This Development Plan demonstrates a cooperative approach to assisting the local government in completing capital transportation projects in the neighborhood. Area 1 was required by the LDRs and the conditions of approval on the Master Site Plan to provide a 90' wide easement to the County for the East West Connector through land owned by the applicant in Area 1. Pursuant to such easement agreement approved by the County, the applicant pays 100% for the construction of the roadway within such easement to Teton County standards. As required by the conditions of approval to the Master Site Plan, Area 1 must also pay proportional traffic impact fees towards Teton County's potential offsite transportation improvement projects along High School Road. Additionally, the applicant is paying for the construction of pathways along the north and western edges of Area 1. These improvements were envisioned in the Neighborhood Plan and the West Jackson Transportation study.

5.6: Northern South Park



Village Form

This TRANSITIONAL Subarea is identified as a location for future residential development at a similar density to the adjacent West Jackson Residential (Subarea 5.5) neighborhoods. While the priority of the community is to infill and redevelop other already developed Stable/ Transitional Subareas to meet the Growth Management goals of the Plan, this subarea is also a suitable location to meet those goals due to its close proximity to many Complete Neighborhood amenities. The development of the subarea may be guided by a neighborhood planning effort (referenced in Strategy 3.3.S.5) completed in a timely manner by the County in consultation with the Town and the landowners within the Subarea. Any resulting neighborhood plan will include options to improve transportation, circulation, and connectivity within and around the Subarea. An appropriate Flat Creek buffer will also need to be established to ensure the wildlife, natural and scenic values associated with this community resource are maintained.

Because the Comprehensive Plan identifies Northern South Park as a suitable location to meet our community's growth management goals outlined in the Comprehensive Plan, the County began an effort to engage the community in 2020 to complete the Northern South Park Neighborhood Plan. The County's effort to adopt a Neighborhood Plan followed the County's denial of our rezone application for a neighborhood in Area 1. The County completed the Neighborhood Plan in November of 2022. The Neighborhood Plan served as the vision document for the next steps in the County's process, which was to adopt new land development regulations for Northern South Park that implement the vision of the Neighborhood Plan. In March 2024, the County adopted the Northern South Park land development regulations, which are located in LDR Division 4.5, Northern South Park Incentive Overlay and Development Standards. As required by those regulations, the applicant submitted a Master Site Plan that was reviewed and approved by the County to ensure that the proposed development achieves the vision of the Neighborhood Plan. Following the Master Site Plan, the regulations require the submittal of Development Plan(s) for review and approval of Teton County, and the Development Plan is required to be consistent with the approved Master Site Plan. This Development Plan application demonstrates consistency with the approved Master Site Plan throughout the many different elements of this Development Plan, including, but not limited to: neighborhood design; exactions, including schools and parks; street, sidewalk and pathway connectivity; infrastructure provision; block size, layout, and density; open space layout and wildlife permeability; maximum dwelling units; and the 70% deed-restriction requirement, in addition to meeting all of the other standards in LDR Section 4.5.2.

2. *Achieves the standards and objective of the NRO and SRO;*

Can be made. The NRO and SRO are not applicable within the Northern South Park Overlay. Pursuant to LDR Section 4.5.2.D, "Subdivision, use, and development shall be exempt from the standards of the Scenic Resources Overlay (Section 5.3.2.) and Natural Resources Overlay, Tiered Habitat Protection Standards, Tiered Habitat Protection Standards (Section 5.2.1.)." Area 1 is outside the Sage Grouse Management Area, and other protected species are addressed in Chapter V.

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*;

   Can be made. The applicant is connecting to Town of Jackson water and sewer, as demonstrated in the Town of Jackson will-serve letter included in the application materials. In addition, the property owner has provided an easement to the Town for two (potentially three) wells, a pumphouse and water treatment facility, which will assist in remedying an existing shortfall of water in West Jackson, and will more than accommodate the water needs for this development proposal. The applicant will also pay connection fees to the Town of Jackson. These connection fees will go into the Town's water and sewer fund. All exaction lands are provided on site, consistent with the Master Site Plan approval. Several parks are proposed to be dedicated to Teton County as part of this neighborhood. Land along High School Road and adjacent to Area 2 is proposed to be dedicated to the Teton County School District. The development proposal includes fire hydrants as well as sprinklers in many of the buildings that are multi-family. The area is already served by local law enforcement and Fire/EMS in the Adams Canyon area, as well as Fire Station #1 in Jackson. A grid roadway system with adequate road widths and turning radii is provided for redundant access. Police, sheriff, and Fire/EMS will likely benefit from this development proposal, as critical service providers are often given priority for deed-restricted housing. Area 1 was required by the LDRs and the conditions of approval on the Master Site Plan to provide a 90' wide easement to the County for the East West Connector through land owned by the applicant in Area 1. Pursuant to such easement agreement approved by the County, the applicant pays 100% for the construction of the roadway within such easement to Teton County standards. As required by the conditions of approval to the Master Site Plan, Area 1 must also pay proportional traffic impact fees towards Teton County's potential offsite transportation improvement projects along High School Road. Additionally, the applicant is paying for the construction of pathways along the north and western edges of Area 1.

4. *Complies with all relevant standards of these LDRs and other County Resolutions as can be determined by the level of detail of a development plan*; *and*

   Can be made. All standards of these LDRs have been met per the information provided in the application materials. All other LDRs that cannot be determined to be met at this time will be met at the time of Building Permit review as the individual lots and blocks are built out. No County Resolutions apply to this development since the Fire Resolution for New Subdivisions has been incorporated into the Land Development Regulations. No Town of Jackson Resolutions apply to this development because there are no underground parking facilities proposed.

   Regarding the specific standards in Section 4.5.1.B.3 of the LDRs:

   i. This application includes a description of all proposed units in Area 1;
   ii. This application demonstrates compliance with the land conveyance method for purposes of complying with the affordable and workforce housing allocation;
   iii. This application includes a will serve letter from the Town of Jackson for water and sewer;
   iv. The applicant is willing to provide the monitoring report if required by the Planning Director.

As required by Section 7.6.3 of the LDRs and Section 7.6.4 of the LDRs, a Traffic Impact Study is in Exhibit D to this Development Plan.

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

Can Be Made. This Development Plan is in substantial conformance with the approved Master Site Plan for Area 1 of the Northern South Park Incentive Overlay (MSC2024-0037) and the 9 conditions of approval, listed below, as demonstrated throughout the application materials, and as follows:

1. **Transportation.** *Prior to the submittal of the first Development Plan application, the applicants for this Master Site Plan shall collaborate with Teton County Public Works staff, including the Transportation Manager and County Engineer, and shall obtain the County Engineer's written approval of a list of impact fees by Block related to traffic mitigation, and off-site infrastructure improvements (or required financial contributions toward additional off-site improvements) in West Jackson, in proportion to the development's traffic that will trigger the need for transportation infrastructure improvements in the West Jackson Transportation Study area consistent with the Northern South Park Neighborhood Plan.*
    a. *In addition to the list of impact fees and required financial contributions, the applicant shall also identify the entity responsible for transportation mitigation, account for construction impacts including construction traffic, and include realistic benchmarks and performance monitoring to ensure that Transportation Demand Management (TOM) measures and off-site improvements adequately address the impact of the traffic trips generated by Area 1.*
    b. *Future Development Plans in Area 1 shall follow the approved list, and required financial contributions shall be provided as required in an approved Development Plan. The final mitigation requirements, informed by the structured list, may be adjusted as necessary based on final unit counts and monitoring data; the applicant shall obtain approval by the Board of County Commissioners at Development Plan. The applicant shall be responsible for mitigating the impact of traffic deficiencies generated by the Area 1 development in the West Jackson Transportation Study Area.*
    c. *The use of any required financial contributions is at the discretion of the Board of County Commissioners for transportation improvements in the West Jackson Transportation Study Area.*

    Submitted: We have collaborated with Teton County Public Works staff since October 2025 and submitted a proposal to the Transportation Manager and County Engineer for their approval.

2. **East-West Connector.** *Prior to the issuance and recordation of this Master Site Plan the applicant shall provide a right-of-way easement, with legal description prepared by a Wyoming licensed surveyor, of the proposed East-West Connector in Area 1, to be presented to the Board of County Commissioners for their review and approval. The right-of-way easement shall be recorded with the Teton County Clerk before this permit is effective. The intent is that this easement could, in the*

future, connect to easements in Area 2 that will either connect with Highway 89, the intersection of High School Road and Gregory Lane, or another alignment as determined in the future.
Fulfilled. The easement from Area 1 to Teton County for the East-West Connector in Area 1 was recorded on March 24, 2026.

3. **Blocks**. *All future blocks shall demonstrate compliance with the standards of LDR Section 4.5.2.B.1., specifically Internal Block Faces, as reviewed at the time of Development Plan.*
Fulfilled. All blocks, including block faces, are compliant with all LDR standards.

4. **Parks.** *The Parks layout shall follow the "Exhibit A Concept Plan- Parks Option 4" dated 4/23/2025 and hereby incorporated into the Master Site Plan. Exactions shall be provided based on the number of units approved in each subsequent Development Plan, in 1-acre minimum increments.*
Fulfilled. The layout of the parks is consistent with the layout of the parks in the Exhibit A.2. to the Master Site Plan. 14.79 acres of parks are provided, which exceeds the amount of acres required by the exaction formula in the LDRs of 0.02 acres multiplied by the total 559 units in this Development Plan.

5. **Binding.** *Every reference in the Master Site Plan to the application being not binding shall be removed for the recorded copy, provided, however, that site renderings and drawings of buildings may be conceptual, speculative and non-binding.*
Fulfilled. The Master Site Plan was recorded on March 31, 2026 with the non-binding language removed.

6. **Open Space.** *Consistent with Section 4.5.2.L.3. Open Space Requirements, and based on consultation with an agency staff wildlife biologist from Teton County and/or the Wyoming Game and Fish Department, Development Plans shall demonstrate wildlife permeability through open space as well as permeability between housing units, for example, continuity between unfenced backyards, particularly on the eastern and southern boundaries of Area 1. Additional fencing restrictions may be applied by the Board of County Commissioners during Development Plan(s), particularly on Blocks N and 0, which shall be enforced through restrictions recorded in the Clerks Records.*
Fulfilled. The proposed Development Plan meets the requirements of LDR Section 4.5.2.L.3 and demonstrates wildlife permeability as follows, and based on consultation with the Wyoming Game and Fish Department:
   - If wildlife enter the developed blocks, there is adequate space between structures that will remain unfenced, so wildlife can move from developed areas into the nearby linear parks that run northwest-southeast across the site.
   - The linear parks provide contiguous open space to allow safe passage around the highest density developed portions of Area 1 located in the northernmost part of the site.
   - The less dense southeast portion of the site (Blocks N and O) provides continuity between unfenced backyards to allow wildlife to move freely between the dwelling units and make their way into the open agricultural meadows adjacent to the development area, keeping

in mind that the agricultural lands are to remain in agricultural use and will continue to be fenced to keep cattle out of the housing area. Wildlife friendly fencing will be used wherever possible on adjacent agricultural lands.

- The only fencing allowed in the entire subdivision are small area enclosures, which require a Special Purpose Fencing approval by County Planning Staff. Perimeter fencing around individual properties or entire back yards is not permitted.
- No landscaping will have a palatable rating of high for grazing and browsing animals.
- Ponds are prohibited per the LDRs.

7. **Phasing.** *As part of an Initial Subdivision Plat application, the applicant shall provide to Teton County written phasing agreements with the recipients of any restricted blocks, meeting the Phasing Element description in Section 4.5.1.C.1.d.v., regarding development and design of the Blocks restricted for affordable and/or workforce housing pursuant to the land conveyance method in LDR Sec 4.5.2.F.2.c.iii for the purpose of achieving orderly development. The agreements shall be consistent with the Master Site Plan Housing Element and the Subdivision Improvement Agreements. The applicant may record master covenants, conditions and restrictions to govern Area 1.*

   Fulfilled. We are not submitting an Initial Subdivision Plat, however we have included a phasing plan in this application that describes the sequence of development.

8. **Housing Feasibility Plan.** *Each applicant of a Development Plan for an unrestricted block shall include in their application a feasibility analysis demonstrating compliance with the affordable and workforce housing allocation of LDR Section 4.5.2.F. The feasibility analysis shall include a conceptual site plan for the development of the restricted block(s) required to be conveyed, according to LDR Section 4.5.1.C.3.a.ii, Affordable and Workforce Housing Plan, and shall include written consent from recipients of said restricted block(s) that the housing concepts set forth in the conceptual site plan are viable for that entity to construct. The purpose is to demonstrate that the number of deed restricted units estimated by block in the Master Site Plan can be feasibly constructed within the NSP Development Standards applicable to each block and maintain the 70:30 ratio per LDR Section 4.5.2.F. If the subject restricted blocks have already received Development Plan approval, no additional materials are required. However, if a Development Plan proposal for a restricted block shows fewer than the minimum number of housing units anticipated by the Master Site Plan, the Housing Element of the Master Site Plan shall require amendment, and the number of unrestricted housing units in Area 1 shall subsequently be limited by the current 70:30 ratio until that amendment occurs. If necessary, the applicant(s) for the unrestricted housing will be responsible for making up any deficit of the required deed-restricted housing through either method described in LOR Section 4.5.2.F.2.c.*

   Not applicable. The application is for a single Development Plan for the entire Area 1 and describes the development of every Block within Area 1, which renders this condition moot.

9. **Construction Traffic Management Plan.** *The applicant of this Master Site Plan shall prepare a construction traffic management plan for Area 1 and identify potential temporary upgrades and*

expansions to the road network, both on-site and off-site (such as construction haul routes or construction vehicle monitoring). This construction traffic management plan shall be included in the first physical development permit application and shall apply to Development Plans for block development and Grading and Erosion Control. Permits for site-level improvements. The construction traffic management plan shall require associated construction vehicles to avoid High School Road during, at a minimum, school pick-up and drop-off peak hours to minimize impacts of construction in Area 1.

Fulfilled. A Construction Traffic Management Plan is in Appendix C of the Engineer's Report included in this Development Plan.

CHAPTER II. AFFORDABLE AND WORKFORCE HOUSING PLAN

In accordance with Section 4.5.2.F. of the LDRs, the development of the 553 new units must meet the Affordable and Workforce Housing standards of Section 4.5.2.F. and are exempt from the requirements of Division 6.3 of the LDRs (Affordable Workforce Housing Standards).

In accordance with Section 4.5.2.F. of the LDRs, the development of the 6 existing units are exempt from the Affordable and Workforce Housing standards of Section 4.5.2.F but are subject to the requirements of Division 6.3. (Affordable Workforce Housing Standards).

This Development Plan meets the following standards of Section 4.5.2.F of the LDRs:

1. Required Allocation. The new units are comprised of at least 70% deed restricted housing units. As of the date of this Development Plan, 100% of the new units will be "affordable" housing units (as defined in Section 4.5.2.B.3.b of the LDRs).
    a. Restrictions. The deed restricted housing units will use a Jackson Hole Community Housing Trust Special Restriction or Habitat for Humanity of the Great Teton Area Special Restriction.
    b. Affordable and Workforce Housing Plan.
        i. Calculation of Allocation: See Table on page 4 above for the total amount of deed restricted housing units, the total amount of unrestricted housing units, and the calculation of the allocation incentive.
        ii. Method of Provision:
            1. All deed restricted housing units will be developed within Area 1, which is within the same area that the unrestricted housing units will be developed.
                a. As illustrated in the Master Site Plan for Area 1 and the site plans accompanying this Development Plan, within practical limitations imposed by the LDRs, the deed restricted housing units are integrated within the unrestricted housing units within the Northern South Park Overlay.
                b. As illustrated in the Master Site Plan for Area 1 and the site plans accompanying this Development Plan, within practical limitations imposed by the LDRs, the deed-restricted housing units are provided in a variety of building types, sizes, and layouts to accommodate a variety of incomes, household compositions, and lifestyles. First, deed-restricted units range from detached single-family units to duplexes, triplexes, and multi-plex buildings with up to 6 attached units. Second, this Development Plan provides variety through unit sizes and bedroom mix. For example, within the multi-unit attached single-family type, 2-bedroom units range in size from 1,400 sf to 1,760 sf, and 3-bedroom units range from 1,600 sf to 2,210 sf. Third, buildings also range in height from 2 to 3 stories to create variation in the roofline and building volumes. Finally, deed-restricted units also include a variety of frontage types, such as porches, stoops, and decks, and a variety of floor

plans to create variation in the architectural expression and lived experience. These will be further developed at the Building Permit review. Sample floor plans are provided in Exhibit D to this Development Plan. The table on page 4 above indicates the number of bedrooms per unit.

2. The deed restricted housing units will be provided by the Conveyance of Land method set forth in Section 4.5.2.F.2.c.iii. of the LDRs.
    a. Recipient. The table on page 4 above indicates the Blocks for deed restricted units and the Blocks for unrestricted units. The Phasing Plan below indicates the recipient of each of the Blocks for the deed restricted units, which is either Jackson Hole Community Housing Trust or Habitat for Humanity of the Greater Teton Area.

    b. Timing
        i. The timing of Block conveyance is controlled by Section 4.5.2.F.2.c.iii. of the LDRs, which requires that the restricted Blocks when conveyed are fully ready for development with infrastructure installed to the Blocks. However, the applicant cannot install the infrastructure without the appropriate permits (including a Grading and Erosion Control Permit), and those permits cannot be applied for until after this Development Plan is approved. As detailed in the Phasing Plan, after the Development Plan is approved, the applicant will apply for the necessary permits to construct the infrastructure required to the Blocks by the LDRs. Following the issuance of such permits, the applicant will construct the infrastructure to all of the Blocks. When the infrastructure to the restricted Blocks is complete, all of the restricted Blocks will then be conveyed at once to the above-identified recipients, in accordance with Section 4.5.2.F.2.c.iii. of the LDRs.

        ii. Regarding Section 4.5.2.F.2.c.iii.b.2 of the LDRs, the applicant acknowledges that as written it does not apply unless there are more than one Development Plans submitted and restricted Blocks are conveyed over time. However, this is the only Development Plan that will be submitted in Area 1, and this Development Plan is for 100% of the deed restricted housing units and 100% of the unrestricted housing units, and all of the restricted Blocks will be conveyed at once and not over time. Nevertheless, the applicant is willing to demonstrate

compliance with the intent of Section 4.5.2.F.2.c.iii.b.2 of the LDRs by suggesting the following condition of approval on this Development Plan:

When 50% (82) of the unrestricted new units for Area 1 have been issued building permits, no building permits shall be issued within Area 1 for additional unrestricted new units until building permits are issued for at least 16 restricted new units in Area 1 (which is based on 20% of the 82 unrestricted new units in this Development Plan that would been issued building permits). If a sufficient amount of new restricted units have not been issued building permits pursuant to this paragraph, the Board of County Commissioners may approve financial assurances proposed by the applicant for the unrestricted unites to guarantee that construction of such restricted new units will occur in a timely manner so additional building permits may be approved, in accordance with this Section.

c. Amount. This Development Plan demonstrates that the acreage of the deed restricted housing Blocks is sufficient to develop the number of deed restricted housing units proposed by this Development Plan. See the overall site plan and each Block's site plan included in the following chapters.
d. Clear Title. At the time a restricted Block is conveyed, the land will have clear title, physical and legal access, and be free of any liens.
e. Onsite Infrastructure. At the time a restricted Block is conveyed, it will be fully ready for development and constructions, with roads and pathways, water supply , sewage disposal, stormwater system, communication, electric and other basic services installed with direct and sufficient access to the conveyed land, corresponding with the Master Site Plan and its Capital Improvement Element, and as further detailed in the Engineer's Report included with this Development Plan.
f. Site Suitability. The restricted Blocks are suitable for development of the density proposed by this Development Plan, and identified in the geotechnical study included with the Master Site Plan.
g. Use of Conveyed Land. The restricted Blocks may only be used for the development of the deed restricted housing units in the amounts and types proposed by this Development Plan.

h. Covenants and Deed Restrictions. At the time the restricted Blocks are conveyed, a covenant will be recorded in accordance the Section 4.5.2.F.2.c.iii.h of the LDRs.

CHAPTER III. PHASING PLAN

In accordance with Section 4.5.1.C.3.c of the LDRs, this Phasing Plan will ensure that the development improvements, infrastructure and public facilities occur in logical sequence and establishes an alternate expiration date for this Development Plan.

This Phasing Plan:

- Outlines the timeline for installing roadways, pathways, and utilities, ensuring that when the block is conveyed, it is ready for immediate construction by our nonprofit partners.
- Establishes the necessary alternate expiration for the Development Plan (DEV) for Area 1.

Development Sequence

Following the approval of this Development Plan, the project will move through the following sequence:

1. Permitting of Infrastructure: After Development Plan approval, the project will need the Wyoming Department of Environmental Quality (WYDEQ), Town of Jackson and Teton County to issue the following approvals and permits in order for the applicant to commence construction of the infrastructure to the Blocks.
    a. Town of Jackson Connection Use Agreements for Water and Sewer;
    b. WYDEQ Chapter 23 compliance;
    c. WYDEQ Permits to Construct;
    d. Town Sewer and Water Permits;
    e. Teton County Grading and Erosion Control Permits.
2. Site Wide Infrastructure Construction: After issuance of the above approvals and permits by the governmental entities, the applicant can commence construction of the infrastructure required by this Development Plan. The infrastructure will be built according to development project plans (ROW C4.0-C8.0).
    a. Blocks H, J, and P will be provided access and utilities required for land conveyances that are dependent on other Blocks development during this stage as noted in Appendix I: Project Plans of the Engineer's Report and below.
        1. Road 6 in Block Q will be constructed during this phase to Block H's proposed alley access.
        2. The access road and utilities in Block K will be constructed during this phase for Block J.
        3. The alley in Block O and necessary utilities will be constructed during this phase for Block P.
3. Platting & Conveyance: After infrastructure construction is completed by the applicant and approved by Teton County, the applicant will commence platting & conveyance of the Blocks:

a. Blocks and exaction land will be surveyed.

b. The applicant will prepare a plat application for the Blocks and, if necessary, exaction land.

c. Teton County will review and approve the Block plat application.

d. Restricted Blocks will then be conveyed to recipients.

e. Exaction lands will be conveyed to recipients.

4. Individual Block Development: Depending on the specific Block, recipients of Blocks will then proceed with:

    a. Applying to Teton County for physical development permits (GEC and building permits).

    b. Applying to Teton County for internal block plats depending on the housing type within the Block.

An estimated timeline for the above sequence is shown below:

Sequence Step	Entity	Projected Timeline
Permitting of Construction of Infrastructure	JHHR Holdings	• 8 weeks: After Development Plan is approved, Applicant prepares and submits permit applications. • 6-8 months: Teton County, WYDEQ and Town of Jackson review and approve permits for infrastructure construction
Site Wide Infrastructure Construction	JHHR Holdings	18 months, depending on seasons/weather
Platting & Conveyance of Blocks and Exaction Land	JHHR Holdings	After completion of infrastructure: • 8 weeks to survey and prepare plat application • 6-8 months: Teton County review and approval of plat application
Individual Block Development	Recipients of Blocks	Commences after Blocks are conveyed, with infrastructure as described above

A current estimate of the development sequence by Block and non-profit affordable housing developer is outlined below.

Habitat for Humanity Development Sequence: Block I, Block E, Block D.

- Current estimated Block sequencing is planned as follows, but subject to adjustments:
    - Block I; then
    - Block E; then
    - Block D.

- Sub-phases of approximately twenty (20) units each (with a smaller final sub-phase per Block as required by the total Unit count) are expected to be conducted within each Block.
- It is estimated that from commencement of construction to completion of construction each phase will take approximately 15 to 24 months.
- The time to complete construction of each phase will be subject to weather, modular set sequencing, inspections and permitting, and site logistics.

Jackson Hole Community Housing Trust Development Sequence: Block P, Block H, Block F, Block A, Block B and Block J

- Current estimated Block sequencing is planned as follows, but subject to adjustments:
  - Block P; then
  - Block H; then
  - Block F; then
  - Block A; then
  - Block B; then
  - Block J.
- It is estimated that from commencement of construction to completion of construction will take approximately 15 to 24 months.
- The time to complete construction of each phase will be subject to weather, modular set sequencing, inspections and permitting, and site logistics.

Alternate Expiration Date for this Development Plan:

An alternative expiration date is warranted for this Development Plan because of the following unique components to this project:

- Fundraising and Financial Planning: Unlike market-rate developers who are able to promise financial returns to equity investors, nonprofit affordable housing developers must secure funding through complex layers of philanthropy, grants and innovative financing.

- Infrastructure and Block Conveyance Lead Times: As detailed above, the approval process for infrastructure permitting and Block platting combined with the construction schedules for infrastructure work suggest that the Development Plan could likely expire under the standard expiration dates in the LDRs.

Proposed Alternative Expiration Date: Section 8.3.2.E of the LDRs provides as follows regarding expiration of Development Plans:

"*A development plan shall expire 18 months after the date of approval except under one of the following circumstances. The applicable circumstances shall be established in the notice of decision on the application. 1. In the case of physical development, a building permit for the entire development is issued and the certificate of occupancy for the building permit is issued within 3 years of issuance of the building permit; 2. In the case of a subdivision, a subdivision plat has been recorded with the County Clerk; 3. In the case of a development option, the action required to entitle the development option, such as the recording of a conservation easement for a development option requiring conservation area, has been taken; 4. In the case of a phased development, all phases are in compliance with the approved phasing plan, or not*

more than 18 months has passed since completion of the previous phase and the current phase is in compliance with an applicable above criteria; or 5. An alternate expiration is set through the approval of the development plan."

This application proposes the following alternative expiration for this Development Plan:

This Development plan shall expire 5 years after the date of approval except under one of the following circumstances:

1. A subdivision plat has been recorded with the County Clerk that plats each Block for purposes of creating the Block for land conveyance purposes under Section LDR Sec 4.5.2.F.2.c.iii of the LDRs;

2. A Grading and Erosion Control permit is issued for the infrastructure required by Section 4.5.2.F.2.c.iii. of the LDRs.

CHAPTER IV. SITE PLANS

A site plan for all of Area 1 is in Exhibit A to this Development Plan.

Each Block's site plan is in Exhibit B to this Development Plan.

CHAPTER V. EXACTIONS

The school and park exactions are shown on the enclosed site plan and further detailed in the table below.

The exaction land will be conveyed to the appropriate governmental entity at the time the restricted Blocks are conveyed to the recipients identified in the Affordable and Workforce Housing Plan.

Park/School Exaction	Exaction (Acres)	Block(s)
School Exaction	**5.61**	Blocks A and F
Park 1	**5.00**	Blocks B and C
Park 2	**1.00**	Block E
Park 3	**1.02**	Block I
Park 4	**3.01**	Blocks G and H
Park 5	**2.00**	Block Q
Park 7	**1.17**	Blocks L and M
Park 8	**1.59**	Blocks J and K
Total School Exaction	**5.61**	(0.01 ac x unit)
Total Park Exaction	**14.79**	(0.026 ac x unit)

Notes:

- Park 6 is a linear open space within Block O and does not factor into calculations for exaction land, as such is not listed above.

CHAPTER VI. BLOCKS

As required by the LDRs, the Master Site Plan designated blocks of development ("Blocks") in Area 1. The following sub-chapters address each Block in Area 1.

Each sub-chapter demonstrates how each Block meets all applicable standards of the LDRs, using an LDR Review Checklist for each Block.

Exhibit B to this Development Plan includes Block-specific site plans and Exhibit C to this Development Plan includes Block-specific landscape plans.

Exhibit D to this Development Plan includes sample floor plans.

SUB-CHAPTER A

BLOCK A

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: A
NSP Type: NSP-3
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	218,021 sf
Gross Acres:	5.0
School sf removed:	155,403
Development Area:	62,618 sf
Development Acres:	1.44
Internal drive sf removed:	15,753
Net Site Area:	46,865 sf
Net Site Acres:	1.08

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block A. Block A is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments:

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	>10’	Complies
Side interior (min)	5’	>5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping	Complies

	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20 (9,373 sf)	.39 (18,277 sf)	Complies
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	10 plant units	Complies
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	4 spaces = 0.33 1 plant unit	Complies

Comments: A total of 11 plant units are proposed. LSA is calculated based on net site area, excluding internal drive sf, and the number of surface or parking spaces.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	Alley access provided for all townhouses	N/A
Curb cut width (max)	20' per 100' of lot frontage or 40% of lot	N/A	N/A

	frontage, whichever is less	Attached townhouses	
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	Complies	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	Complies	Complies
Side Interior NSP-1	5	NA	N/A
Side Interior NSP-2 & NSP-3	1’	Complies	Complies
All NSP Rear	5’	Complies	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	Complies	Complies

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	2-3 Stories, 29’ - 39’ roof height with 6:12 pitch	Complies
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	75’ min. - 80’ long max. Building Frontage	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	0.84 (52,420 sf of floor area in total block)	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	5,280 sf – 7825 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min. Width 5', Min Depth 3' With Overhang	Min. Width 8', Min. Depth 6' With Overhang	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a stoop facing a ROW, pathway, open space or common area.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A

In side or rear yard	6’	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1’	N/A	N/A
Side/rear lot line	0’	N/A	N/A
Alley	3’	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	5 ac (Townhouses)	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	22.22 units/ac	Complies
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed min – max sf 1,565 sf – 1,760 sf	Complies

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	32 Units @ 1.5 48 required 48 provided	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley access	Complies
Perpendicular alley access	22’ long (min)	N/A	N/A
Parallel alley access	11’ wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	None proposed	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	None proposed	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	Complies

Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	3 on street	Complies
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	In garages	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (2,139 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER B

BLOCK B

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: B
NSP Type: NSP-3
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	167,637 sf
Gross Acres:	5.0
Park sf removed:	85,637
Development Area:	82,000
Development Acres:	1.88
Internal drive sf removed:	27,578
Net Site Area:	54,422 sf
Net Site Acres:	1.25

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block B. Block B is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies
Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.			

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A
Comments:			

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	>10’	Complies
Side interior (min)	5’	>5’	Complies
Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.			

Landscaping

			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20 (10,884 sf)	.40 (21,768 sf)	Complies
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	11 plant units	Complies
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	5 spaces = 0.42 1 plant unit	Complies

Comments: A total of 12 plant units are proposed. LSA is calculated based on net site area excluding internal drive sf, and the number of surface or parking spaces.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	Alley access provided for all townhouses	N/A
Curb cut width (max)	20' per 100' of lot		

	frontage or 40% of lot frontage, whichever is less	N/A Attached townhouses	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	Complies	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	Complies	Complies
Side Interior NSP-1	5	NA	N/A
Side Interior NSP-2 & NSP-3	1’	Complies	Complies
All NSP Rear	5’	Complies	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	Complies	Complies

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	2-3 Stories, 29’ - 39’ roof height with 6:12 pitch	Complies
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	75’-96’ long Building Frontage	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	0.76 (62,200 sf of floor area in total block)	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	5,280 sf - 9,390 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min. Width 5', Min Depth 3' With Overhang	Min. Width 8', Min. Depth 6' With Overhang	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a stoop facing a ROW, pathway, open space or common area.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A

Alley	3’	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	3.85 ac (Townhouses)	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	20.21 units/ac	Complies
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed min – max sf 1,565 sf – 1,760 sf	Complies

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	38 Units @ 1.5 57 required 57 provided	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley access	Complies
Perpendicular alley access	22’ long (min)	N/A	N/A
Parallel alley access	11’ wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	None proposed	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	None proposed	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	Complies
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	3 on street	Complies
Bicycle Parking (long-term)	1 per bedroom w/ 25%	In garages	

required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	of spaces for cargo/ebikes		Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (3,624 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER C

BLOCK C

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: C
NSP Type: NSP-2
Restricted / Unrestricted: Unrestricted
Comments:

SITE AREA

Gross Site Area:	217,779 sf
Gross Acres:	5.0
Park sf removed:	135,258
Pathway sf removed:	8,288
Development Area:	74,317 sf
Development Acres:	1.71
Internal drive sf removed:	13,952
Net Site Area	60,365 sf
Net Site Acres:	1.38 ac

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block C. Block C is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	>5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Townhouse development on Block C does not include separate accessory structures.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	>10’	Complies
Side interior (min)	5’	>5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20 (12,073 sf)	.47 (28,464 sf)	Complies
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	13 plant units	Complies
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: All vehicle parking provided is in garages. Thus, it does not factor in plant unit calculations. A total of 13 plant units are proposed that meet the minimum required Landscape Surface Area (LSA).

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	Complies
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	Alley access provided for all townhouse units	Complies
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	N/A	N/A

Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A Attached townhouse	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	>20’	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	>10’	Complies
Side Interior NSP-1	5	NA	N/A
Side Interior NSP-2 & NSP-3	1’	>1’	Complies
All NSP Rear	5’	>5’	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	0’	Complies

Comments: All vehicle parking provided is in garages.

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	26’- 30’	Complies
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	27’ – 54’ Building Frontage	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	0.46 (33,864 sf of floor area in total block	Complies
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	1,992 sf	Complies
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	5,976 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	Min width 10' Min depth 6'	Complies
Dooryard	N/A	N/A	N/A
Stoop	Min width 5' Min depth 3'	Min width 5' Min depth 3'	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a porch or stoop facing a ROW, pathway, open space or common area

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A (Townhouse)	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	2 units/building 17 units total	Complies
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed 1,992 sf per attached single-family unit	Complies

Comments: All townhouse units are per Division 4.5.2.D.1 Allowed Subdivision Option – Townhouse, per standards in Sec 7.2.4.

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	17 units @ 1.5/DU 26 required 34 provided	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley access	Complies
Perpendicular alley access	22' long (min)	N/A	N/A
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	Townhouse unit garages shown as tandem	Complies
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking is located within structures, screened	Complies
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	In garages	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	30’ (Utility Easement)	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	None proposed	N/A
Easement width pathway (min)	12’	None proposed	N/A
Sidewalk width (min)	5’	5’	Complies

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (1,811 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments: Sidewalks are proposed on one side of the alley ROW to provide direct access to sidewalks within the local road ROW. Additional 3-foot paths are proposed to connect the proposed housing units to the sidewalks and to each other, providing an alternative for pedestrian movement.

SUB-CHAPTER D

BLOCK D

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: D
NSP Type: NSP-2
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	157,155 sf
Gross Acres:	3.61
Pathway sf removed:	11,253sf
Development Area:	145,829 sf
Development Acres:	3.35
Internal drive sf removed:	27,406 sf
Net Site Area	118,496 sf
Net Site Acres:	2.72

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR) — COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block D. Block D is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

	LDR Standard	Application	Proposed Result
Primary Building Setbacks			Complies
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks. Structures facing Park 2 are given a rear setback because they are accessed from the alley.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4'. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6'.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10'	N/A	N/A
Secondary Street (min)	10'	N/A	N/A
Side Interior NSP-2 (min)	7'	N/A	N/A
Side Interior NSP-1 (min)			
>14' in height	7'	N/A	N/A
≤14' in height	5'	N/A	N/A
2nd floor deck	10'	N/A	N/A
Rear (min)	5'	N/A	N/A

Comments:

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10'	>10'	Complies
Side interior (min)	5'	>5'	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4' and into the street setback up to 6'.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20		
LSR NSP-2 (min)	.20 (23,699 sf)	0.46 (54,731sf)	Complies
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot		
All other densities	1 per 1,000 sf of req'd landscape area	23.7	24 plant units
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	132 spaces = 11 plant units	11 plant units

Comments: A total of 35 plant units proposed

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	Alley access provided for all townhouse units	Complies
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	N/A	N/A
Curb cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less	N/A Attached townhouses	N/A

NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	>20’	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	>10’	Complies
Side Interior NSP-1	5	N/A	N/A
Side Interior NSP-2 & NSP-3	1’	>1’	Complies
All NSP Rear	5’	>5	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	0’	0’

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	23’-11”	Complies
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	27’-2”	Complies
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	76’-0”	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Complies: Minor shed roof areas not associated with building height are < 3/12

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	0.63 (92,400sf of floor area in total block)	Complies
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	1,400sf * 4 units = 5,600sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	Min width 10' Min Depth 6'	Complies
Dooryard	N/A	N/A	N/A
Stoop	N/A	N/A	N/A
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a porch facing a ROW, pathway, open space or common area

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A(townhouses)	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2		
NSP-2 (max units/building)	8	4 units	Complies
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed min – max 1,200sf – 1400sf	Complies

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	2/DU 66 units resulting in 132 parking spaces	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley Access	Complies
Perpendicular alley access	22' long (min)	22' long	Complies
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	2 spaces/ Townhouse lot	N/A
Tandem Parking	Allowed if both spaces for same unit	None proposed	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	None proposed	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	Complies
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	66 units = 4.4 spaces >5 spaces on street	Complies
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	Parking for up to 3 bikes, +1 cargo included in 4' x 9' space in carport	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	None Proposed	N/A
Easement width pathway (min)	12’	None Proposed	N/A
Sidewalk width (min)	5’	5’	Complies

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (3,503 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER E

BLOCK E

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: E
NSP Type: NSP-3
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	171,541sf
Gross Acres:	3.93
Park sf removed:	43,797sf
Development Area:	127,744 sf
Development Acres:	2.93
Internal drive sf removed:	25,630 sf
Net Site Area	102,114 sf
Net Site Acres:	2.34

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block E. Block E is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies
Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks. Structures facing Park 2 are given a rear setback because they are accessed from the alley.			

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments:

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	>10’	Complies
Side interior (min)	5’	>5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20 (20,423 sf)	0.41 (42,142 sf)	Complies
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot		
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req’d landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req’d landscape area	20.4 plant units	20 plant units
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	128 spaces = 10.6 plant units	11 plant units

Comments: A total of 31 plant units are proposed on Block E.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25’ alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25’ Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			

Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	Alley access provided for all townhouses	Complies
Curb cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less	N/A Attached townhouses	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25'	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10'-20'	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25' /> 25'	20' / 0'	N/A	N/A
NSP-2 & NSP-3 Primary Street	20'	>20'	Complies
NSP-1 Secondary Street: Lot ≤ 25' /> 25'	10' / 0'	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10'	>10'	Complies
Side Interior NSP-1	5	N/A	N/A
Side Interior NSP-2 & NSP-3	1'	>1'	Complies
All NSP Rear	5'	>5'	Complies
NSP-1 Rear Alley	2'	N/A	N/A
Rear alley (min)	0'	0	Complies

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26'	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28'	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30'	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35'	32'-11"	Complies
Height (max):	3 stories not to exceed 37'	36'-2"	Complies

roof pitch 4/12, 5/12			
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	95’-0”	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Complies: Minor shed roof areas not associated with building height are < 3/12

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	0.8 (102,400sf of floor area in total block)	Complies
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	1,600 sf * 5 units = 8,000 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10’ Min depth 6’	Min width 10’ Min depth 6’	Complies
Dooryard	N/A	N/A	N/A
Stoop	N/A	N/A	N/A
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a porch facing a ROW, pathway, open space or common area

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3’ 6”	N/A	N/A
In side or rear yard	6’	N/A	N/A

Setbacks			
Street/sidewalk/pathway	1’	N/A	N/A
Side/rear lot line	0’	N/A	N/A
Alley	3’	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	N/A (Townhouses)	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	64 units = 27.35 unit/ac	Complies
Scale (max sf)			
NSP-1	4,000 sf habitable		
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed min – max sf 1,400 sf – 1,600sf	Complies

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	2/DU 64 units result in 128 parking spaces	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley Access	Complies
Perpendicular alley access	22’ long (min)	22’ long	Complies
Parallel alley access	11’ wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	2 spaces/ Townhouse lot	N/A
Tandem Parking	Allowed if both spaces for same unit	None proposed	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	None proposed	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-	All parking located behind structures	Complies

	way, or pathway		
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	64 units = 4.26 spaces >5 spaces on street	Complies
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	Parking for up to 3 bikes, +1 cargo included in 4' x 9' space in carport	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25'	25'	Complies
Pavement width – Alley (min)	20'	20'	Complies
Pavement width pathway (min)	10'	None Proposed	N/A
Easement width pathway (min)	12'	None Proposed	N/A
Sidewalk width (min)	5'	5'	Complies

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (3,189 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER F

BLOCK F

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: F
NSP Type: NSP-3
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	197,454 sf
Gross Acres:	4.53
School sf removed:	137,124
Development Area:	60,329 sf
Development Acres:	1.38
Internal drive sf removed:	15,839
Net Site Area:	44,490 sf
Net Site Acres:	1.02

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block F. Block F is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies
Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.			

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A
Comments:			

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	10’	Complies
Side interior (min)	5’	5’	Complies
Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.			

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20 (8,898 sf)	.36 (16,016 sf)	Complies
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	9 plant units	Complies
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	4 spaces = 0.33 1 plant unit	Complies

Comments: A total of 10 plant units are proposed. LSA is calculated based on net site area excluding internal drive sf, and the number of surface or parking spaces.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	Alley access provided for all townhouses	N/A

Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A Attached townhouses	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	Complies	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	Complies	Complies
Side Interior NSP-1	5	NA	N/A
Side Interior NSP-2 & NSP-3	1’	Complies	Complies
All NSP Rear	5’	Complies	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	Complies	Complies

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	2-3 Stories, 29’ - 39’ roof height with 6:12 pitch	Complies
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	64’-96’ long max. Building Frontage	Complies

Accessory Structure Height (max)	26’	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	0.87 (52,420 sf of floor area in total block)	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	6,260 sf - 9,390 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10’ Min depth 6’	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min. Width 5’, Min Depth 3’ With Overhang	Min. Width 8’, Min. Depth 6’ With Overhang	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a stoop facing a ROW, pathway, open space or common area.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3’ 6”	N/A	N/A
In side or rear yard	6’	N/A	N/A

Setbacks			
Street/sidewalk/pathway	1’	N/A	N/A
Side/rear lot line	0’	N/A	N/A
Alley	3’	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	4.53 ac (Townhouses)	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	23.1 units/ac	Complies
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed min – max sf 1,565 sf – 1,760 sf	Complies

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	32 Units @ 1.5 48 required 48 provided	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley access	Complies
Perpendicular alley access	22’ long (min)	N/A	N/A
Parallel alley access	11’ wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	None proposed	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	None proposed	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	Complies
Required Guest Parking NSP-3	1 per 15 units	3 on street	

for 15+ units (min)	(on /off street)		Complies
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	In garages	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (1,763 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER G

BLOCK G

Block G is all park. Checklist, site plan and landscape plan are not applicable.

SUB-CHAPTER G

BLOCK H

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: H
NSP Type: NSP-2
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	118,334 sf
Gross Acres:	2.72
Park sf removed:	33,809
Development Area:	84,526 sf
Development Acres:	1.94
Internal drive sf removed:	14,776
Net Site Area:	69,750 sf
Net Site Acres:	1.60

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block H. Block H is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies
Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.			

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Townhouse development on Block H does not include separate accessory structures.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	10’	Complies
Side interior (min)	5’	5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20 (13,950 sf)	0.37 (25,807 sf)	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	14 plant units	Complies
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: A total of 14 plant units are proposed. LSA is calculated based on net site area excluding internal drive sf.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	Alley Access provided for all townhouses	Complies
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	N/A	N/A
Curb cut width (max)	20' per 100' of lot		

	frontage or 40% of lot frontage, whichever is less	N/A Attached townhouses	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	Complies	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	Complies	Complies
Side Interior NSP-1	5	NA	N/A
Side Interior NSP-2 & NSP-3	1’	Complies	Complies
All NSP Rear	5’	Complies	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	Complies	Complies

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	2 Stories not to exceed 30’	Complies
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	52’-75’ long Building Frontage	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	0.65 (55,130 sf of floor area in total block)	Complies
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	4,420 sf – 6,630 sf	Complies

Comments: FAR is calculated based on total developable site area, including net site area and internal drive sf, excluding park and school exaction areas.

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min. Width 5', Min Depth 3' With Overhang	Min. Width 14' Min. 8' Depth	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a stoop facing a ROW, pathway, open space or common area.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			

Street/sidewalk/pathway	1’	N/A	N/A
Side/rear lot line	0’	N/A	N/A
Alley	3’	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A (Townhomes)	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A (Townhomes)	N/A
NSP-2 (max units/building)	8	3	Complies
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	2,210. sf max DU size	Complies

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	28 units @ 1.5 42 required 56 provided	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley access	Complies
Perpendicular alley access	22’ long (min)	N/A	N/A
Parallel alley access	11’ wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	N/A	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	Complies
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A

Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	In garages	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	10% (1,777 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER I

BLOCK I

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: I
NSP Type: NSP-3
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	198,579
Gross Acres:	4.56
Park sf removed:	47,609
Development Area:	150,970 sf
Development Acres:	3.47
Internal drive sf removed:	26,623
Net Site Area	124,347
Net Site Acres:	2.85

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR) — COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block E. Block E is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks. Structures facing Park 2 are given a rear setback because they are accessed from the alley.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments:

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	>10’	Complies
Side interior (min)	5’	>5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20 (24,869 sf)	0.53 (65,517 sf)	Complies
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot		
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	24.8 plant units	25 plant units
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	130 spaces = 10.8 plant units	11 plant units

Comments: A total of 36 plant units are proposed.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	Alley access provided for all townhouse	Complies

Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A Attached Townhomes	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	>20’	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	>10’	Complies
Side Interior NSP-1	5	N/A	N/A
Side Interior NSP-2 & NSP-3	1’	>1’	Complies
All NSP Rear	5’	>5’	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	0’	Complies

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	32’-11”	Complies
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	36’-2”	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	95’-0”	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Complies: Minor shed roof areas not associated with building height are < 3/12

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	0.68 (102,400sf of total floor area in the block)	Complies
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	1,600 sf * 5 units = 8,000 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	Min width 10' Min depth 6'	Complies
Dooryard	N/A	N/A	N/A
Stoop	N/A	N/A	N/A
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a porch facing a ROW, pathway, open space or common area

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	N/A (Townhouses)	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	22.807 units/ac	Complies
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed min – max sf 1,400 sf – 1,600 sf	Complies

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	2/DU 65 units result in 130 parking spaces	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley Access	Complies
Perpendicular alley access	22' long (min)	22' long	Complies
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	2 spaces/ Townhouse lot	N/A
Tandem Parking	Allowed if both spaces for same unit	None proposed	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	None proposed	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	Complies
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	65 units = 4.33 spaces >5 spaces on street	Complies
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	Parking for up to 3 bikes included in 4' x 9' space in carport	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	None Proposed	N/A
Easement width pathway (min)	12’	None Proposed	N/A
Sidewalk width (min)	5’	5’	Complies

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (3,517 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER J

BLOCK J

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: J
NSP Type: NSP-2
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	121,157 sf
Gross Acres:	2.78
Park sf removed:	49,461
Pathway sf removed:	11,095
Development Area:	71,696 sf
Development Acres:	1.65
Internal drive sf removed:	13,421
Net Site Area:	58,275sf
Net Site Acres:	1.34

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block H. Block H is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies
Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.			

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Townhouse development on Block J does not include separate accessory structures.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	10’	Complies
Side interior (min)	5’	5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	.61 (average over 4 single-family detached lots)	Complies
2/3 DUs	.30	N/A	Complies
4+ DUs	.20 (7,756 sf)	0.44 (17,063 sf)	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot	4 (1 per single-family detached lot)	Complies
All other densities	1 per 1,000 sf of req'd landscape area	8 plant units	Complies
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: A total of 12 plant units are proposed. In Block J, LSA is calculated based on net site area excluding internal drive sf for townhouse units, and per lot for each individual single-family units.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	Alley Access provided for all townhouses	Complies

NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	N/A	N/A
Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A Attached townhouses	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	Complies	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	Complies	Complies
Side Interior NSP-1	5	NA	N/A
Side Interior NSP-2 & NSP-3	1’	Complies	Complies
All NSP Rear	5’	Complies	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	Complies	Complies

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	2 Stories not to exceed 30’	Complies
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A

Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	25'-52' long Building Frontage	Complies
Accessory Structure Height (max)	26'	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	0.55 (39,780 sq ft of floor area in total block)	Complies
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	2,210 sf	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	4,420 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min. Width 5', Min Depth 3' With Overhang	Min. Width 13' Min. Depth 10' With Overhang	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a stoop facing a ROW, pathway, open space or common area.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A (Townhomes)	Complies
NSP-3	2,500 – 5 ac		N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A (Townhomes)	N/A
NSP-2 (max units/building)	8	2	Complies
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	2,210. sf max DU size	Complies

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	18 units @ 1.5 27 required 42 proposed	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley access	Complies
Perpendicular alley access	22' long (min)	N/A	N/A
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	N/A	N/A

Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	Complies
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	In garages	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	> 10% (2,347 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER K

BLOCK K

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: K
NSP Type: NSP-2
Restricted / Unrestricted: Unrestricted
Comments:

SITE AREA

Gross Site Area:	113,795 sf
Gross Acres:	2.61 ac
Park sf removed:	30,957 sf
Development Area:	82,841 sf
Development Acres:	1.90
Internal drive sf removed:	15,541 sf
Net Site Area	67,301 sf
Net Site Acres:	1.55 ac

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block K. Block K is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	>5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Townhouse development on Block K does not include separate accessory structures.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	>10’	Complies
Side interior (min)	5’	>5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20 (13,460 sf)	.33 (22,282 sf)	Complies
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	14 plant units	Complies
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: A total of 14 plant units are proposed. LSA is calculated based on net site area excluding internal drive sf.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	Alley access provided for all townhouse units	Complies
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A

Alley	Required	N/A	N/A
Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A Attached townhouse	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	>20’	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	>10’	Complies
Side Interior NSP-1	5	NA	N/A
Side Interior NSP-2 & NSP-3	1’	>1’	Complies
All NSP Rear	5’	>5’	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	0’	Complies

Comments: All vehicle parking provided is in garages.

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	26’- 30’	Complies
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	32’ – 96’ Building Frontage	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	0.45 (56,434 sf of floor area in total block	Complies
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	1,610 sf	Complies
NSP-3 Individual building max			
Detached single family	2,000 sf		
All other uses (multiplex individual building size)	10,000 sf	6,912 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	Min width 10' Min depth 6'	Complies
Dooryard	N/A	N/A	N/A
Stoop	Min width 5' Min depth 3'	Min width 5' Min depth 3'	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a porch or stoop facing a ROW, pathway, open space or common area

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A (Townhouse)	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	4 units/building max	Complies
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed max 1,930 sf per attached single-family unit	Complies

Comments: All townhouse units are per Division 4.5.2.D.1 Allowed Subdivision Option – Townhouse, per standards in Sec 7.2.4.

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	32 units @ 1.5/DU 48 required 62 provided	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley access	Complies
Perpendicular alley access	22' long (min)	N/A	N/A
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	N/A	Complies
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	In garages	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	None proposed	N/A
Easement width pathway (min)	12’	None proposed	N/A
Sidewalk width (min)	5’	5’	Complies

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (2,069 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments: Sidewalks are proposed on one side of the alley ROW to provide direct access to sidewalks within the local road ROW. Additional 3-foot paths are proposed to connect the proposed housing units to the sidewalks and to each other, providing an alternative for pedestrian movement.

SUB-CHAPTER L

BLOCK L

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: L
NSP Type: NSP-2
Restricted / Unrestricted: Unrestricted
Comments:

SITE AREA

Gross Site Area:	151,492 sf
Gross Acres:	3.48 ac
Park sf removed:	32,506
Development Area:	118,986 sf
Development Acres:	2.73
Internal drive sf removed:	26,356 sf
Net Site Area	92,629 sf
Net Site Acres:	2.13 ac

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR) — COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block L. Block L is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	>5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Townhouse development on Block L does not include separate accessory structures.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	>10’	Complies
Side interior (min)	5’	>5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20 (18,526 sf)	.46 (42,763 sf)	Complies
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	N/A	N/A
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	19 plant units	Complies
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	8 /12 = 0.67 1 plant unit	Complies

Comments: A total of 20 plant units are proposed. LSA is calculated based on net site area, excluding internal drive sf.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	Complies
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	N/A	N/A
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	Alley access provided for all townhouse units	Complies
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	N/A	N/A
Curb cut width (max)	20' per 100' of lot frontage or 40%	N/A	N/A

	of lot frontage, whichever is less	Attached townhouse	
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	N/A	N/A
NSP-2 & NSP-3 Primary Street	20’	>20’	Complies
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	N/A	N/A
NSP-2 & NSP-3 Secondary Street	10’	>10’	Complies
Side Interior NSP-1	5	NA	N/A
Side Interior NSP-2 & NSP-3	1’	>1’	Complies
All NSP Rear	5’	>5’	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	0’	Complies

Comments: All vehicle parking provided is in garages.

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	Max 30’	Complies
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	29’ – 96’ Building Frontage	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	N/A	N/A
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	0.50 (60,000 sf of floor area in total block)	Complies
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	1,620 sf – 2,430 sf	Complies
NSP-3 Individual building max			
Detached single family	2,000 sf		
All other uses (multiplex individual building size)	10,000 sf	7,300 sf	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	Min width 10' Min depth 6'	Complies
Dooryard	N/A	N/A	N/A
Stoop	Min width 5' Min depth 3'	Min width 5' Min depth 3'	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a porch or stoop facing a ROW, pathway, open space or common area

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A	N/A
NSP-2	2,500 – 15,000	N/A (Townhouse)	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	N/A	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	4 units/building max	Complies
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/Aarea a o	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	Proposed max 1,824 sf per attached single-family unit	Complies

Comments: All townhouse units are per Division 4.5.2.D.1 Allowed Subdivision Option – Townhouse, per standards in Sec 7.2.4.

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	32 units @ 1.5/DU 48 required 64 provided	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley access	Complies
Perpendicular alley access	22' long (min)	N/A	Complies
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	N/A	Complies
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	In garages	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25;	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	None proposed	N/A
Easement width pathway (min)	12’	None proposed	N/A
Sidewalk width (min)	5’	5’	Complies

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (3,006 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments: Sidewalks are proposed on one side of the alley ROW to provide direct access to sidewalks within the local road ROW. Additional 3-foot paths are proposed to connect the proposed housing units to the sidewalks and to each other, providing an alternative for pedestrian movement.

SUB-CHAPTER M

BLOCK M

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block:	M
NSP Type:	NSP-1
Restricted / Unrestricted:	Unrestricted
Comments:	Utility easement runs within Block M.

SITE AREA

Gross Site Area:	118,228 sf
Gross Acres:	2.71 ac
Park sf removed:	18,389
Internal drive sf removed:	N/A
Net Site Area	68,267 sf
Net Site Acres:	1.57 ac

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR) — COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block M. Block M is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Block M will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	10’	Complies
Side interior (min)	5’	5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	0.35 (To be reviewed at Building Permit)	Complies
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	1/lot (To be reviewed at Building Permit)	Complies
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: Block M will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	Lot widths >25' Access provided from the primary street	Complies
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A

Alley	Required	N/A	N/A
Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	Lot frontages are >25’, driveway access	Complies
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	Lot frontages are >25’ setbacks are at 0’	Complies
NSP-2 & NSP-3 Primary Street	20’	N/A	N/A
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	Lot frontages are >25’ setbacks are at 0’	Complies
NSP-2 & NSP-3 Secondary Street	10’	N/A	N/A
Side Interior NSP-1	5’	5’	Complies
Side Interior NSP-2 & NSP-3	1’	N/A	N/A
All NSP Rear	5’	>5’	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	N/A	N/A

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max):	3 stories not to exceed 39’	N/A	N/A

roof pitch ≥ 6/12			
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	N/A	N/A
Accessory Structure Height (max)	26’	N/A	N/A

Comments: Block M will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	Complies
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	N/A	N/A

Comments: To be reviewed at Building Permit.

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10’ Min depth 6’	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min width 5’ Min depth 3’	N/A	N/A
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: Block M will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: Block M will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	4,950 – 6,772 sf	Complies
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	Lots are proposed as detached single-family units	Complies
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	N/A	N/A

Comments: Block M will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	N/A	N/A
≤ 4 parking spaces/lot	Direct alley access permitted	N/A	N/A
Perpendicular alley access	22' long (min)	N/A	N/A
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A

Tandem Parking	Allowed if both spaces for same unit	N/A	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	N/A	N/A
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	N/A	N/A

Comments: Block M will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	N/A	N/A
Pavement width – Alley (min)	20’	N/A	N/A
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A (Sidewalk provided in the local road ROW)	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	10% To be provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER N

BLOCK N

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block:	N
NSP Type:	NSP-1
Restricted / Unrestricted:	Unrestricted
Comments:	A 50 ft open space buffer, that continues the utility easement, is provided on the west side of Block N.

SITE AREA

Gross Site Area:	217,804 sf
Gross Acres:	5.00 ac
Park sf removed:	N/A
Internal drive sf removed:	N/A
Net Site Area	203,640 sf
Net Site Acres:	4.67 ac

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	15 ft setback from the southern edge of Block N	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There is an irrigation ditch running along the southern boundary of Block N. For parcels in that area, a 15ft rear setback is implemented to ensure the minimum ditch setback. Block N is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’ or 15’ as stated above	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Block N will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	10’	Complies
Side interior (min)	5’	5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	0.35 (To be reviewed at Building Permit)	Complies
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	1/lot (To be reviewed at Building Permit)	Complies
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: Block N will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	Lot widths >25' Access provided from the primary street	Complies
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A

NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	N/A	N/A
Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	Lot frontages are >25’, driveway access	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	Lot frontages are >25’ setbacks are at 0’	Complies
NSP-2 & NSP-3 Primary Street	20’	N/A	N/A
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	Lot frontages are >25’ setbacks are at 0’	Complies
NSP-2 & NSP-3 Secondary Street	10’	N/A	N/A
Side Interior NSP-1	5’	5’	Complies
Side Interior NSP-2 & NSP-3	1’	N/A	N/A
All NSP Rear	5’	>5’	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	N/A	N/A

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max):	3 stories not to exceed 35’	N/A	N/A

roof pitch ≤ 3/12			
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	N/A	N/A
Accessory Structure Height (max)	26’	N/A	N/A

Comments: Block N will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	Complies
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	N/A	N/A

Comments: To be reviewed at Building Permit.

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10’ Min depth 6’	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min width 5’ Min depth 3’	N/A	N/A
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: Block N will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: Block N will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of the Development Plan.

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	4,273 – 7,494 sf	Complies
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	Lots are proposed as detached single-family units	Complies
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	N/A	N/A

Comments: Block N will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	N/A	N/A
≤ 4 parking spaces/lot	Direct alley access permitted	N/A	N/A
Perpendicular alley access	22' long (min)	N/A	N/A
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A

Tandem Parking	Allowed if both spaces for same unit	N/A	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	N/A	N/A
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	N/A	N/A

Comments: Block N is subdivided into individual lots, as per direction received during the Pre-Application meeting. Elements of the standards will be reviewed during the Building Permit.

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	N/A	N/A
Pavement width – Alley (min)	20’	N/A	N/A
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A (Sidewalk provided in the local road ROW)	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	10% To be provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER O

BLOCK O

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: O
NSP Type: NSP-1
Restricted / Unrestricted: Unrestricted
Comments: Park space is a green corridor, not included within park exaction requirements.

SITE AREA

Gross Site Area:	132,668 sf
Gross Acres:	3.05 ac
Park sf removed:	16,827 sf
Internal drive sf removed:	10,108 sf
Net Site Area	105,713 sf
Net Site Acres:	2.43 ac

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block O. Block O is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Block O will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	10’	Complies
Side interior (min)	5’	5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	0.35 (To be reviewed at Building Permit)	Complies
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	1/lot (To be reviewed at Building Permit)	Complies
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: Block O will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	Alley access provided for lots adjacent to Block P, Lots south of green space with frontage >25' access provided from the primary street	Complies
NSP -2 only			
Lot width > 25' Primary Street Secondary Street	Required	N/A	N/A

Alley			
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	N/A	N/A
Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	Lot frontages are >25’ driveway access	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	Lot frontages are >25’ setbacks are at 0’	Complies
NSP-2 & NSP-3 Primary Street	20’	N/A	N/A
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	Lot frontages are >25’ setbacks are at 0’	Complies
NSP-2 & NSP-3 Secondary Street	10’	N/A	N/A
Side Interior NSP-1	5’	5’	Complies
Side Interior NSP-2 & NSP-3	1’	N/A	N/A
All NSP Rear	5’	>5’	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	N/A	N/A

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A

Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	N/A	N/A
Accessory Structure Height (max)	26’	N/A	N/A

Comments: Block O will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	Complies
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	N/A	N/A

Comments: To be reviewed at Building Permit.

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10’ Min depth 6’	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min width 5’ Min depth 3’	N/A	N/A
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: Block O will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: Block O will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	3,895 – 4,887 sf	Complies
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	Lots are proposed as detached single-family units	Complies
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	N/A	N/A

Comments: Block O will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	N/A	N/A
≤ 4 parking spaces/lot	Direct alley access permitted	N/A	N/A
Perpendicular alley access	22' long (min)	N/A	N/A
Parallel alley access	11' wide (min)	N/A	N/A

> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	N/A	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	N/A	N/A
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	N/A	N/A

Comments: Block O will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	N/A	N/A
Pavement width – Alley (min)	20’	N/A	N/A
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A (Sidewalk provided in the local road ROW)	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	10% To be provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER P

BLOCK P

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: P
NSP Type: NSP-1
Restricted / Unrestricted: Restricted
Comments:

SITE AREA

Gross Site Area:	122,251 sf
Gross Acres:	2.81
Park sf removed:	N/A
Internal drive sf removed:	32,952
Net Site Area:	89,299 sf
Net Site Acres:	2.05

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR)

COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block P. Block P is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	>7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	N/A	N/A
Secondary Street (min)	10’	N/A	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Townhouse development on Block P does not include separate accessory structures.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	10’	Complies
Side interior (min)	5’	5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	Complies
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	N/A	N/A
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35 (31,465 sf)	0.43 (38,656 sf)	N/A
Plant Units			
NSP-1	1/lot	1/townhouse dwelling unit	Complies
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: A total of 45 plant units are proposed. LSA is calculated based on a per dwelling unit basis, noting that the plant unit minimum is 1 per lot, and Block P is proposed to be developed as a townhouse development.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	Alley Access provided for all townhouses	Complies
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	Alley Access provided for all townhouses	Complies
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A
NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A

Alley	Required	N/A	N/A
Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	N/A	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	20’ / 0’	Complies
NSP-2 & NSP-3 Primary Street	20’	N/A	N/A
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	10’ / 0’	Complies
NSP-2 & NSP-3 Secondary Street	10’	N/A	N/A
Side Interior NSP-1	5	5	Complies
Side Interior NSP-2 & NSP-3	1’	N/A	N/A
All NSP Rear	5’	5’	Complies
NSP-1 Rear Alley	2’	2’	Complies
Rear alley (min)	0’	0’	Complies

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	2 Stories not to exceed 30’	Complies
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	52’ – 78’ long Building Frontage	Complies
Accessory Structure Height (max)	26’	N/A	N/A

Comments:

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	0.65 (79,200 sf of floor area in total block)	Complies
FAR increase per additional DU	.10	Above FAR assumed townhouse subdivision (not lots)	Complies
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	3,520 sf – 5,280 sq ft	Complies

Comments:

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10' Min depth 6'	N/A	N/A
Dooryard	N/A	N/A	N/A
Stoop	Min. Width 5', Min Depth 3' With Overhang	Min. Width 14' Min. 8' Depth With Overhang	Complies
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: All attached units have a stoop facing a ROW, pathway, open space or common area.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: No fencing is proposed

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	N/A (Townhouses)	Complies
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	Max unit per building: 3 units, townhouse subdivision	N/A
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	1,760 sf max habitable dwelling unit size	Complies
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	N/A	N/A

Comments:

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	45 Units @ 1.5 68 required 90 provided	Complies
≤ 4 parking spaces/lot	Direct alley access permitted	Alley Access	Complies
Perpendicular alley access	22' long (min)		
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	N/A	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	All parking located behind structures	Complies
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	In garages	Complies

Comments:

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25’	25’	Complies
Pavement width – Alley (min)	20’	20’	Complies
Pavement width pathway (min)	10’	N/A	N/A
Easement width pathway (min)	12’	N/A	N/A
Sidewalk width (min)	5’	N/A	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	>10% (2,848 sf) All provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

SUB-CHAPTER Q

BLOCK Q

- LDR Review checklist is on next page.
- Site Plan is in Exhibit B.
- Landscape Plan is in Exhibit C.
- Sample Floor Plan is in Exhibit D.

SITE DESCRIPTION

Block: Q
NSP Type: NSP-1
Restricted / Unrestricted: Unrestricted
Comments: There is no internal drive.

SITE AREA

Gross Site Area:	217,829 sf
Gross Acres:	5.00 ac
Park sf removed:	87,114
Local Road sf removed:	43,084
Internal drive sf removed:	N/A
Net Site Area	87,629 sf
Net Site Acres:	2.01 ac

PHYSICAL DEVELOPMENT (NSP-2 & NSP-3 only; NSP-1 at BDR) — COMPLIES

	LDR Standard	Application	Proposed Result
Location of Development in Natural Resources			Complies
River Setback (min)	150	N/A	N/A
Stream Setback (min)	100’	N/A	N/A
Pond Setback (min)	50	N/A	N/A
Wetland Setback (min)	50	N/A	N/A
Ditch Setback (min)	15	N/A	Complies
Swan Nest	300’ nest	Exceeds	Complies
Bald Eagle Habitat	660’	Exceeds	Complies
Environmental Analysis (8.2.2)	Exempt		

Comments: There are no ditches on or near Block Q. Block Q is not located within 300’ of any swan nesting habitat, nor is it located within 660’ of any Bald Eagle nests. Any wetlands are irrigation-induced and not protected.

Scenic Resources Overlay			not applicable
Foreground (5.3.2.G)	Exempt	N/A	
Skyline (5.3.2.H)	Exempt	N/A	

Comments:

Primary Building Setbacks			Complies
	LDR Standard	Application	Proposed Result
Primary street (min)	10’	10’	Complies
Secondary street (min)	10’	10’	Complies
Side interior (min)	7’	7’	Complies
Duplex/Multiplex interior (min)	0’	0’	Complies
Rear (min)	5’	5’	Complies

Comments: Porches, stoops and eaves will encroach into the side and rear setback no more than 4’ and no more than 6’ into street setbacks.

Side and Rear Setback (primary structures only). Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4’. Patios which are at grade may extend to any portion of a side or rear yard but are subject to site development setbacks.

Street Setback (all structures). Cornices, canopies, eaves, decks (covered and uncovered), porches, stoops, balconies, bay windows, chimneys and similar architectural features may encroach into a street yard by not more than 6’.

Accessory Structure Setbacks (NSP-1 & NSP-2 only)			Not applicable
	LDR Standard	Application	Proposed Result
Primary Street (min)	10’	10’	N/A
Secondary Street (min)	10’	10’	N/A
Side Interior NSP-2 (min)	7’	N/A	N/A
Side Interior NSP-1 (min)			
>14’ in height	7’	N/A	N/A
≤14’ in height	5’	N/A	N/A
2nd floor deck	10’	N/A	N/A
Rear (min)	5’	N/A	N/A

Comments: Block Q will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Site Development Setbacks (excluding driveway, sidewalks, parking)			Complies
	LDR Standard	Application	Proposed Result
Primary/secondary street (min)	10’	10’	Complies
Side interior (min)	5’	5’	Complies

Comments: All site development setbacks will be met, with the exception of porches and stoops, which may encroach into the side and rear setback up to 4’ and into the street setback up to 6’.

Landscaping			Complies
	LDR Standard	Application	Proposed Result
LSR NSP-3 (min)	.20	N/A	N/A
LSR NSP-2 (min)			
1 DU	.45	N/A	N/A
2/3 DUs	.30	N/A	N/A
4+ DUs	.20	N/A	N/A
LSR NSP-1 (min)			
1 DU	.35	0.35 (To be reviewed at Building Permit)	Complies
LSR decrease per each additional DU	.05	N/A	N/A
All other allowed uses	.35	N/A	N/A
Plant Units			
NSP-1	1/lot	1/lot (To be reviewed at Building Permit)	Complies
NSP-2			
1 to 3 DUs	1/lot	N/A	N/A
All other densities	1 per 1,000 sf of req'd landscape area	N/A	N/A
NSP-3	1 per 1,000 sf of req'd landscape area	N/A	N/A
Parking Lot NSP-2 & NSP-3 (all uses)	1 per 12 parking spaces	N/A	N/A

Comments: Block Q will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Vehicle Access Standards			Complies
	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Lot width ≤ 25' alley access	Required	N/A	N/A
NSP -1 only			
Lot width > 25' Primary Street Secondary Street Alley	Allowed	Lot widths >25' Access provided from the primary street	Complies
NSP -2 only			
Lot width > 25' Primary Street Secondary Street Alley	Required	N/A	N/A

NSP-3 Primary Street Secondary Street	Allowed	N/A	N/A
Alley	Required	N/A	N/A
Curb cut width (max)	20’ per 100’ of lot frontage or 40% of lot frontage, whichever is less	N/A	N/A
NSP-1: Driveway in primary/ secondary street setback	Not Allowed if lot width < 25’	Lot frontages are >25’, driveways are allowed	N/A
Driveway width in primary/ secondary street setback (min-max)	10’-20’	N/A	N/A

Comments:

Parking Setbacks (min)			Complies
	LDR Standard	Application	Proposed Result
NSP-1 Primary Street: Lot ≤ 25’ /> 25’	20’ / 0’	Lot frontages are >25’ setbacks are at 0’	Complies
NSP-2 & NSP-3 Primary Street	20’	N/A	N/A
NSP-1 Secondary Street: Lot ≤ 25’ /> 25’	10’ / 0’	Lot frontages are >25’ setbacks are at 0’	Complies
NSP-2 & NSP-3 Secondary Street	10’	N/A	N/A
Side Interior NSP-1	5’	5’	Complies
Side Interior NSP-2 & NSP-3	1’	N/A	N/A
All NSP Rear	5’	>5’	Complies
NSP-1 Rear Alley	2’	N/A	N/A
Rear alley (min)	0’	N/A	N/A

Comments:

Bulk & Mass Standards			Complies
Primary Building Height	LDR Standard	Application	Proposed Result
NSP-1 & NSP-2			
Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26’	N/A	N/A

Height (max): roof pitch 4/12, 5/12	2 stories not to exceed 28’	N/A	N/A
Height (max): roof pitch ≥ 6/12	2 stories not to exceed 30’	N/A	N/A
NSP-3			
Height (max): roof pitch ≤ 3/12	3 stories not to exceed 35’	N/A	N/A
Height (max): roof pitch 4/12, 5/12	3 stories not to exceed 37’	N/A	N/A
Height (max): roof pitch ≥ 6/12	3 stories not to exceed 39’	N/A	N/A
Max building frontage width	Any building frontage on a right-of-way, pathway, or open space shall not exceed 100'	N/A	N/A
Accessory Structure Height (max)	26’	N/A	N/A

Comments: Block Q will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Maximum Scale			Complies
	LDR Standard	Application	Proposed Result
NSP-1 FAR			
All uses	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	Lots ≤ 5,000 sf: .50 Lots > 5,000 sf .40	Complies
FAR increase per additional DU	.10	N/A	N/A
NSP-2 FAR	.70	N/A	N/A
NSP-3 FAR	1.0	N/A	N/A
NSP-2 Individual building max			
Detached single family	3,000 sf	N/A	N/A
NSP-3 Individual building max			
Detached single family	2,000 sf	N/A	N/A
All other uses (multiplex individual building size)	10,000 sf	N/A	N/A

Comments: To be reviewed at Building Permit.

Frontage Types			Complies
All primary residential structures front at least one of the following: road right-of-way, pathway, or open space or common area with any of the following frontages:			
	LDR Standard	Application	Proposed Result
Porch	Min width 10’ Min depth 6’	N/A	N/A

Dooryard	N/A	N/A	N/A
Stoop	Min width 5' Min depth 3'	N/A	N/A
Forecourt	N/A	N/A	N/A
Shopfront	N/A	N/A	N/A
Gallery (NSP-3 only)	N/A	N/A	N/A

Comments: Block Q will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Fencing			Not applicable
	LDR Standard	Application	Proposed Result
Max height			
In street yard	3' 6"	N/A	N/A
In side or rear yard	6'	N/A	N/A
Setbacks			
Street/sidewalk/pathway	1'	N/A	N/A
Side/rear lot line	0'	N/A	N/A
Alley	3'	N/A	N/A

Comments: Block Q will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

USE Requirements			COMPLIES
	LDR Standard	Application	Proposed Result
Allowed Use: Attached & Detached SF Dwelling, Apartment			Complies
Lot size (min – max sf)			
NSP-1	2,500 – 7,500	4,970 – 7,472 sf	Complies
NSP-2	2,500 – 15,000	N/A	N/A
NSP-3	2,500 – 5 ac	N/A	N/A
Density			
NSP-1 (max units per lot)	Lots ≤ 5,000: 2 Lots > 5,000: 4	Lots are proposed as detached single-family units	Complies
NSP-2 (min units per lot)	Lots > 4,000: 2	N/A	N/A
NSP-2 (max units/building)	8	N/A	N/A
NSP-3 (units/acre)	17.424	N/A	N/A
Scale (max sf)			
NSP-1	4,000 sf habitable	N/A	N/A
NSP-2 & NSP-3 Attached/Detached Single Family/Apartment	3,000 sf habitable excluding basement	N/A	N/A

Comments: Block Q will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Parking			Complies
	LDR Standard	Application	Proposed Result
Required Parking (min)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	N/A	N/A
≤ 4 parking spaces/lot	Direct alley access permitted	N/A	N/A
Perpendicular alley access	22' long (min)	N/A	N/A
Parallel alley access	11' wide (min)	N/A	N/A
> 4 parking spaces/lot	Drive aisle required	N/A	N/A
Tandem Parking	Allowed if both spaces for same unit	N/A	N/A
Shared parking (Sec.4.5.2.J.3)	Allowed	N/A	N/A
Parking Location (no parking between buildings)	On-site, rear of building, screened from any adjacent street, right-of-way, or pathway	N/A	N/A
Required Guest Parking NSP-3 for 15+ units (min)	1 per 15 units (on /off street)	N/A	N/A
Bicycle Parking (long-term) required on lots w/ ≥ 3 units/lot (secure, covered, enclosed)	1 per bedroom w/ 25% of spaces for cargo/ebikes	N/A	N/A

Comments: Block Q will be subdivided into the individual lots depicted in this Development Plan. As per direction received during the pre-application conference, the above standard applies during Building Permit review and not at the time of Development Plan.

Infrastructure			COMPLIES
	LDR Standard	Application	Proposed Result
Transportation Facilities			Complies
ROW Alley (min)	25'	N/A	N/A
Pavement width – Alley (min)	20'	N/A	N/A
Pavement width pathway (min)	10'	N/A	N/A
Easement width pathway (min)	12'	N/A	N/A
Sidewalk width (min)	5'	N/A (Sidewalk provided in the local road ROW)	N/A

Snow Storage			Complies
Required for parking, aisles, access drives (min)	10%	10% To be provided on-site	Complies
Off-site snow storage	Allowed	N/A	N/A

Comments:

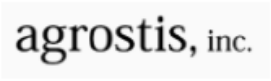
CHAPTER VII. ENGINEER'S REPORT

See attached Engineer's Report (Separate PDF due to File Size)

Construction Management Plan attached to Engineer's Report

Water Supply and Wastewater attached to Engineer's Report

CHAPTER VIII. PROJECT TEAM



CHAPTER IX. EXHIBITS

Exhibit A: Area 1 Site Plan (see attached separate pdf due to 11x17 sizing)

Exhibit B: Site Plans for Each Block (see attached separate pdf due to 11x17 sizing)

Exhibit C: Landscape Plans for Each Block (see attached separate pdf due to 11x17 sizing)

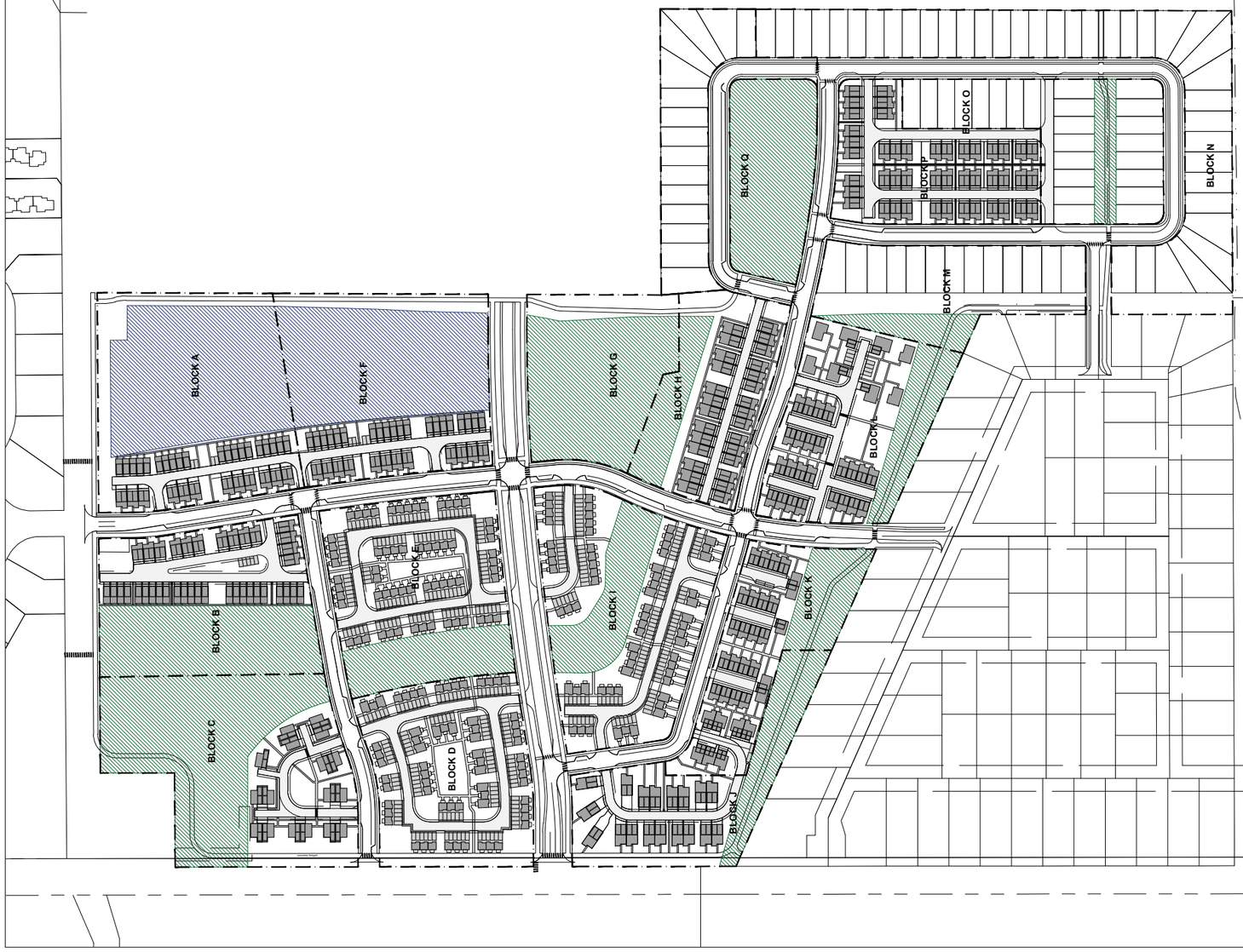
Exhibit D: Sample Floor Plans (see attached separate pdf due to 11x17 sizing)

Exhibit E: Traffic Impact Study (see attached separate pdf due to file size)

Exhibit A: Area 1 Site Plan

SUMMARY TABLE OF UNITS COUNTS

Block No	Zoning Designation	Gross Site/Block Area (Acres)	Net Site Area (sf)	Net Site Area (Acres)	Unit Count	Unit Types	
						2 Bedroom	3 Bedroom
Block A	NSP-3 Restricted (CHT)	5.00	46,865	1.08	32	32	
Block B	NSP-3 Restricted (CHT)	3.85	54,422	1.25	38	38	
Block C	NSP-2 Unrestricted	5.00	60,365	1.39	17		17
Block D	NSP-2 Restricted (TTH)	3.61	118,496	2.72	66	33	33
Block E	NSP-3 Restricted (TTH)	3.93	102,114	2.34	64	32	32
Block F	NSP-3 Restricted (CHT)	4.54	44,490	1.02	32	32	
Block G	PARK	2.79			N/A		
Block H	NSP-2 Restricted (CHT)	2.72	69,750	1.60	28	4	24
Block I	NSP-3 Restricted (TTH)	4.56	124,347	2.85	65	33	32
Block J	NSP-2 Restricted (CHT)	2.78	58,275	1.34	18		18
Block K	NSP-2 Unrestricted	2.61	67,301	1.55	32	25	7
Block L	NSP-2 Unrestricted	3.48	92,630	2.13	32	8	24
Block M	NSP-1 Unrestricted	2.71	68,267	1.57	9		
Block N	NSP-1 Unrestricted	5.00	203,640	4.67	36		
Block O	NSP-1 Unrestricted	3.05	105,713	2.43	24		
Block P	NSP-1 Restricted (CHT)	2.81	89,299	2.05	45	45	
Block Q	NSP-1 Unrestricted	5.00	87,629	2.01	15		
Total Unrestricted Units					165		
Total Restricted Units					388		
Total New Units					553		
Existing Units					6		
Total Units (new and Existing)					559		



LEGEND

	BUILDING
	PATH
	ALLEY
	BLOCK LIMIT

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture

224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206

www.evolveea.com

PROJECT TEAM

agrostis, inc.

clb

WORKSHOP COLLABORATIVE

Planning Solutions

26-404

PROJECT NUMBER

APR-02-2026

DATE

0 100 500

scale: 1" = 300'

DEVELOPMENT PLAN
OVERALL SITE PLAN

A100

SHEET NUMBER

Exhibit B: Block A Site Plan

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

General Notes
- Zoning is based on NSP-3 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (32) thirty two units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 3 units / Restricted
Gross Floor Area: 5,280 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2:
Number of Units/Type: 5 units/Restricted
Gross Floor Area: 7,825 sf
# of Bedrooms: 2 Beds
# of Stories: 3
Parking/unit:1 parking/unit (enclosed)

Site Scale Notes
- Surface parking provided for guest spots
- Snow storage provided on site at greater than 10% required (2,139 sf)

Additional Notes
- For proposed LSR and plant units, refer to the Landscape Plan for each block.

LEGEND	
	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

PROJECT TEAM

agrostis, inc.

clb

26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK A

A101
SHEET NUMBER

HIGHSCHOOL ROAD

TETON COUNTY EXACTION PARCEL

TOJ WELL CONTROL BUILDING

WELL #11 LOCATION

WELL #10 LOCATION

WELL EASEMENT TO TOWN OF JACKSON DOC#1087292

60' ROAD LOT

HAYSTACK HOUSE ROAD

BLOCK B

BLOCK A
5.00 ACRES

BEAVER SLIDE LLC.

SCHOOL EXACTION
5.61 AC

BLOCK F

30' UTILITY EASEMENT DOC #1060540

ROAD 1

50' ROAD LOT

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C2.0

Plotted by JKnott on Apr 02, 2026 - 11:15am
Ver: 18.0
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Ver: 18.0
Plotted by: JKnott on Apr 02, 2026 - 11:15am

HIGHSCHOOL ROAD

10' PATHWAY (WITH MAIN INFRASTRUCTURE PHASE)

TETON COUNTY EXACTION PARCEL

TOJ WELL CONTROL BUILDING

ACCESS TO HAYSTACK HOUSE ROAD

HAYSTACK HOUSE ROAD

ON-STREET PARKING

102'

R28' (TYP)

WALKWAY (TYPICAL)

9'

20'

SNOW STORAGE (TYPICAL)

PARKING (TYPICAL)

ALLEY A-1

30' ALLEY LOT (TYPICAL)

20' PAVEMENT

BLOCK A

16' PATHWAY EASEMENT

10' PATHWAY (WITH MAIN INFRASTRUCTURE PHASE)

BEAVER SLIDE LLC.

BLOCK B

ALLEY B-3

ALLEY B-2

ALLEY B-1

ROAD 1

SCHOOL EXACTION
5.61 AC

BLOCK F

SHARED ACCESS WITH BLOCK F TO HAYSTACK HOUSE ROAD

NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.
4. SCHOOL EXACTION IN BLOCK A TO BE ACCESSED THROUGH BLOCK F'S SCHOOL EXACTION PARCEL.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C4.0

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Plotted by JKnott on Apr 02, 2026 - 11:15am
Ver - 18.0

HIGHSCHOOL ROAD

TETON COUNTY EXACTION PARCEL

TOJ WELL CONTROL BUILDING

BLOCK B

BLOCK A

BLOCK F

HAYSTACK HOUSE ROAD

ALLEY A-1

ALLEY B-3

ALLEY B-2

ALLEY B-1

ROAD 1

30' ALLEY LOT

BEAVER SLIDE LLC.

SCHOOL EXACTION
5.61 AC

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
SHARED WITH BLOCK F
257 CFT
1 FT DEEP
5:1 MAX SLOPE

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C5.0

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MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XA-1	6109.53'	8" 8"	OUT: 6098.59' IN: 6098.69'
MH - XA-2	6109.75'	8" 8"	OUT: 6098.83' IN: 6098.93'
MH - XA-3	6110.48'	8" 8"	OUT: 6099.49' IN: 6099.59'
MH - XA-4	6110.96'	8" 8"	OUT: 6100.27' IN: 6100.37'
MH - XA-5	6111.67'	8"	OUT: 6100.69'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.
3. SCHOOL EXACTION SEWER SERVICE IS THROUGH BLOCK F.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C6.0

Plotted by JKnott on Apr 02, 2026 - 11:18am
Ver: 18.0
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Plotted by JKnot on Apr 02, 2026 - 11:16am
Ver: 18.0

HIGHSCHOOL ROAD

TETON COUNTY EXACTION PARCEL

FIRE HYDRANT (TYPICAL)

30' ALLEY WITH UTILITY ACCESS

CONNECT TO MAIN LINE INFRASTRUCTURE

WATERLINE XA 8" DIP

MAINTAIN 10' SEPARATION FROM WATER AND SEWER

WATERLINE XA 8" DIP

ROW FIRE HYDRANT (WITH INITIAL INFRASTRUCTURE CONSTRUCTION,TYPICAL)

TOJ WELL CONTROL BUILDING

WELL #10 LOCATION

50' WELL OFFSET

WELL EASEMENT TO TOWN OF JACKSON DOC#1087292

HAYSTACK HOUSE ROAD

ALLEY A-1

ALLEY B-3

ALLEY B-2

ALLEY B-1

ROAD 1

BLOCK B

BLOCK A

BLOCK F

BEAVER SLIDE LLC.

SCHOOL EXACTION 5.61 AC

30' UTILITY EASEMENT DOC #1060540

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.
6. SCHOOL EXACTION WATER SERVICE IS THROUGH BLOCK F.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C7.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block A\20030 - JHHR - Block A - Water.dwg

Plotted by JKroll on Apr 02, 2026 - 11:16am
Ver: 18.0

HIGHSCHOOL ROAD

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

TETON COUNTY EXACTION PARCEL

TOJ WELL CONTROL BUILDING

TRANSFORMER TO BE INSTALLED DURING BLOCK DEVELOPMENT (TYPICAL)

BLOCK B

HAYSTACK HOUSE ROAD

ALLEY A-1

BLOCK A

BEAVER SLIDE LLC.

30' ALLEY LOT (TYPICAL)

ALLEY B-3

ALLEY B-2

ALLEY B-1

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

UTILITY VAULT TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

ROAD 1

SCHOOL EXACTION
5.61 AC

BLOCK F

30' UTILITY EASEMENT DOC #1060540

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C8.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block A\20030 - JHHR - Block A - Cable Utilities.dwg

Exhibit B: Block B Site Plan

General Notes
- Zoning is based on NSP-3 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (38) thirty eight units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 3 units / Restricted
Gross Floor Area: 5,280 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2:
Number of Units/Type: 4 units / Restricted
Gross Floor Area: 7,040 sf
Area per Unit/Bedrooms: 2 Beds
Number of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 3:
Number of Units/Type: 4 units/Restricted
Gross Floor Area: 6,260 sf
# of Bedrooms: 2 Beds
# of Stories: 3
Parking:1 parking/unit (enclosed)

Building Type 4:
Number of Units/Type: 6 units/Restricted
Gross Floor Area: 9,390 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking:1 parking/unit (enclosed)

Building Type 5:
Number of Units/Type: 5 units/Restricted
Gross Floor Area: 7,825 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking:1 parking/unit (enclosed)

Site Scale Notes
- Surface parking provided for guest spots
- Snow storage provided on site at greater than 10% required (3,624 sf)

Additional Notes
- For standards and calculations, refer to the Checklists for each block.
- For proposed LSR and plant units locations, refer to the Landscape Plan for each block.

LEGEND			
	BUILDING		SETBACK
	PATH		ALLEY LOT
	ALLEY		SURFACE PARKING
	SNOW STORAGE		GARAGE PARKING
	BLOCK LIMIT		EXISTING UNITS

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

PROJECT TEAM

agrostis, inc.

clb

26-404
PROJECT NUMBER

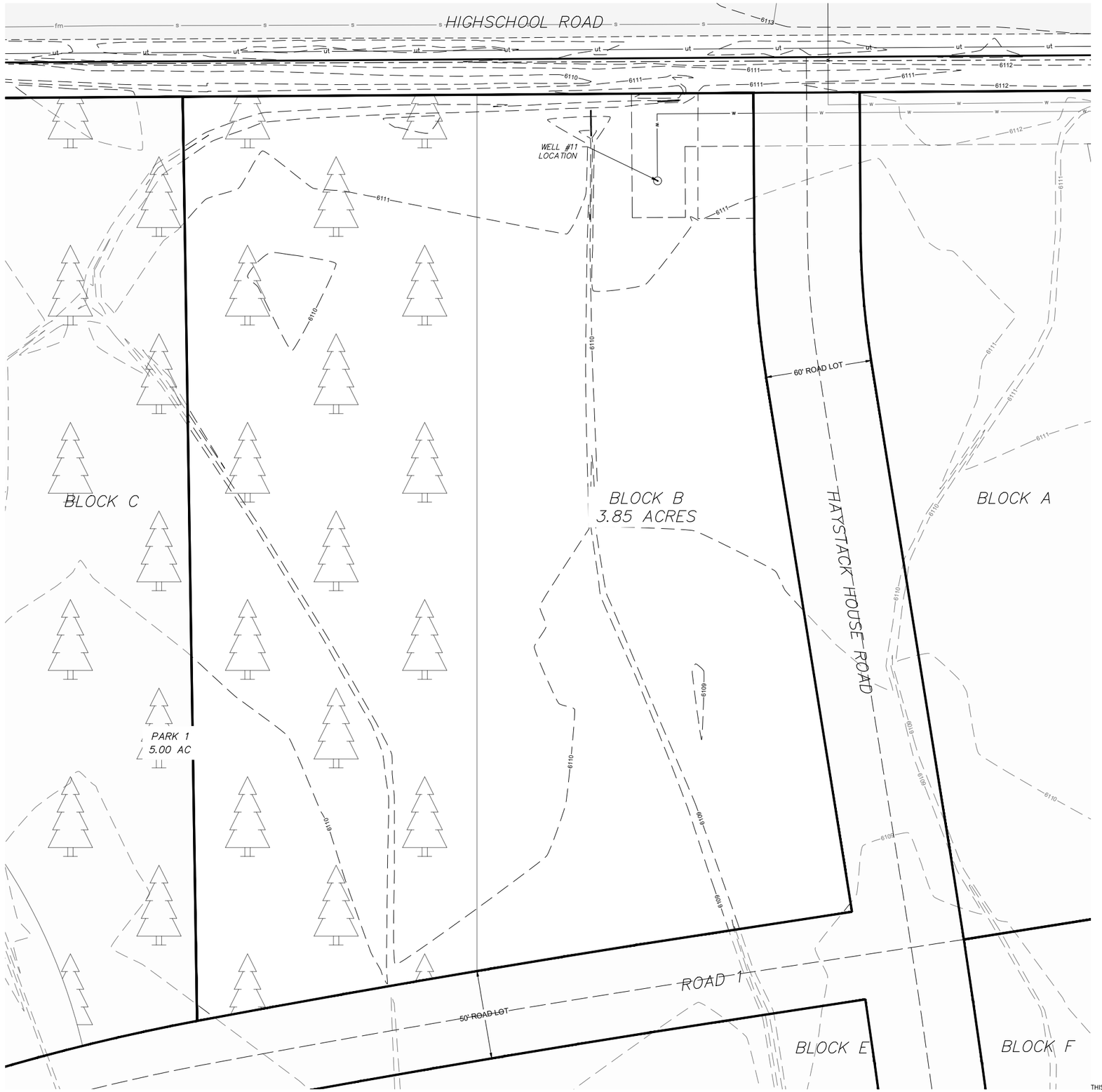
APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK B

A102
SHEET NUMBER

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:17am



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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C2.0

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NOTE:

1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C4.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:18am
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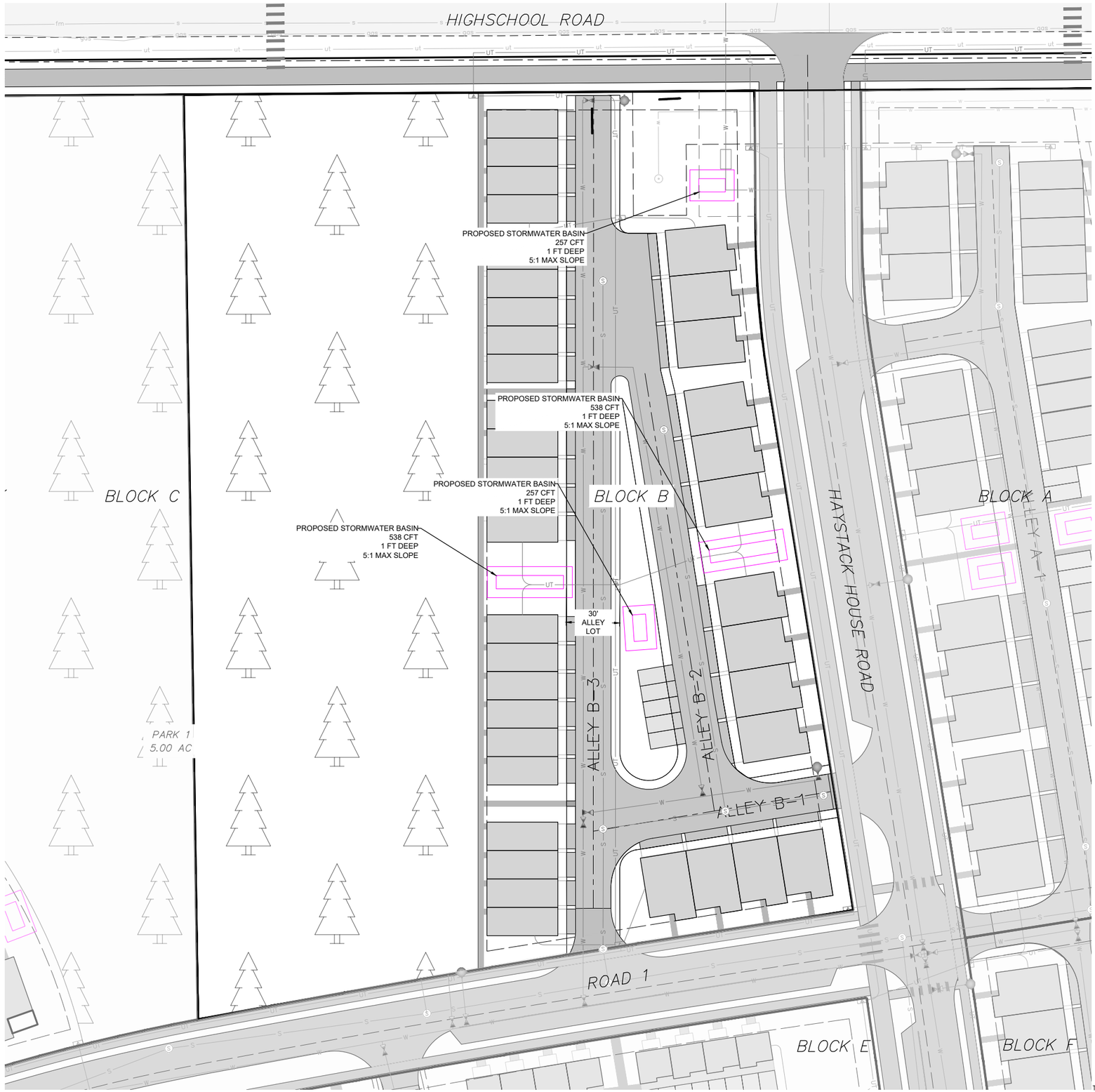

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C5.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:18am
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MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XB-1	6109.47'	8" 8"	OUT: 6099.01' IN: 6099.11'
MH - XB-2	6109.82'	8" 8" 8"	OUT: 6099.38' IN: 6099.48' IN: 6099.48'
MH - XB-3	6111.04'	8"	OUT: 6100.72'
MH - XB-4	6109.39'	8" 8" 12"	OUT: 6099.76' IN: 6099.86' IN: 6099.86'
MH - XB-5	6109.31'	12"	OUT: 6100.08'
MH - XB-6	6110.56'	8"	OUT: 6100.73'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.
3. TOWN OF JACKSON WELL EASEMENT FOR WELL #11. ALL SEWER INFRASTRUCTURE SHALL BE A MINIMUM OF 50' FROM FUTURE WELL LOCATIONS AS SHOWN.

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C6.0

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C7.0

Ver: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:18am
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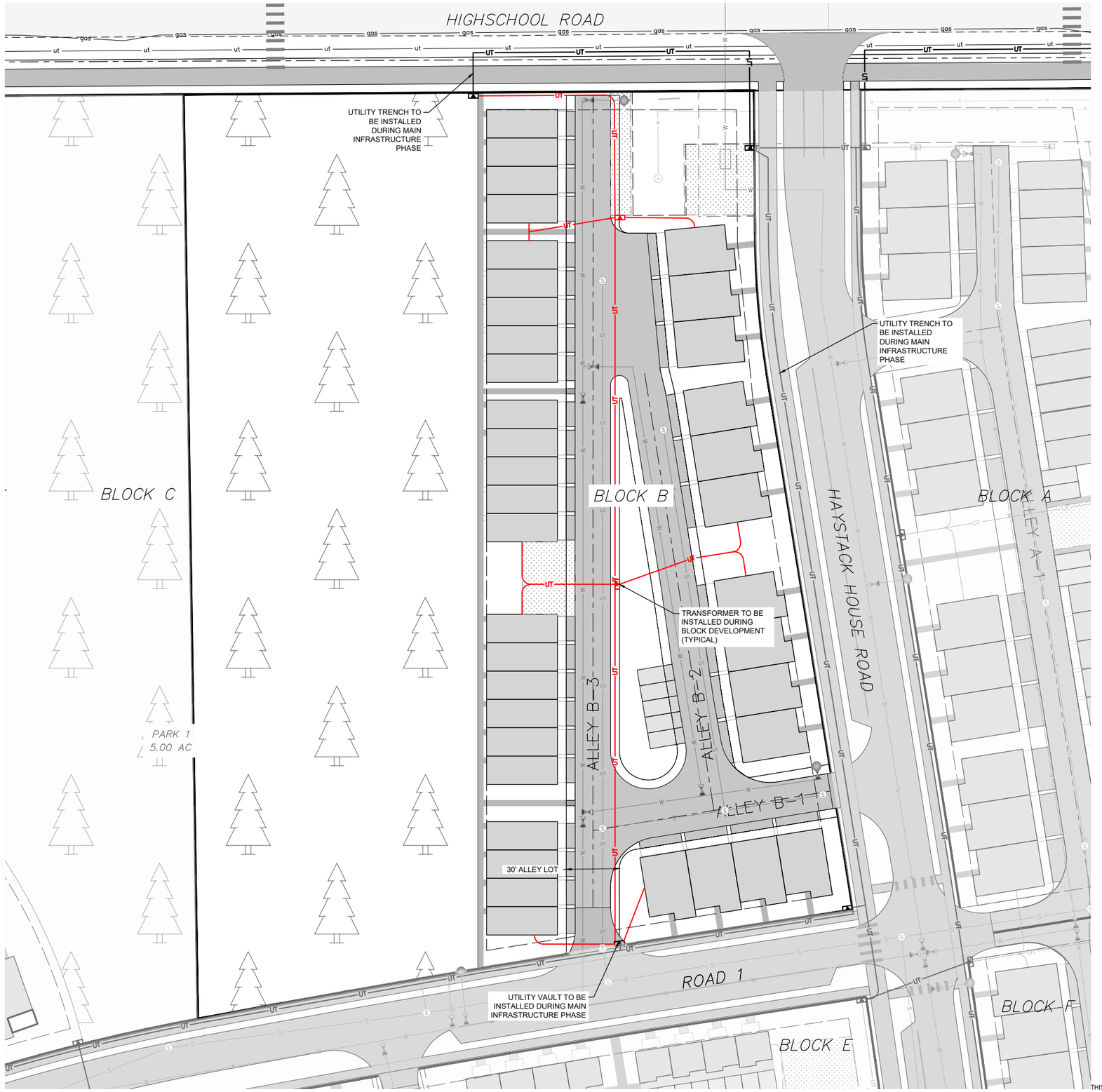

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

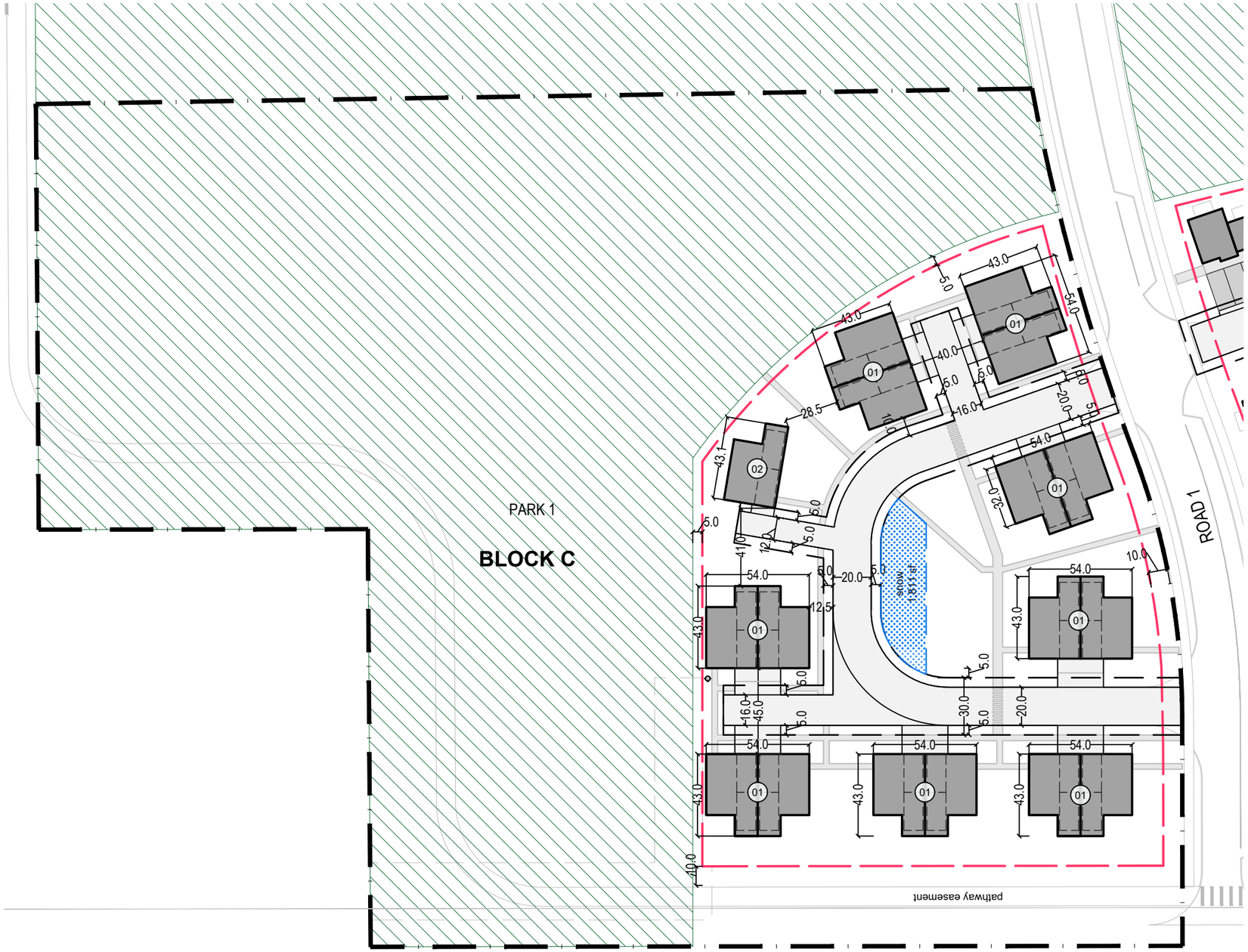
SHEET
B C8.0

Ver: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:18am
P:\20030\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block B\20030 - JHHR - Block B - Cable Utilities.dwg

Exhibit B: Block C Site Plan

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming



evolve
environment :: architecture

224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206

www.evolveea.com

General Notes
- Zoning is based on NSP-2 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (17) seventeen units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 2 units / Unrestricted
Gross Floor Area: 3,984 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2:
Number of Units/Type: 1 unit / Unrestricted
Gross Floor Area: 1,992 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking:1 parking/unit (enclosed)

Site Scale Notes
- Snow storage provided on site at greater than 10% required (1,811 sf)

Additional Notes
- For standards and calculations, refer to the Checklists for each block.
- For proposed LSR and plant units locations, refer to the Landscape Plan for each block.

LEGEND	
	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

26-404
PROJECT NUMBER

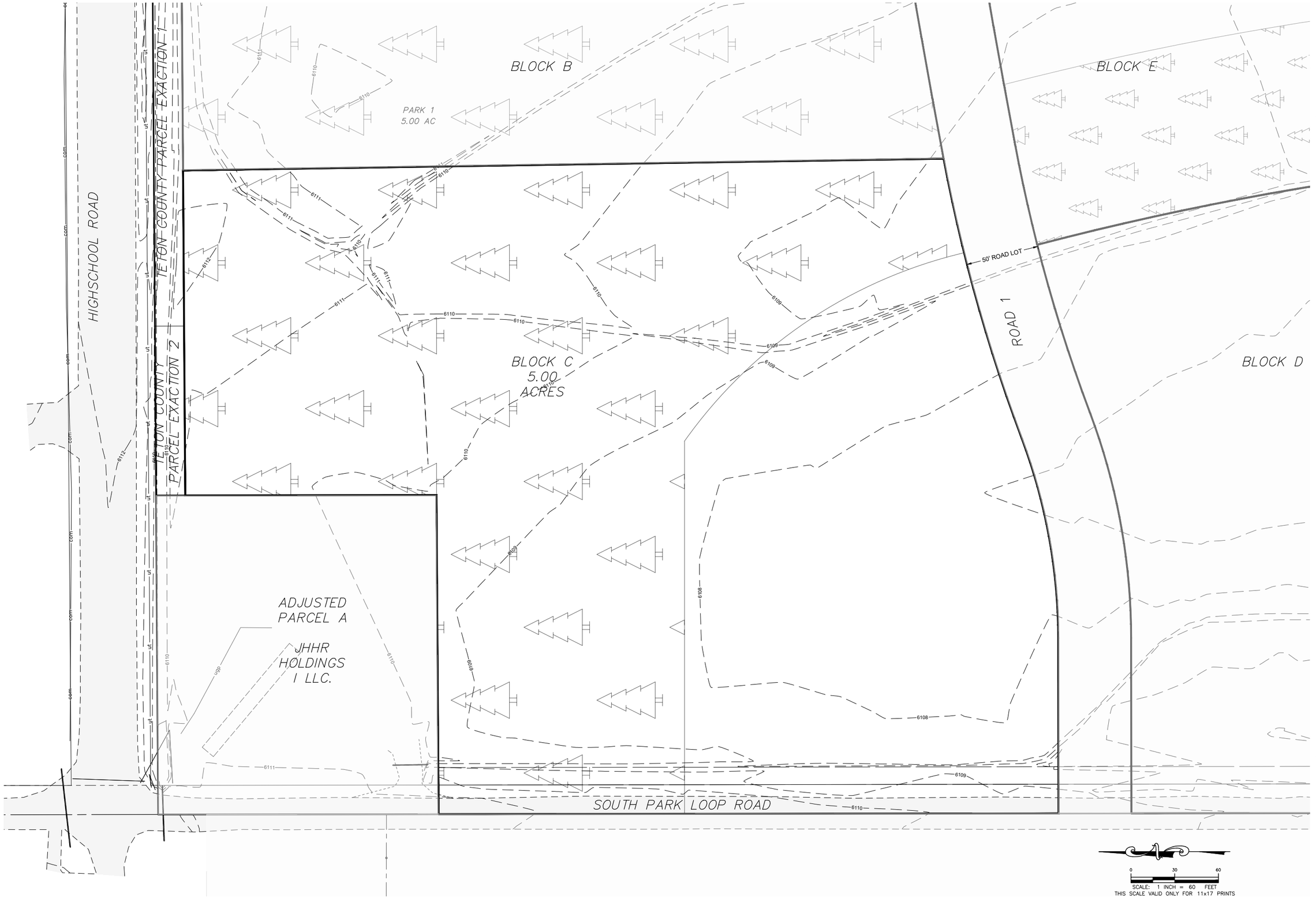
APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK C

A103
SHEET NUMBER

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:20am



SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C2.0

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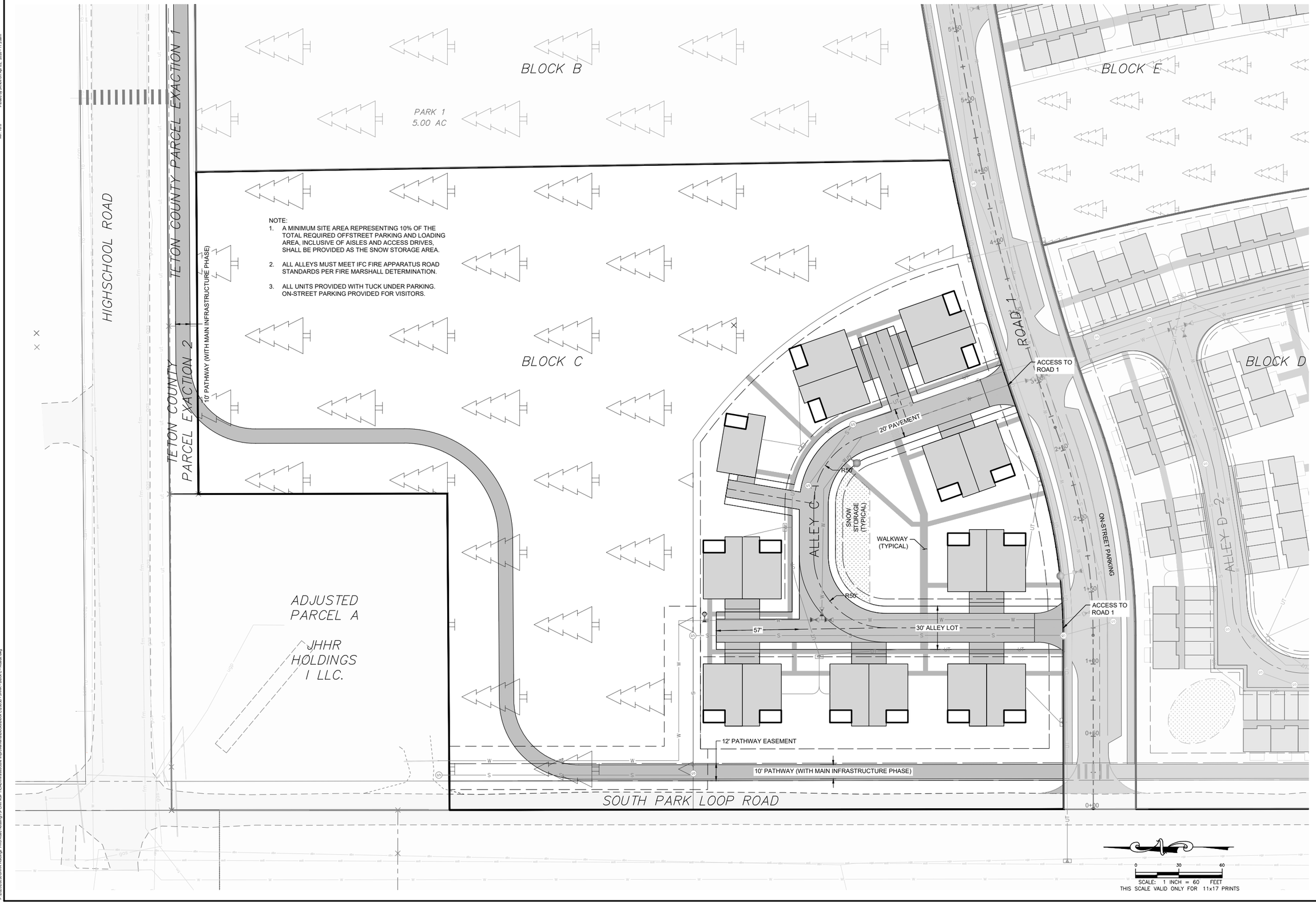

NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

SCALE: 1 INCH = 60 FEET
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C4.0

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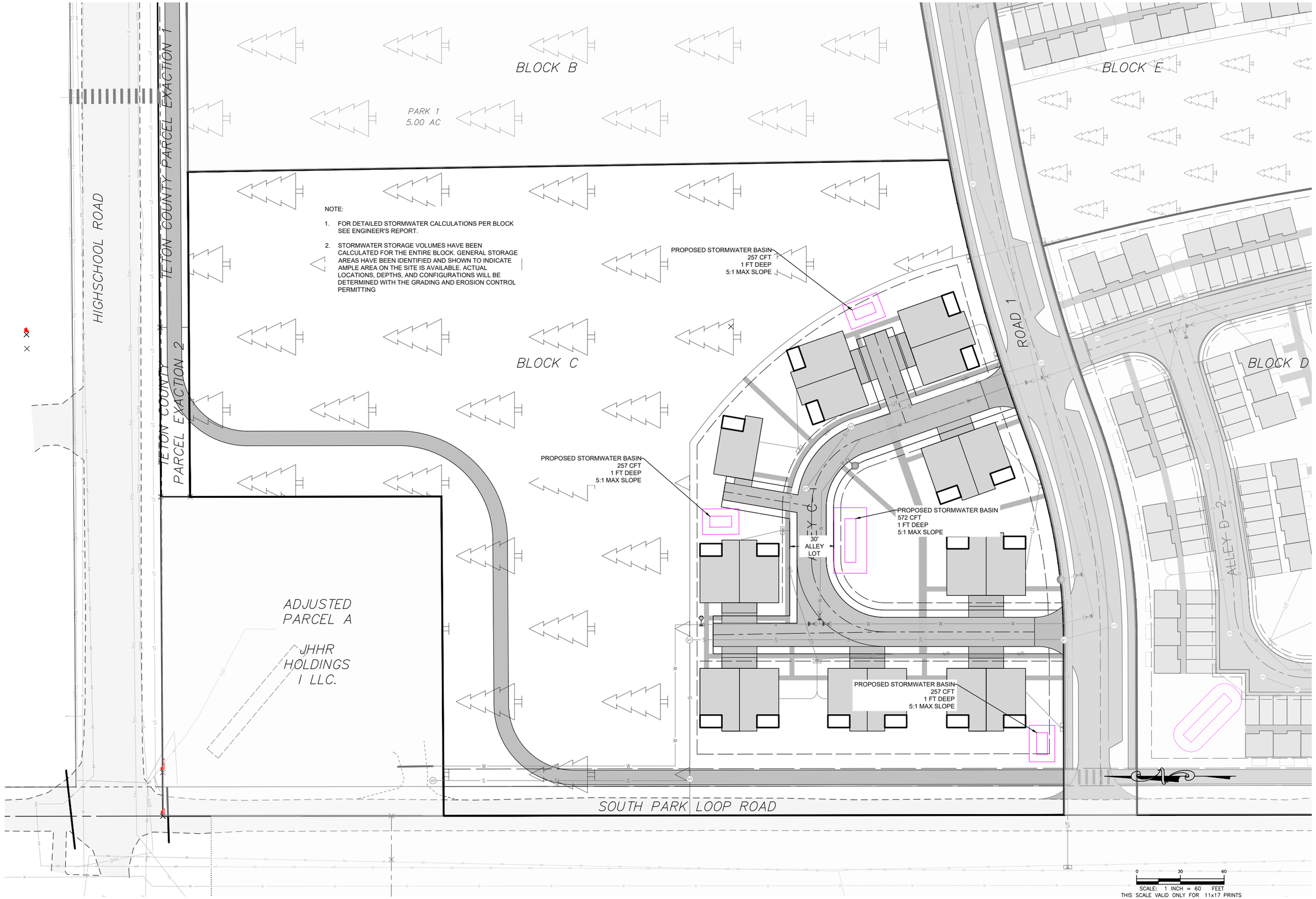

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C5.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:21am

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BLOCK B

PARK 1
5.00 AC

BLOCK C

HIGHSCHOOL ROAD

TETON COUNTY PARCEL EXACTION 1

TETON COUNTY PARCEL EXACTION 2

ADJUSTED PARCEL A

JHHR HOLDINGS I LLC.

ROAD 1

ALLEY C-1

ALLEY D-2

BLOCK D

SOUTH PARK LOOP ROAD

MH - E11

MH - E13

MH - E14

MH - XC-1

MH - XC-2

MH - XC-3

MH - XC-4

MH - XC-5

MH - XC-6

CONNECT TO MAIN LINE INFRASTRUCTURE

SEWERLINE XC
8" SDR 35 PVC

SEWERLINE XC
8" SDR 35 PVC

ALLEY 30'

0+00

1+90

1+00

0+50

MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER

CONNECT TO MAIN LINE INFRASTRUCTURE

STA: 2+93 TO STA: 5+96
WILL BE CONSTRUCTED IN MAINLINE INFRASTRUCTURE
PROJECT TO SERVE ADJUSTED PARCEL A

SEWERLINE XC
4" SDR 35 PVC

30' EASEMENT FOR WATER AND SEWER TO SERVE PARCEL A

SEWERLINE XC
4" SDR 35 PVC

3+00

2+50

2+00

1+50

1+00

0+50

0+00

5+56

5+00

4+50

4+00

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH- XC-3	6108.07'	8" 8"	OUT: 6101.76' IN: 6101.86'
MH - XC-1	6108.25'	8" 8"	OUT: 6101.32' IN: 6101.42'
MH - XC-2	6107.81'	8"	OUT: 6101.63'
MH - XC-4	6108.16'	8" 4"	OUT: 6102.89' IN: 6102.99'
MH - XC-5	6109.13'	4" 4"	OUT: 6103.75' IN: 6103.85'
MH - XC-6	6109.99'	4"	OUT: 6105.26'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

SCALE: 1 INCH = 60' FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C6.0

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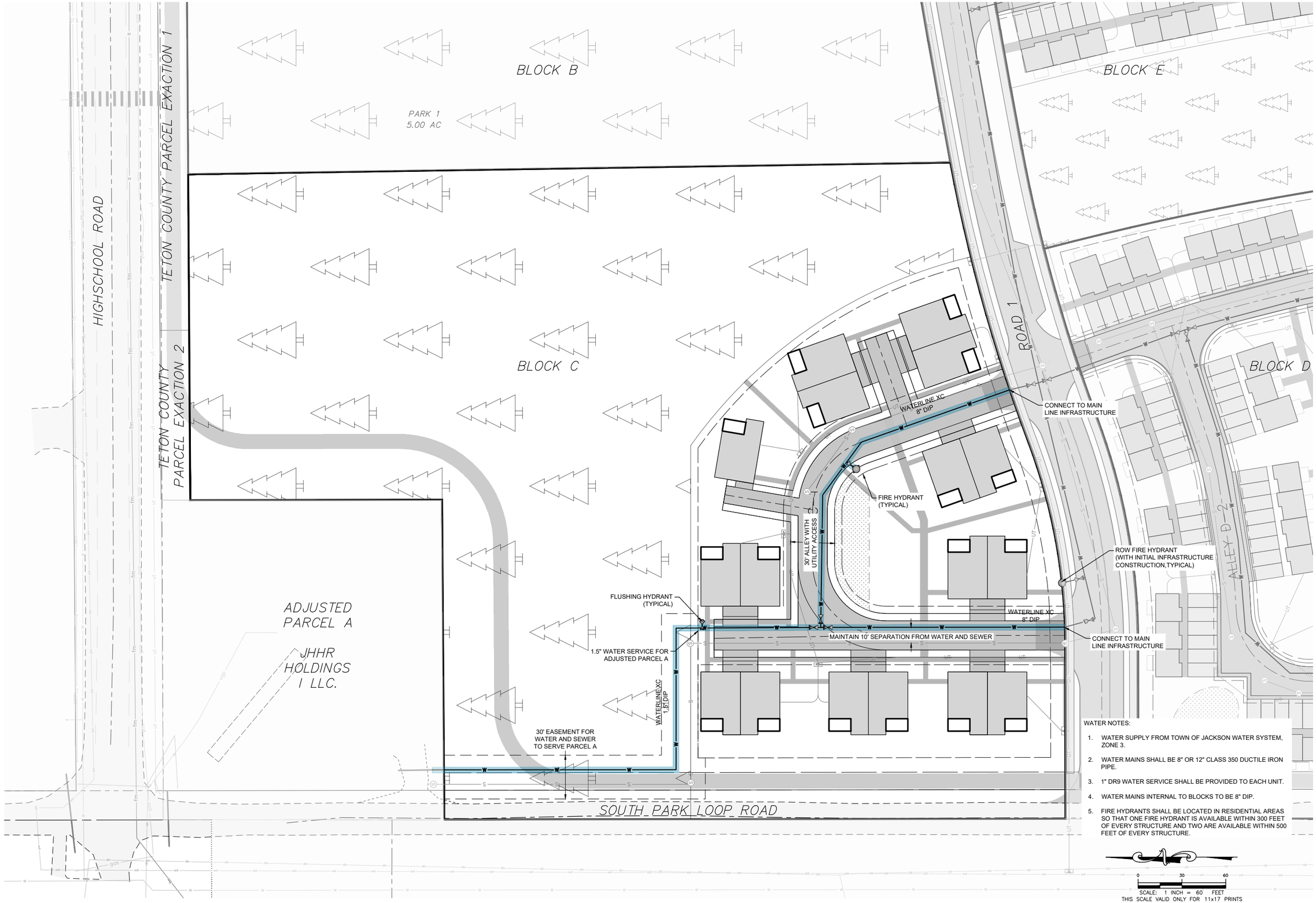

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C7.0

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Ver: 18.0
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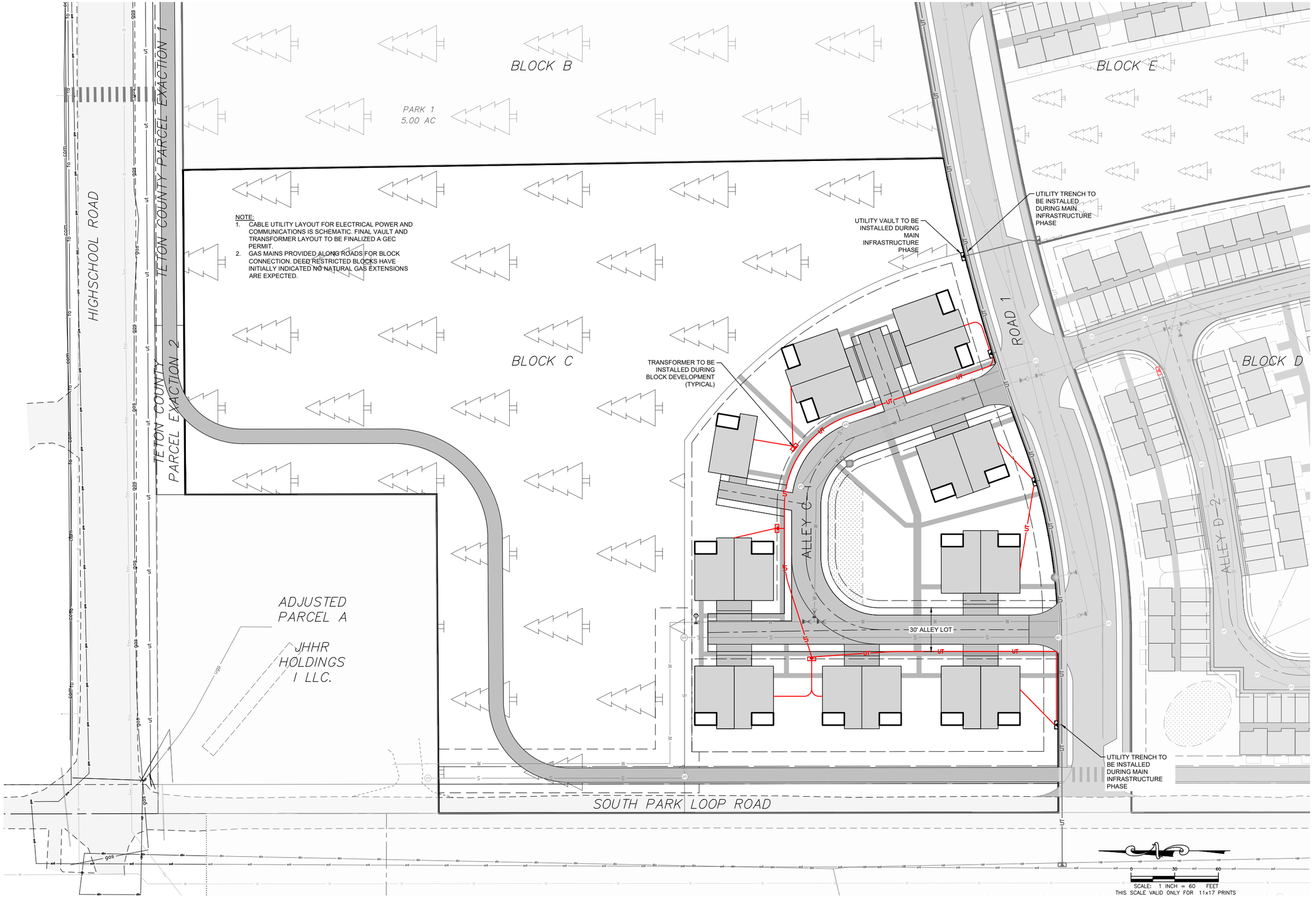

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C8.0

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Exhibit B: Block D Site Plan

General Notes
- Zoning is based on NSP-2 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (66) sixty six units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 3 units / Restricted
Gross Floor Area: 4,200 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 2:
Number of Units/Type: 4 unit / Restricted
Gross Floor Area: 5,600 sf
# of Bedrooms: 2 and Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Buildings Type 3:
Number of Units/Type: 3 unit / Restricted
Gross Floor Area: 4,200 sf
# of Bedrooms: 2 and Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 4:
Number of Units/Type: 2 unit / Restricted
Gross Floor Area: 2,800 sf
# of Bedrooms: 2 and Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Site Scale Notes
- Snow storage provided on site at greater than 10% required (3,503 sf)

Additional Notes
- For standards and calculations, refer to the Checklists for each block.
- For proposed LSR and plant units locations, refer to the Landscape Plan for each block.

LEGEND	
	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

PROJECT TEAM

WORKSHOP COLLABORATIVE

Planning Solutions

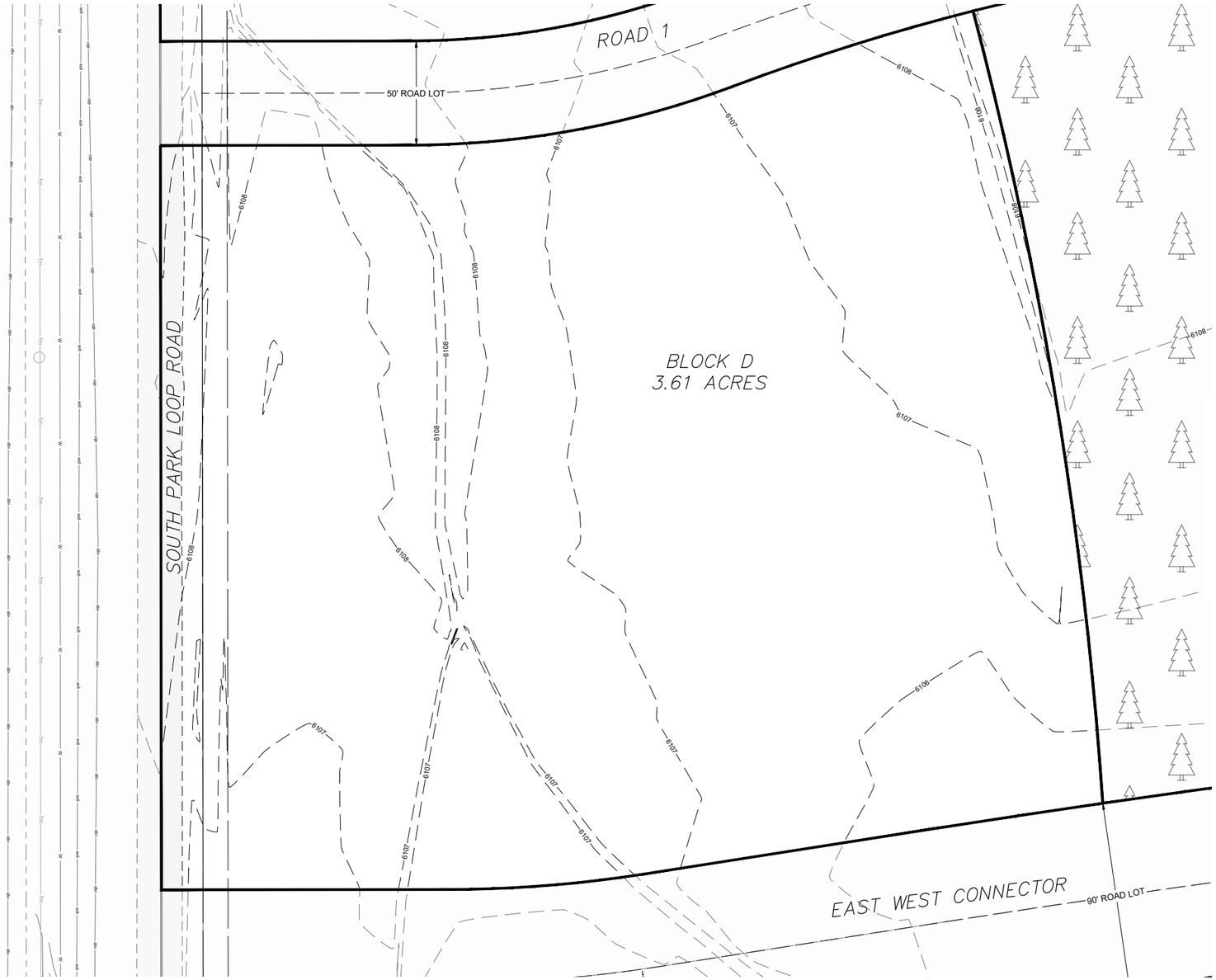
26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK D

A104
SHEET NUMBER



0 30 60

SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C2.0

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NOTE:

1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

0 30 60

SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C4.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:23am
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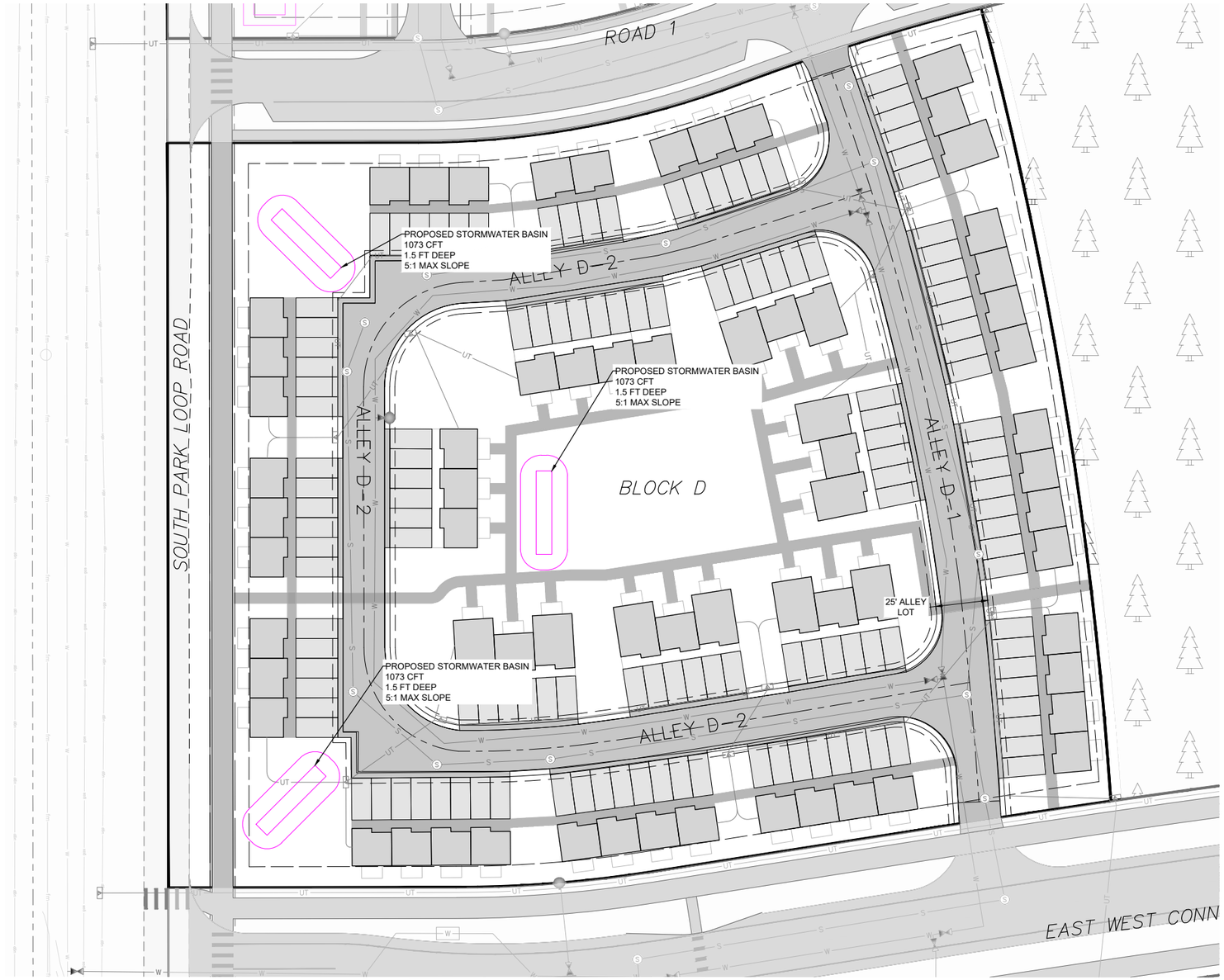

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C5.0

P:\20\20030\30-JHHR Holdings I-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block D\20030 - JHHR - Block D - Stormwater.dwg

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XD-1	6105.32'	8" 8"	OUT: 6099.54' IN: 6099.64'
MH - XD-2	6105.79'	8" 8" 8"	OUT: 6099.83' IN: 6099.93' IN: 6099.93'
MH - XD-3	6107.53'	8" 8"	OUT: 6100.74' IN: 6100.84'
MH - XD-4	6107.50'	8" 8"	OUT: 6101.06' IN: 6101.16'
MH - XD-5	6107.27'	8" 8"	OUT: 6101.37' IN: 6101.47'
MH - XD-6	6107.54'	8" 8"	OUT: 6102.08' IN: 6102.18'
MH - XD-7	6106.67'	8" 8"	OUT: 6100.20' IN: 6100.30'
MH - XD-8	6107.53'	8"	OUT: 6101.33'
MH - XD-9	6107.40'	8" 8" 8"	OUT: 6101.08' IN: 6101.18' IN: 6101.18'
MH - XD-10	6106.47'	8" 8"	OUT: 6101.61' IN: 6101.71'
MH - XD-11	6108.31'	8"	OUT: 6102.17'
MH - XD-12	6107.87'	8"	OUT: 6102.28'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60

SCALE: 1 INCH = 60 FEET
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C6.0

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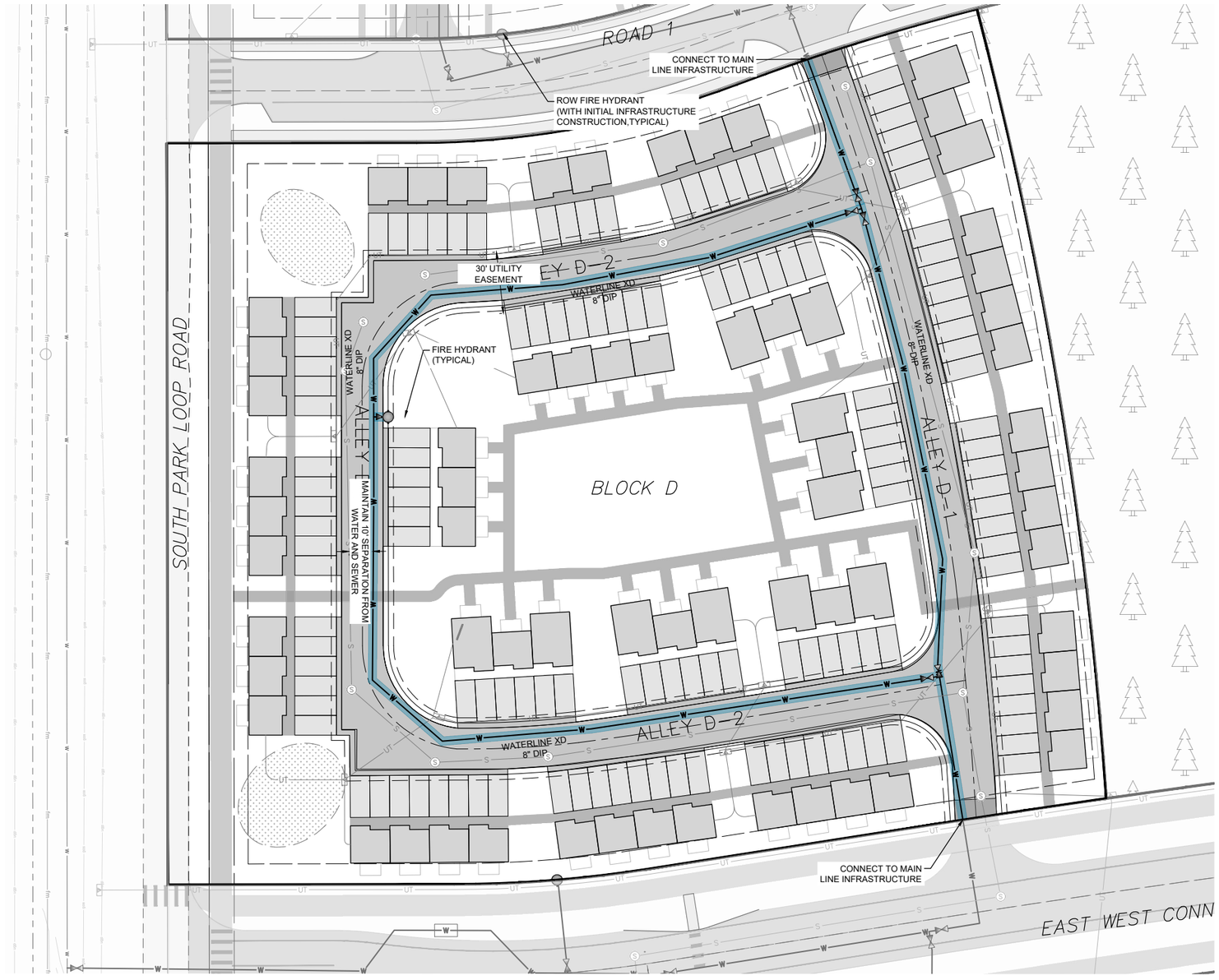

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

SCALE: 1 INCH = 60 FEET
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

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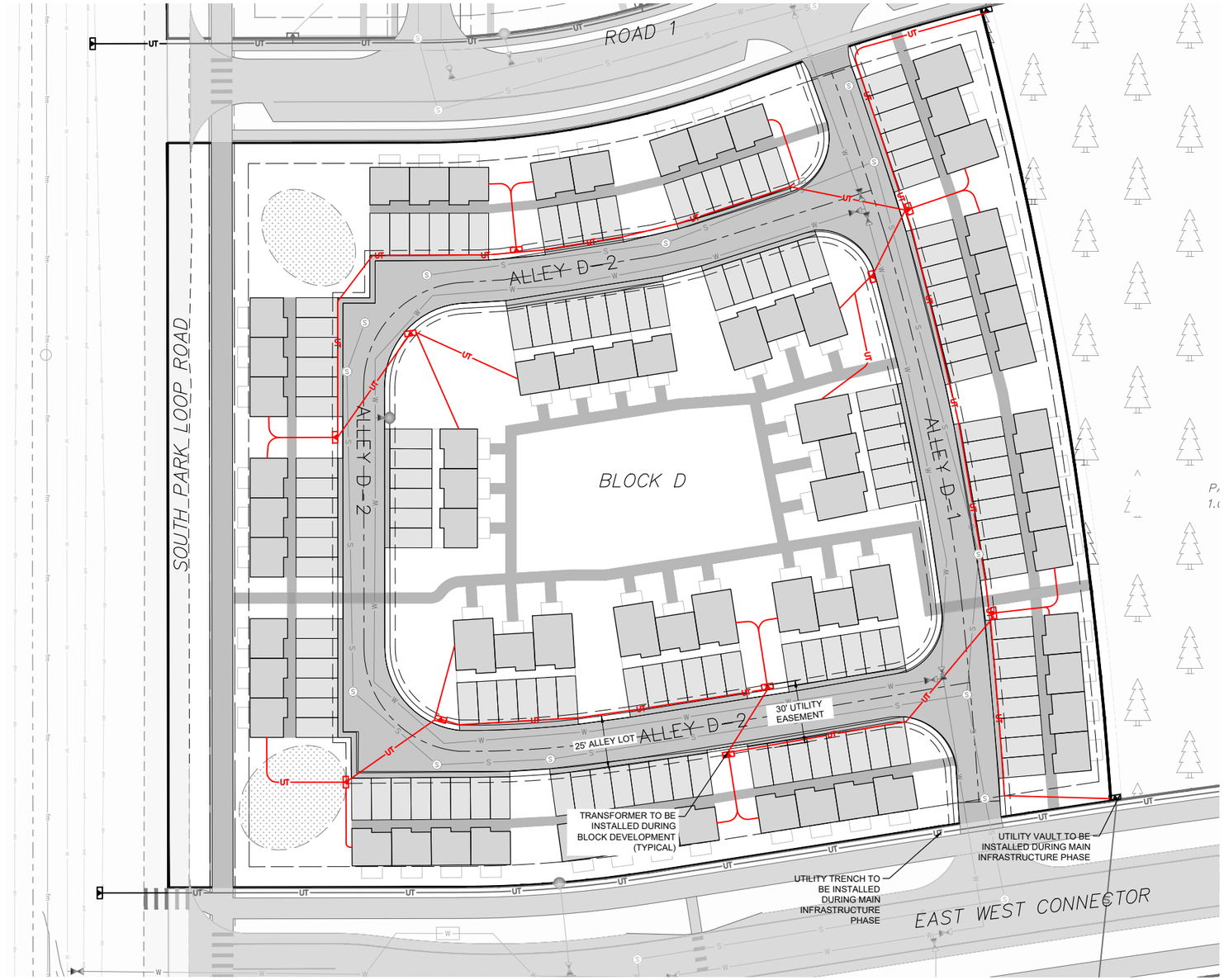

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
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JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C8.0

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Exhibit B: Block E Site Plan

General Notes
- Zoning is based on NSP-3 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (64) sixty four units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 4 units / Restricted
Gross Floor Area: 6,400 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 2:
Number of Units/Type: 5 unit / Restricted
Gross Floor Area: 8,000 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 3:
Number of Units/Type: 3 unit / Restricted
Gross Floor Area: 4,800 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 4:
Number of Units/Type: 2 unit / Restricted
Gross Floor Area: 2,914 sf
# of Bedrooms: 2 adn 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Site Scale Notes
- Snow storage provided on site at greater than 10% required (3,189 sf)

Additional Notes
- For standards and calculations, refer to the Checklists for each block.
- For proposed LSR and plant units locations, refer to the Landscape Plan for each block.

LEGEND	
	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture
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Pittsburgh, PA 15206
www.evolveea.com

PROJECT TEAM

WORKSHOP COLLABORATIVE

Planning Solutions

26-404
PROJECT NUMBER

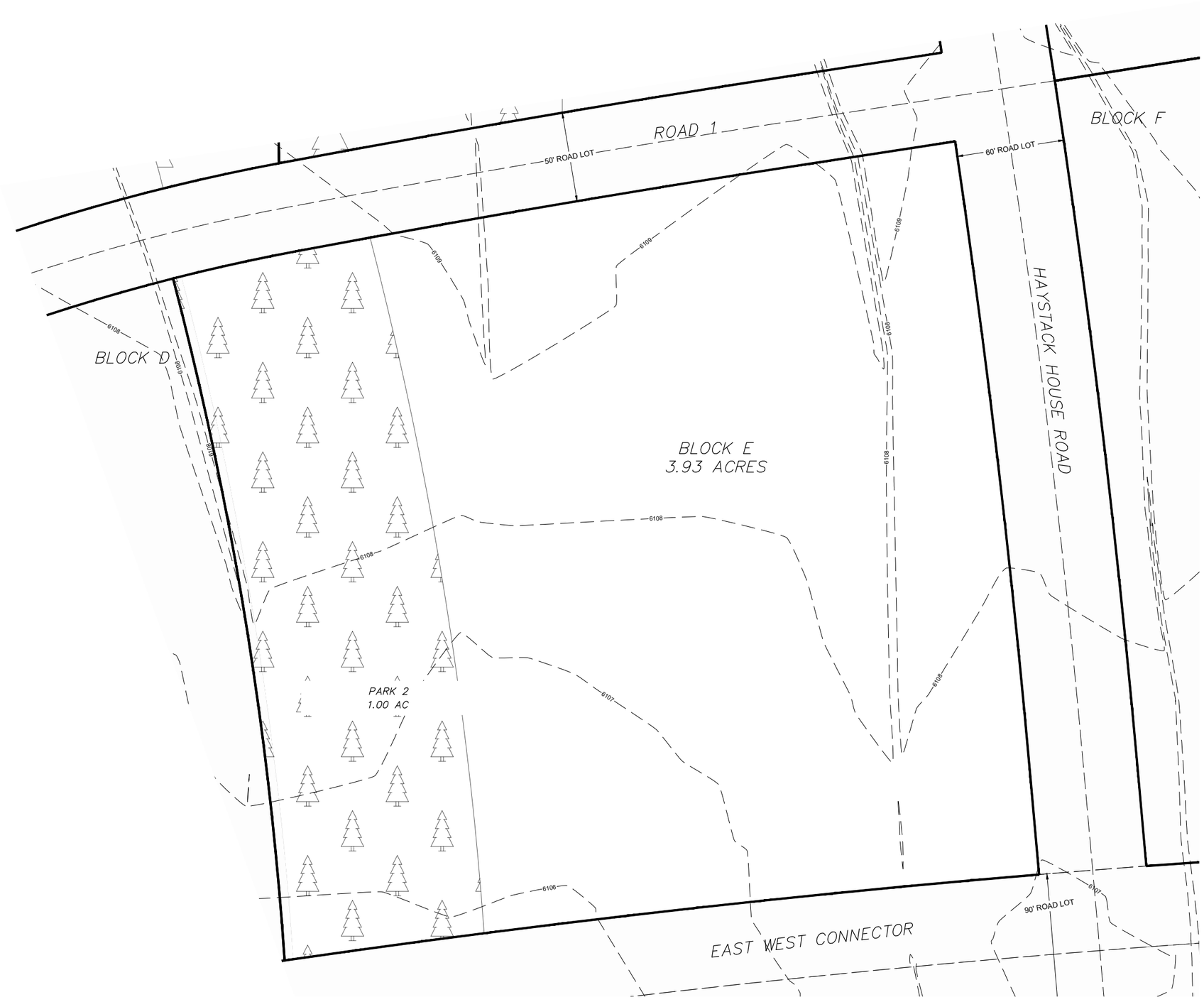
APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK E

A105
SHEET NUMBER

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:25am



0 30 60

SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C2.0

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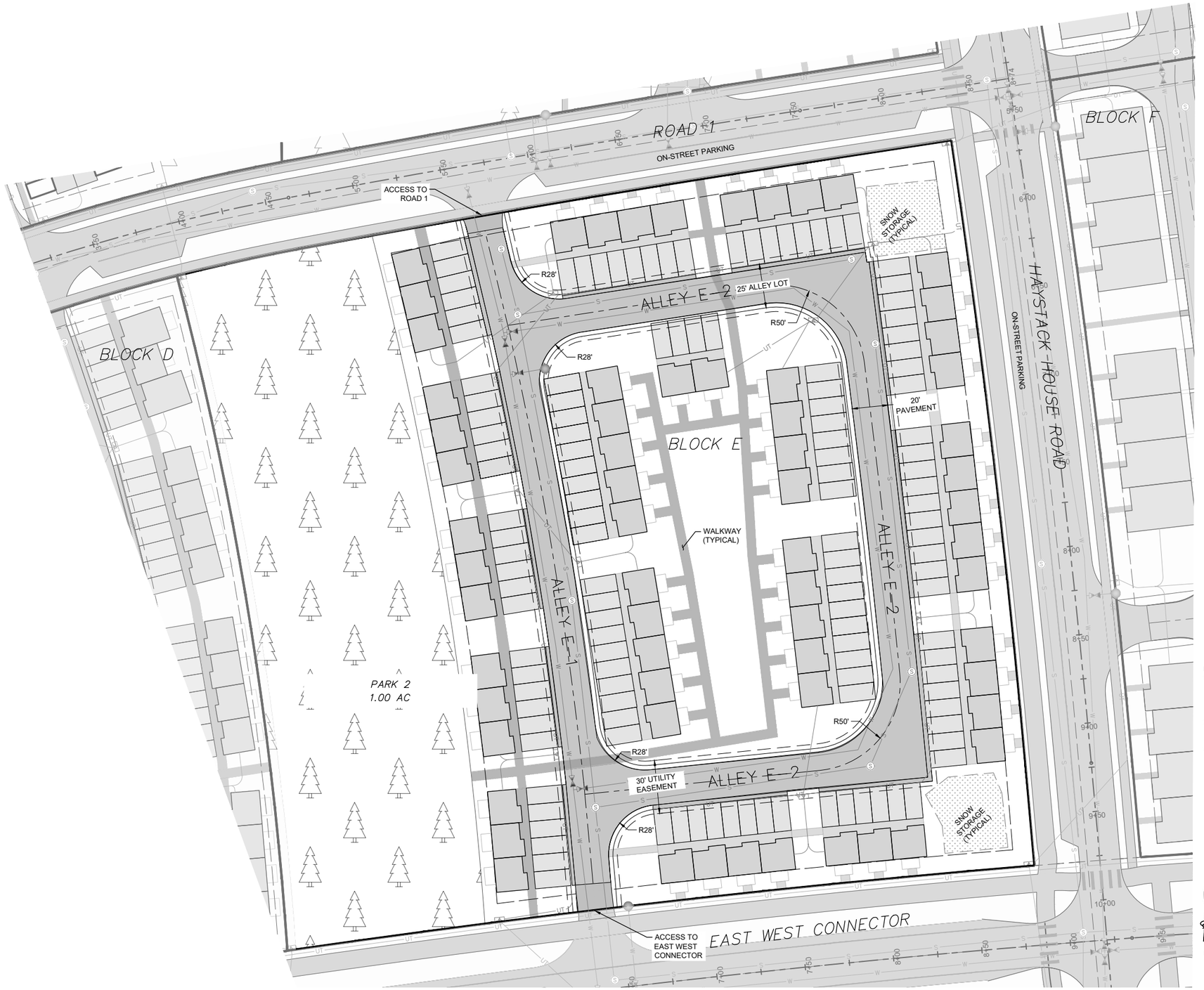
Ver.: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:28am



NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C4.0

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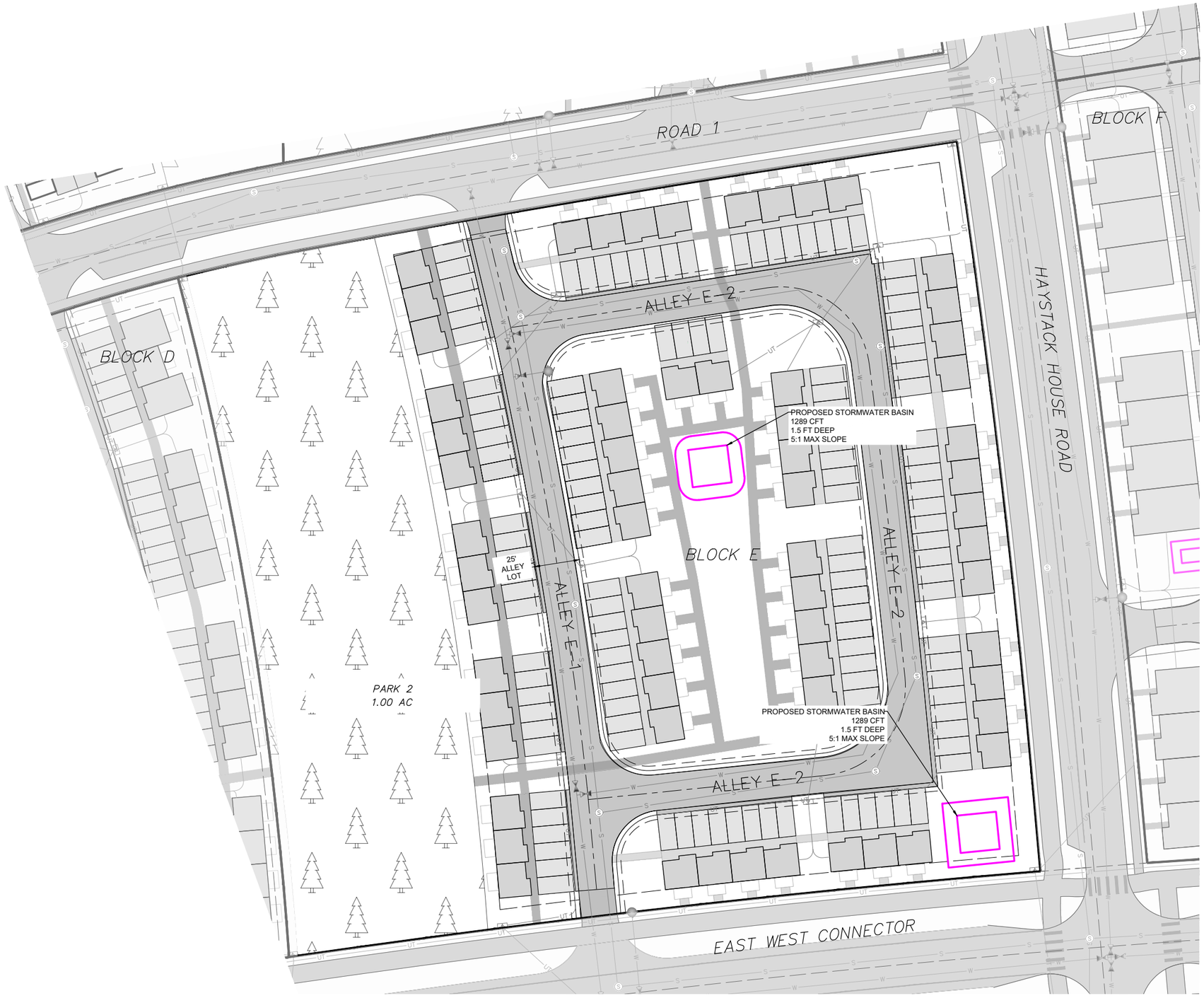

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C5.0

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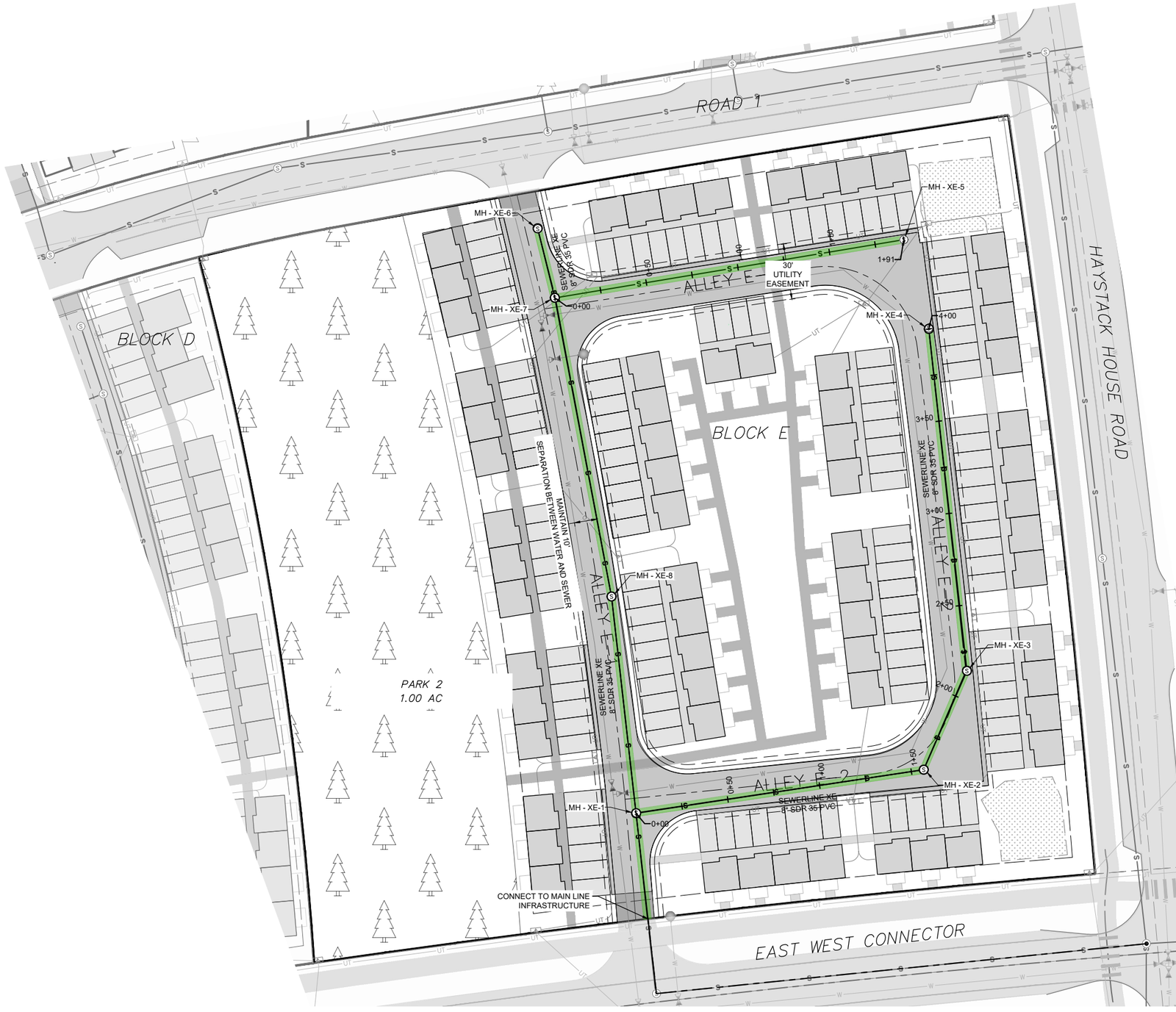

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XE-1	6106.45'	8" 8" 8"	OUT: 6098.02' IN: 6098.12' IN: 6098.12'
MH - XE-2	6107.84'	8" 8"	OUT: 6098.75' IN: 6098.85'
MH - XE-3	6108.12'	8" 8"	OUT: 6099.08' IN: 6099.18'
MH - XE-4	6109.02'	8"	OUT: 6099.92'
MH - XE-5	6109.00'	8"	OUT: 6100.20'
MH - XE-6	6109.40'	8"	OUT: 6099.59'
MH - XE-7	6109.15'	8" 8" 8"	OUT: 6099.34' IN: 6099.44' IN: 6099.44'
MH - XE-8	6107.42'	8" 8"	OUT: 6098.59' IN: 6098.69'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60

SCALE: 1 INCH = 60 FEET
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JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C6.0

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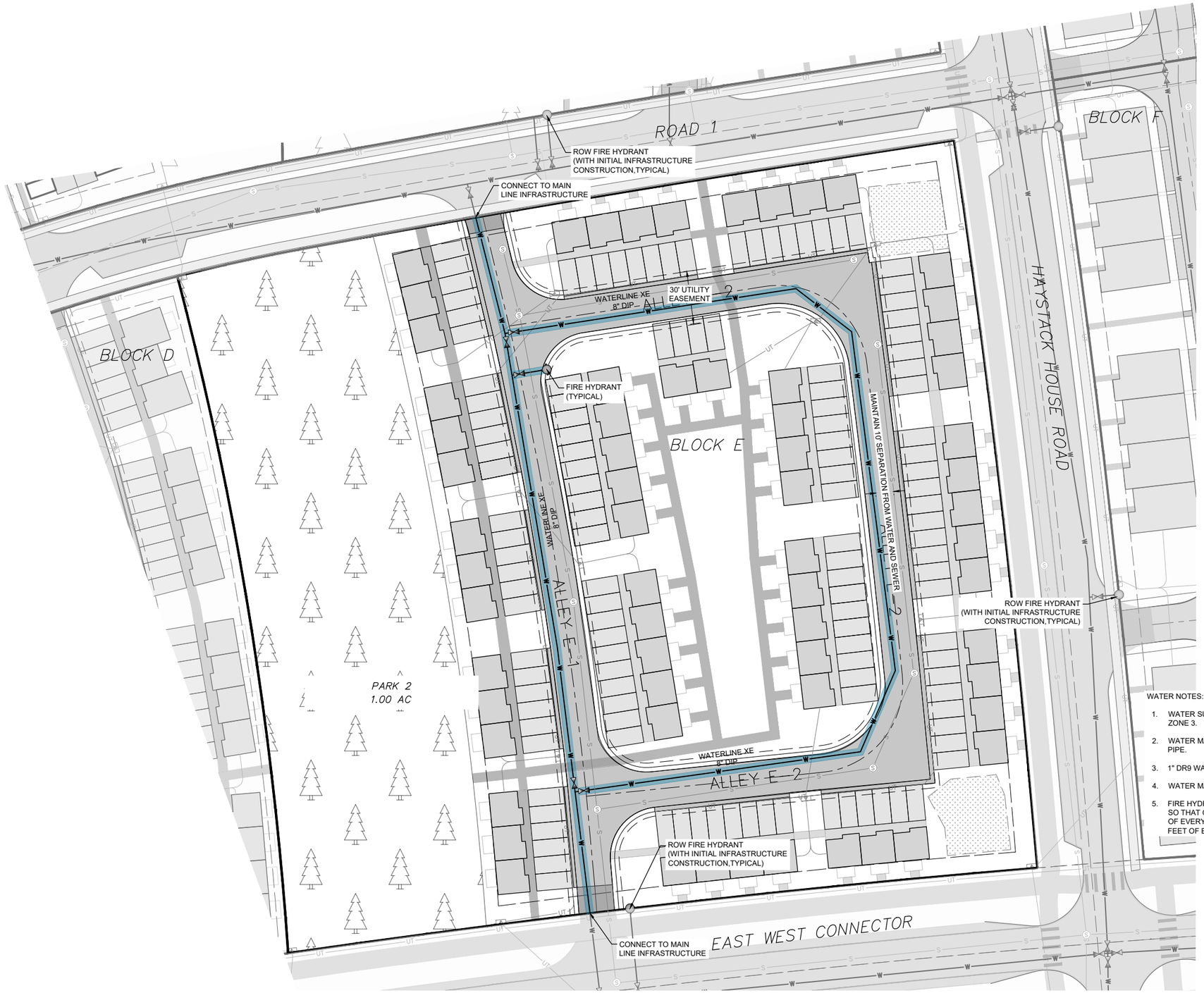

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C7.0

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Ver: 18.0
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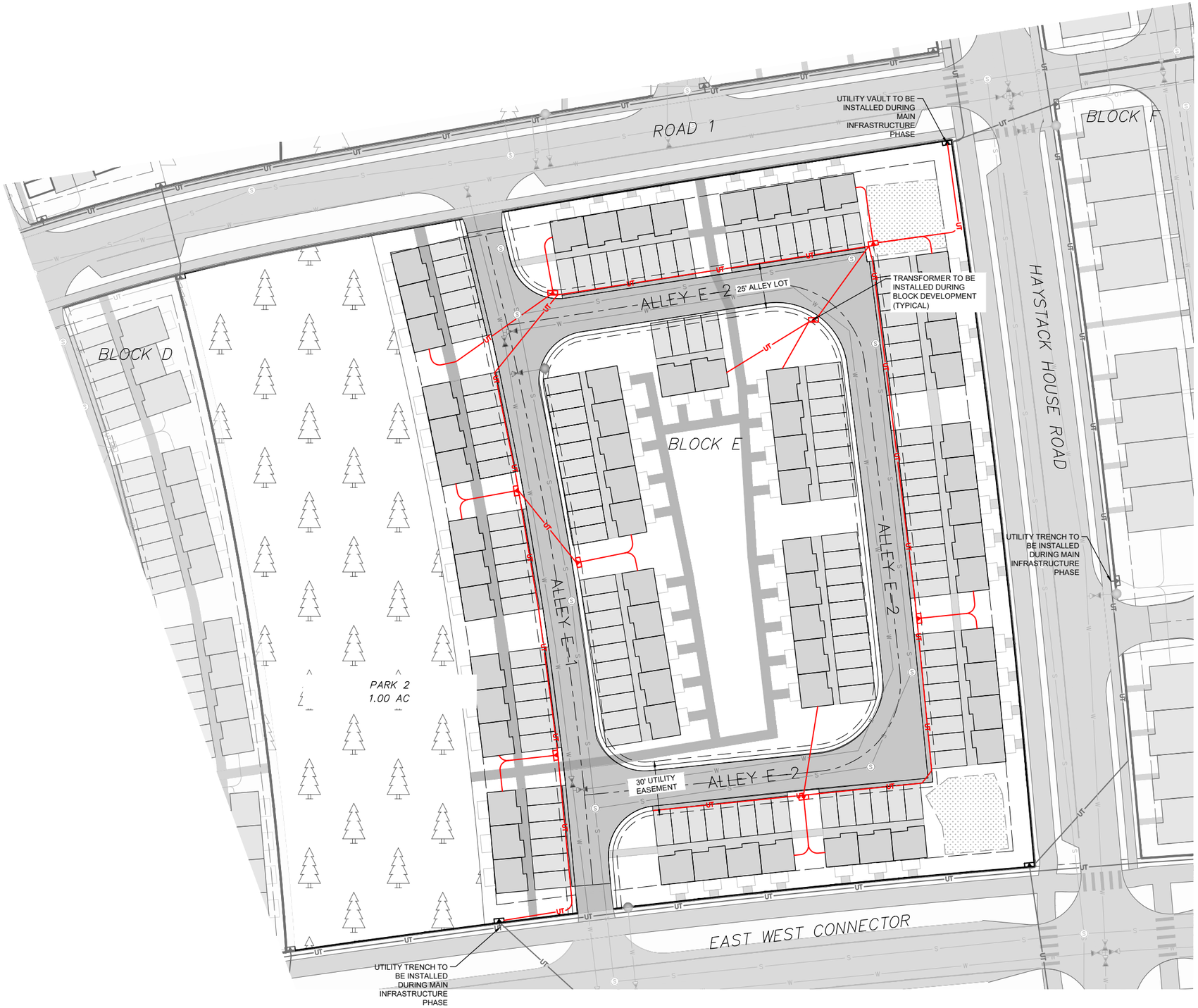

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C8.0

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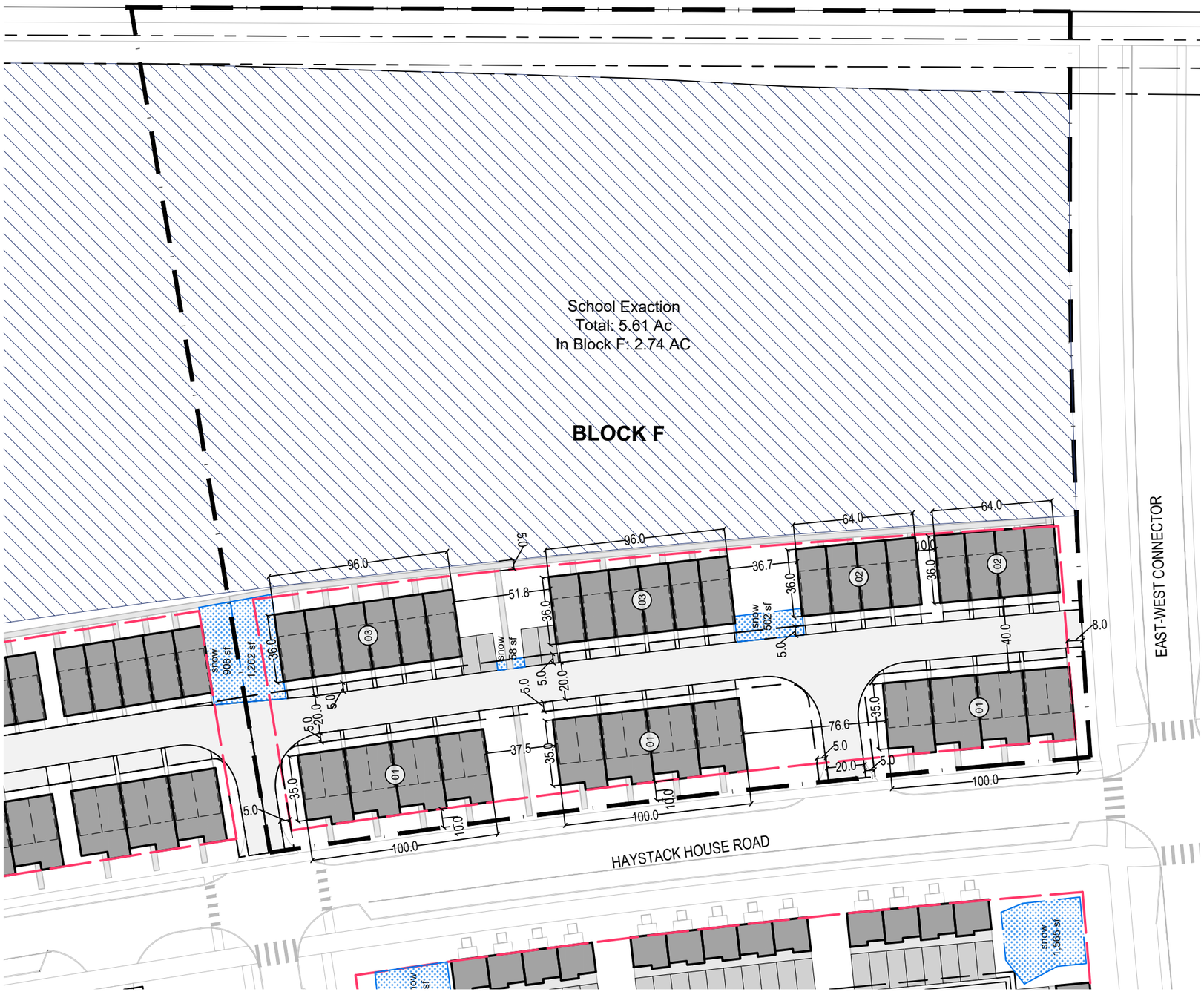
Exhibit B: Block F Site Plan

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming



General Notes
- Zoning is based on NSP-3 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (32) thirty two units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 4 units / Restricted
Gross Floor Area: 7,040 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2:
Number of Units/Type: 4 units/Restricted
Gross Floor Area: 6,260 sf
# of Bedrooms: 2 Beds
# of Stories: 3
Parking/unit:1 parking/unit (enclosed)

Building Type 3:
Number of Units/Type: 6 units/Restricted
Gross Floor Area: 9.390 sf
# of Bedrooms: 2 Beds
# of Stories: 3
Parking/unit:1 parking/unit (enclosed)

Site Scale Notes
- Surface parking provided for guest spots
- Snow storage provided on site at greater than 10% required (1,763 sf)

Additional Notes
- For proposed LSR and plant units, refer to the Landscape Plan for each block.

LEGEND

	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

PROJECT TEAM

agrostis, inc.

clb

26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK F

A106
SHEET NUMBER

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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
F C2.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:29am
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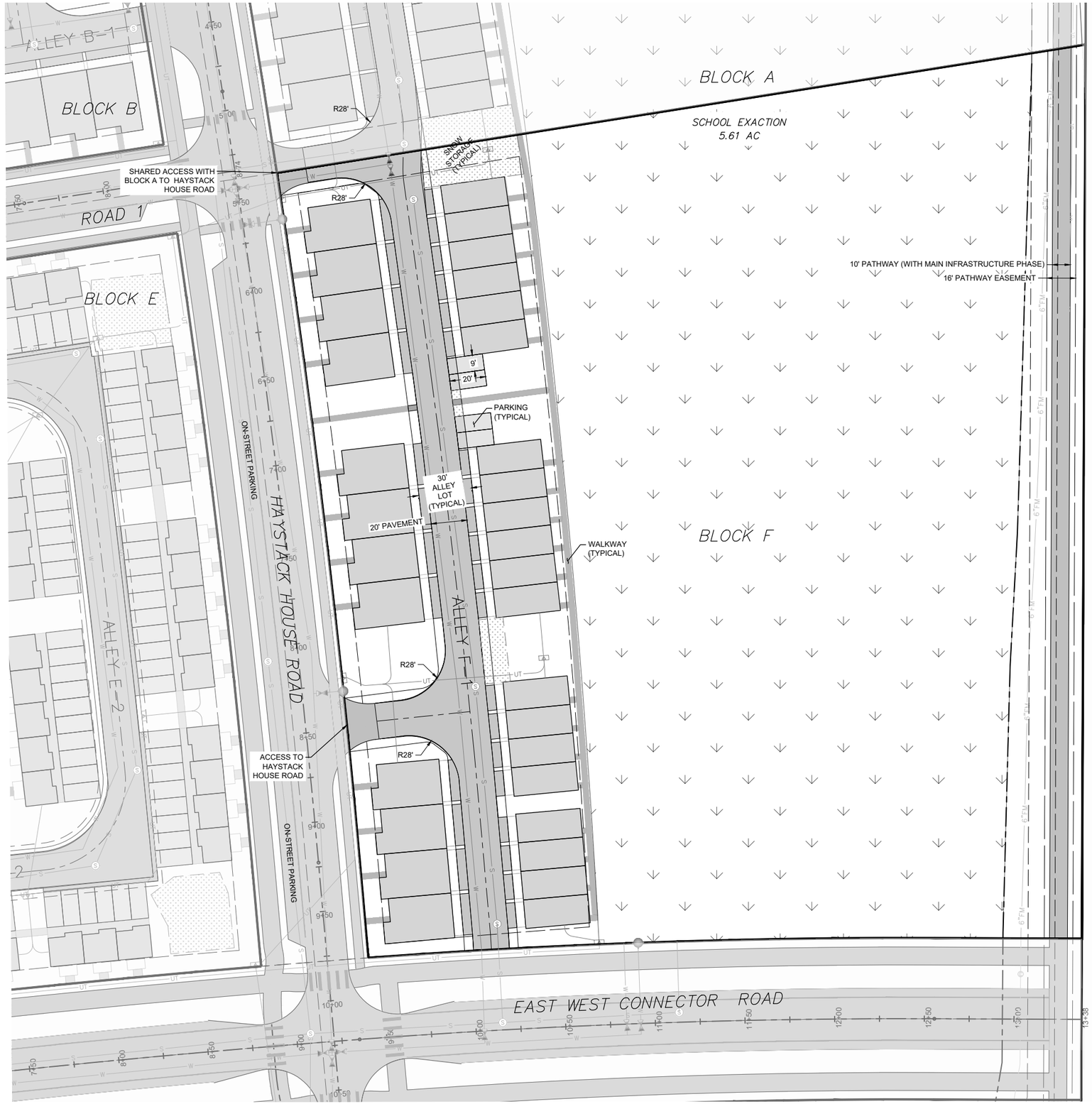

NOTE:

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3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.
4. SCHOOL EXACTION IN BLOCK A TO BE ACCESSED THROUGH BLOCK F'S SCHOOL EXACTION PARCEL.

0 30 60

SCALE: 1 INCH = 60 FEET
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
F C4.0

Ver - 18.0
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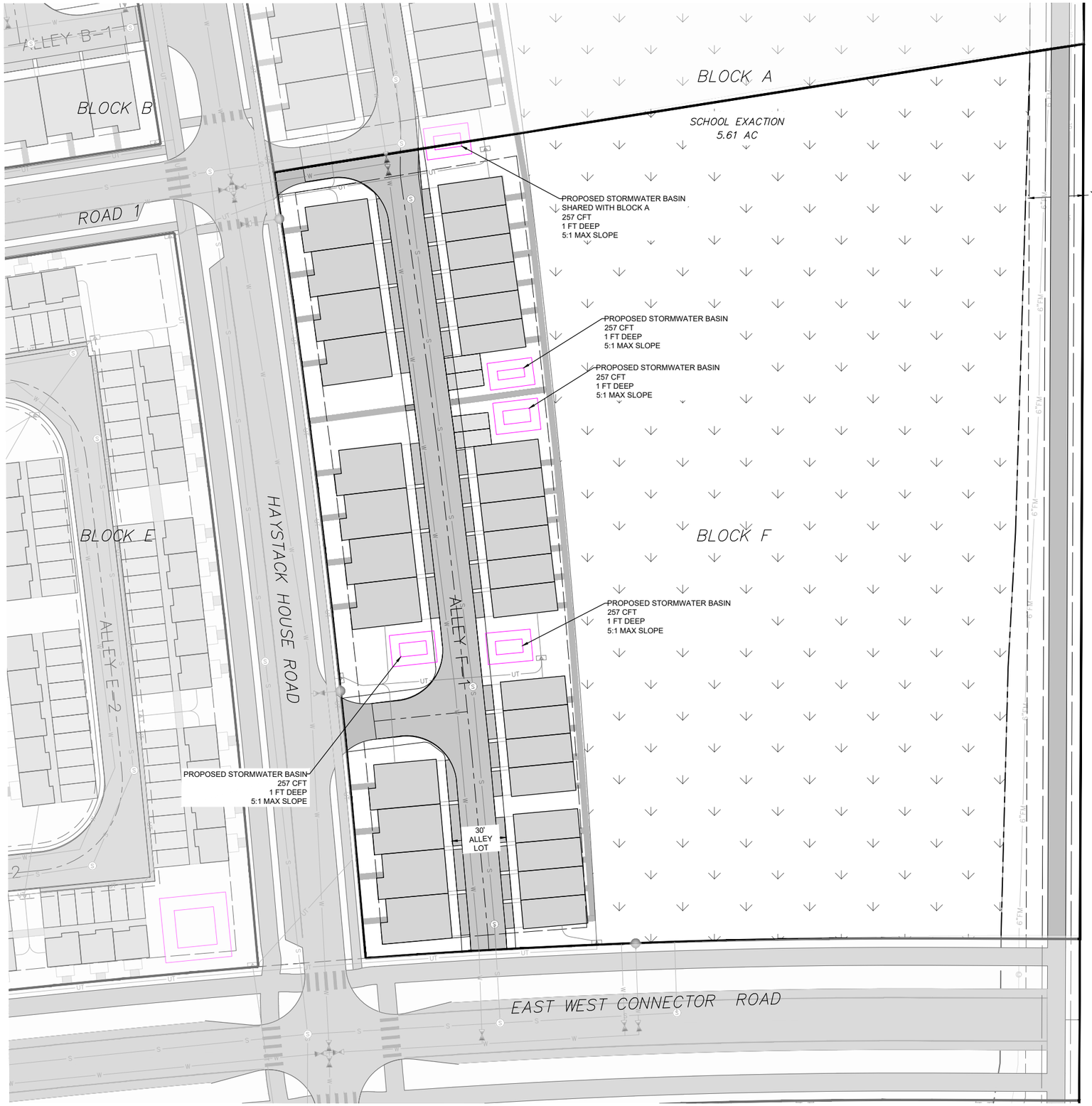

NOTE:

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0 30 60
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
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DEV	04/02/2026

PROJECT NUMBER
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SHEET
F C5.0

P:\20\20030\30-JHHR Holdings I-HS Road H housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block F\20030 - JHHR - Block F - Stormwater.dwg

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - G1	6106.68'	8" 8" 8"	OUT: 6096.70' IN: 6096.80' IN: 6096.80'
MH - XF-1	6109.35'	8"	OUT: 6098.77'
MH - XF-2	6107.68'	8" 8"	OUT: 6097.65' IN: 6097.75'
MH - XF-3	6106.74'	8" 8"	OUT: 6097.02' IN: 6097.12'

SEWER NOTES:

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2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.
3. SCHOOL EXACTION SEWER SERVICE FOR BLOCK A IS THROUGH BLOCK F.

0 30 60

SCALE: 1 INCH = 60 FEET
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JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

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SHEET
F C6.0

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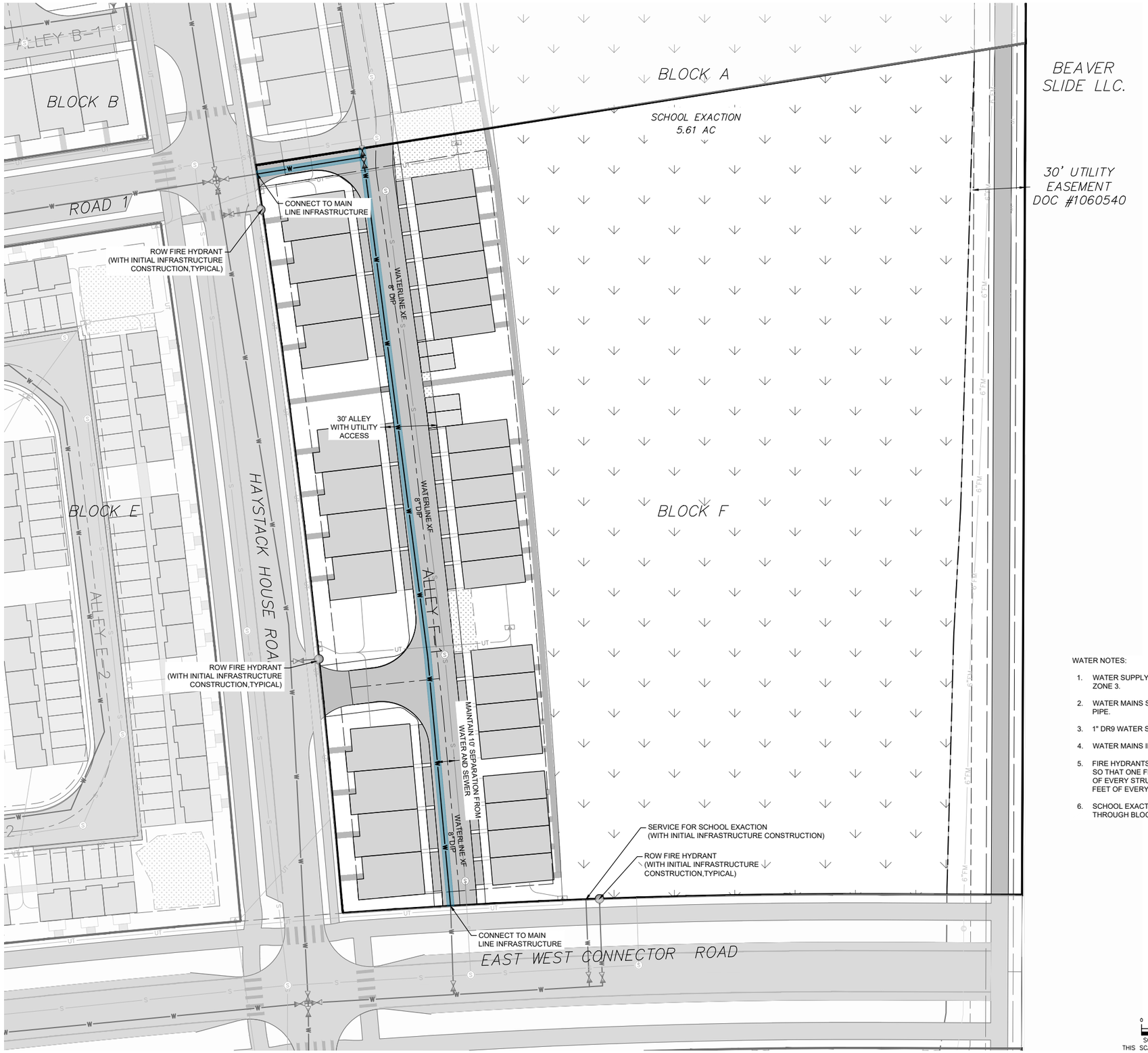

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
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6. SCHOOL EXACTION WATER SERVICE FOR BLOCK A IS THROUGH BLOCK F.

0 30 60

SCALE: 1 INCH = 60 FEET
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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

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20030

SHEET
F C7.0

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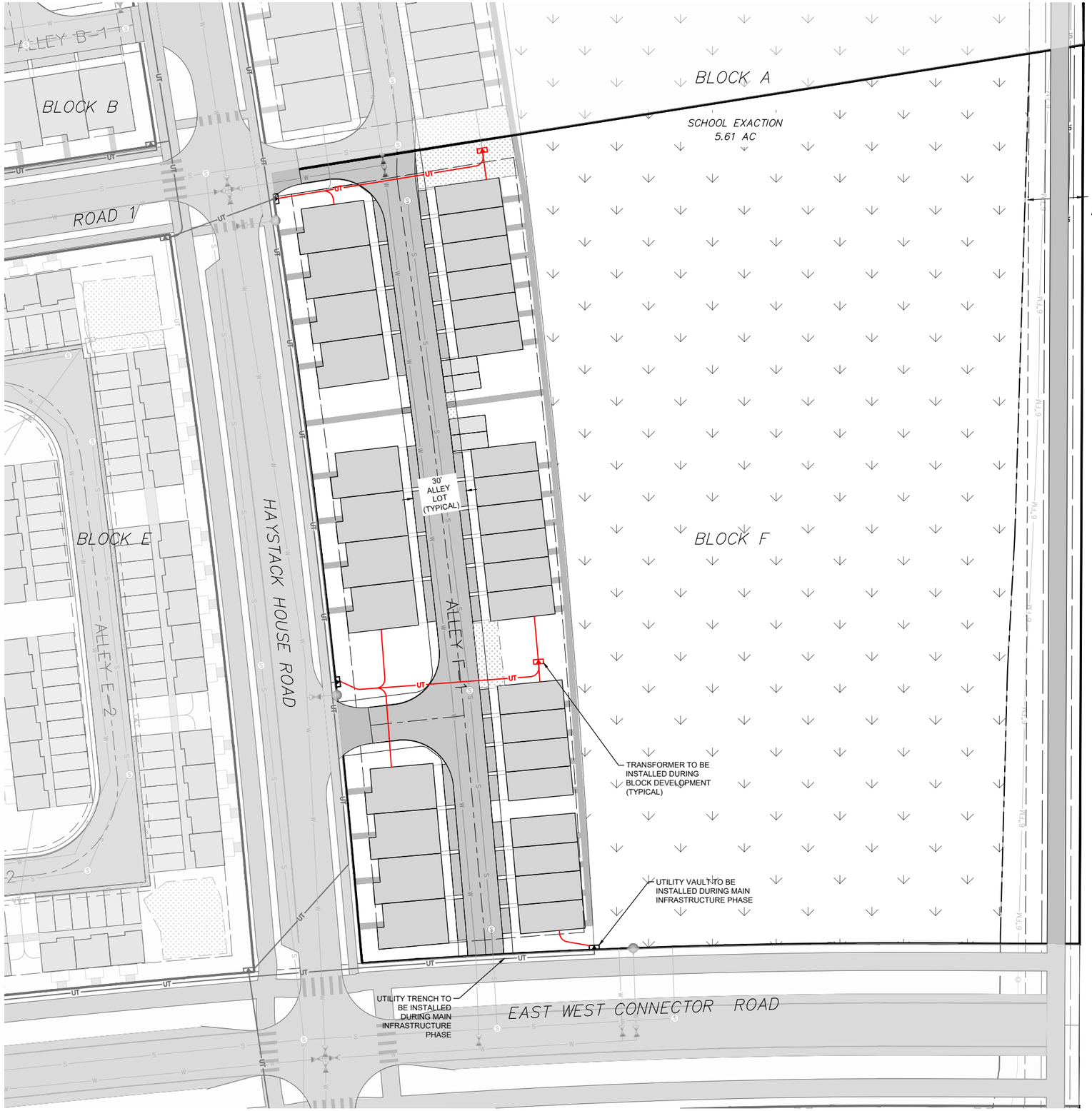

NOTE:
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0 30 60
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JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK F

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DEV	04/02/2026

PROJECT NUMBER
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F C8.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:39am
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Exhibit B: Block G Site Plan

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:32am

BLOCK E

BLOCKF

90' ROAD LOT

EAST WEST CONNECTOR

30' UTILITY EASEMENT
DOC #1060540

BLOCK I

HAYSTACK HOUSE ROAD

BLOCK G
2.79 ACRES

BEAVER
SLIDE LLC.

60' ROAD LOT

EXISTING PROPERTY
BOUNDARY

PARK 4
3.01 AC

SECTION LINE

BLOCK H

BLOCK Q

6107 6106 6105 6'TM ut

0 30 60
SCALE: 1 INCH = 60 FEET
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TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK G

DESIGNED BY:	AS/CB
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SHEET
G C2.0

P:\20\20030\20-JHHR Holdings - 1HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block G\20030 - JHHR - Block G - Existing Conditions.dwg

Ver: 18.0
Plotted by JKnot on Apr 02, 2026 - 11:32am

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.
3. BLOCK G IS A PARK EXACTION AND STORMWATER WILL BE ADDRESSED DURING PARK DEVELOPMENT.

0 30 60
SCALE: 1 INCH = 60 FEET
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED OVERVIEW
BLOCK G

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
G C3.0

P:\20030\20030-JHHR Hastings I-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block G\20030 - JHHR - Block G - Proposed Conditions Overview.dwg

Exhibit B: Block H Site Plan

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

General Notes
- Zoning is based on NSP-2 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (28) twenty eight units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 3 units / Restricted
Gross Floor Area: 6,630 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2
Number of Units/Type: 2 units/Restricted
Gross Floor Area: 4,420 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (enclosed)

Building Type 3:
Number of Units/Type: 3 units/Restricted
Gross Floor Area: 5,280 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (enclosed)

Site Scale Notes
- Surface parking provided for guest spots
- Snow storage provided on site at 10% required (1,777 sf)

Additional Notes
- For proposed LSR and plant units, refer to the Landscape Plan for each block.

LEGEND

	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

evolve
environment :: architecture
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Pittsburgh, PA 15206
www.evolveea.com

PROJECT TEAM

agrostis, inc.

clb

26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK H

A107
SHEET NUMBER

Ver: 18.0
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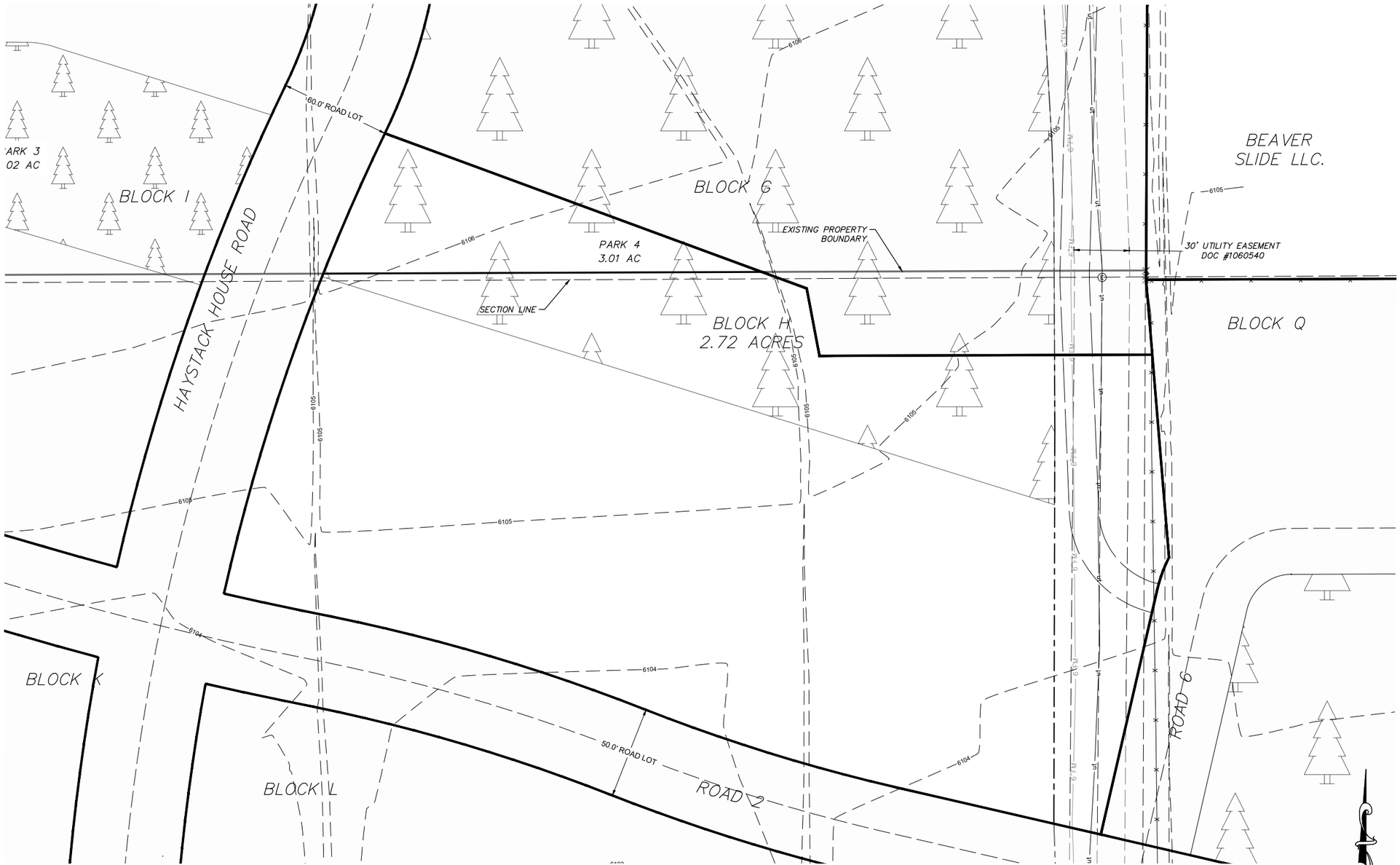

JORGENSEN
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307.733.5150
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C2.0

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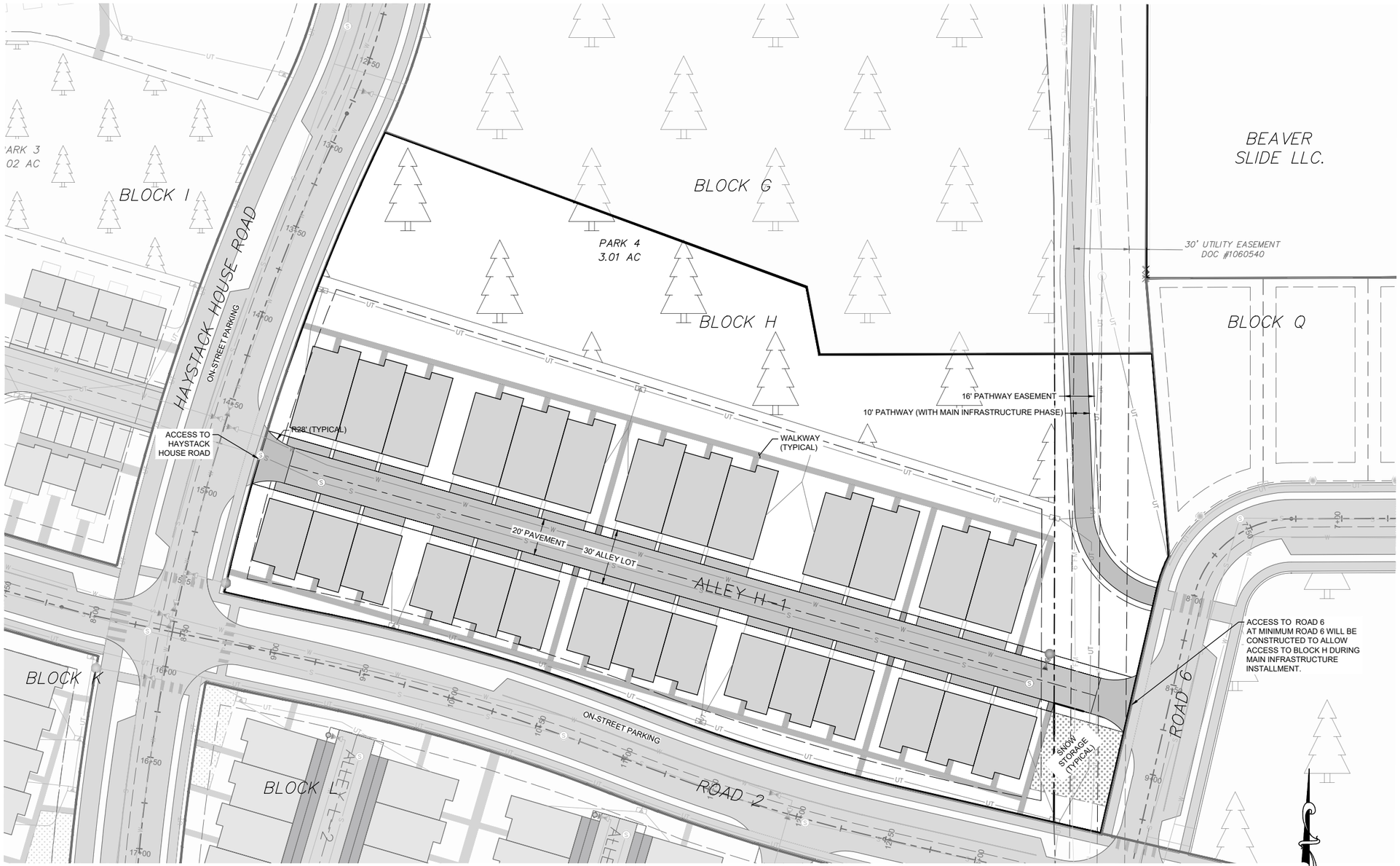

NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C4.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:33am
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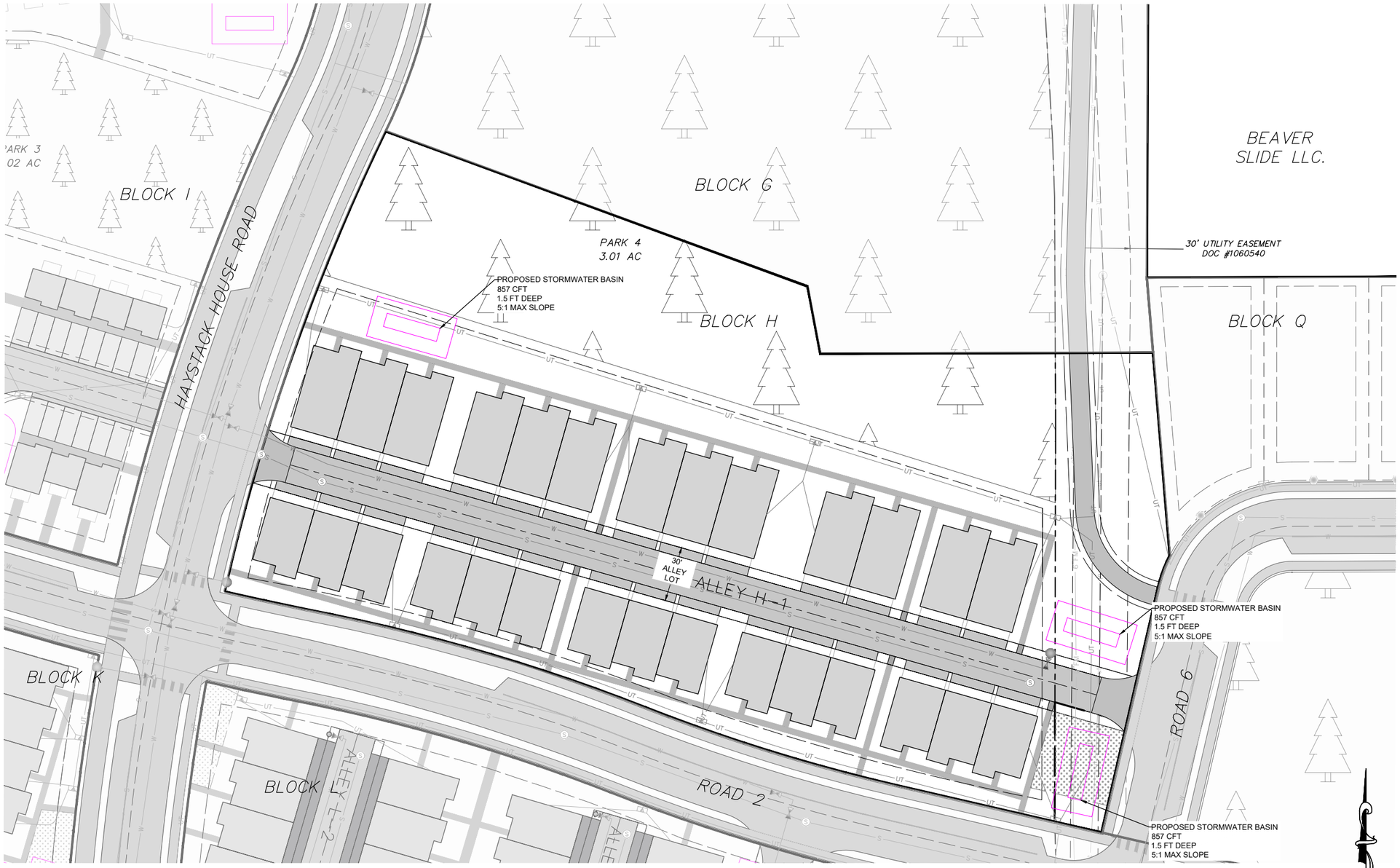

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C5.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:54am
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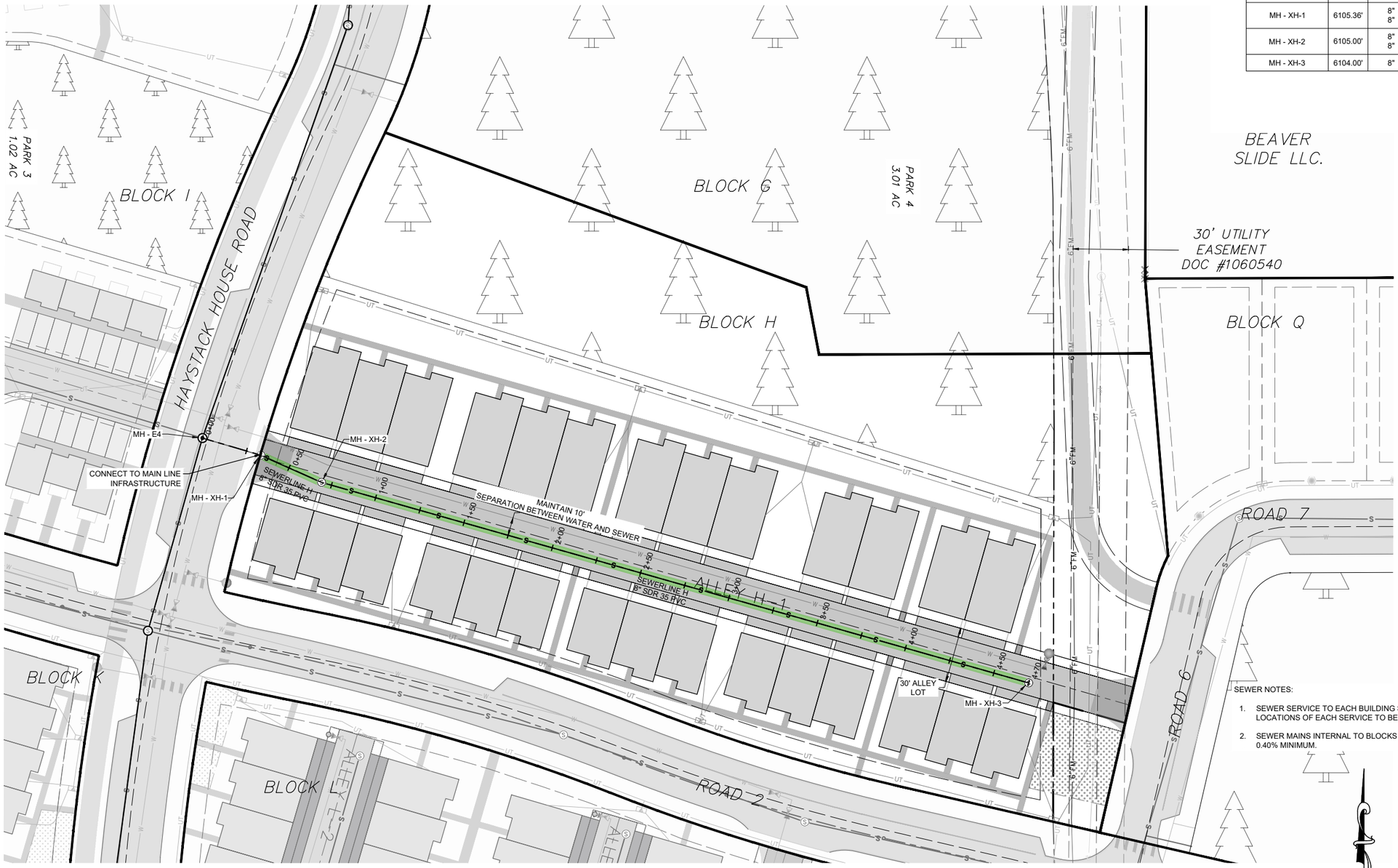
MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XH-1	6105.36'	8" 8"	OUT: 6094.92' IN: 6095.02'
MH - XH-2	6105.00'	8" 8"	OUT: 6095.16' IN: 6095.26'
MH - XH-3	6104.00'	8"	OUT: 6096.85'



SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60
SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C6.0

Ver: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:34am
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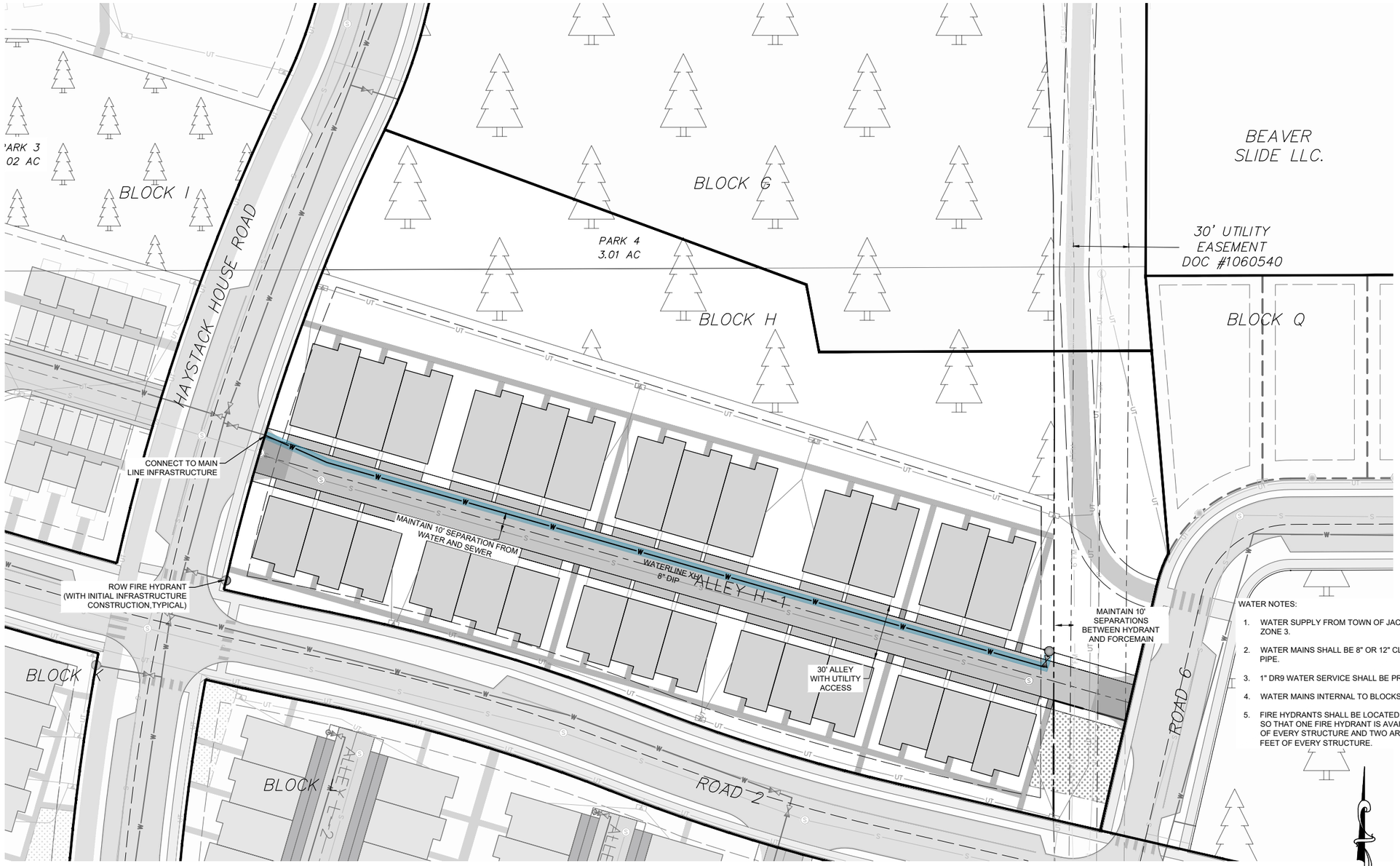

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C7.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:54am
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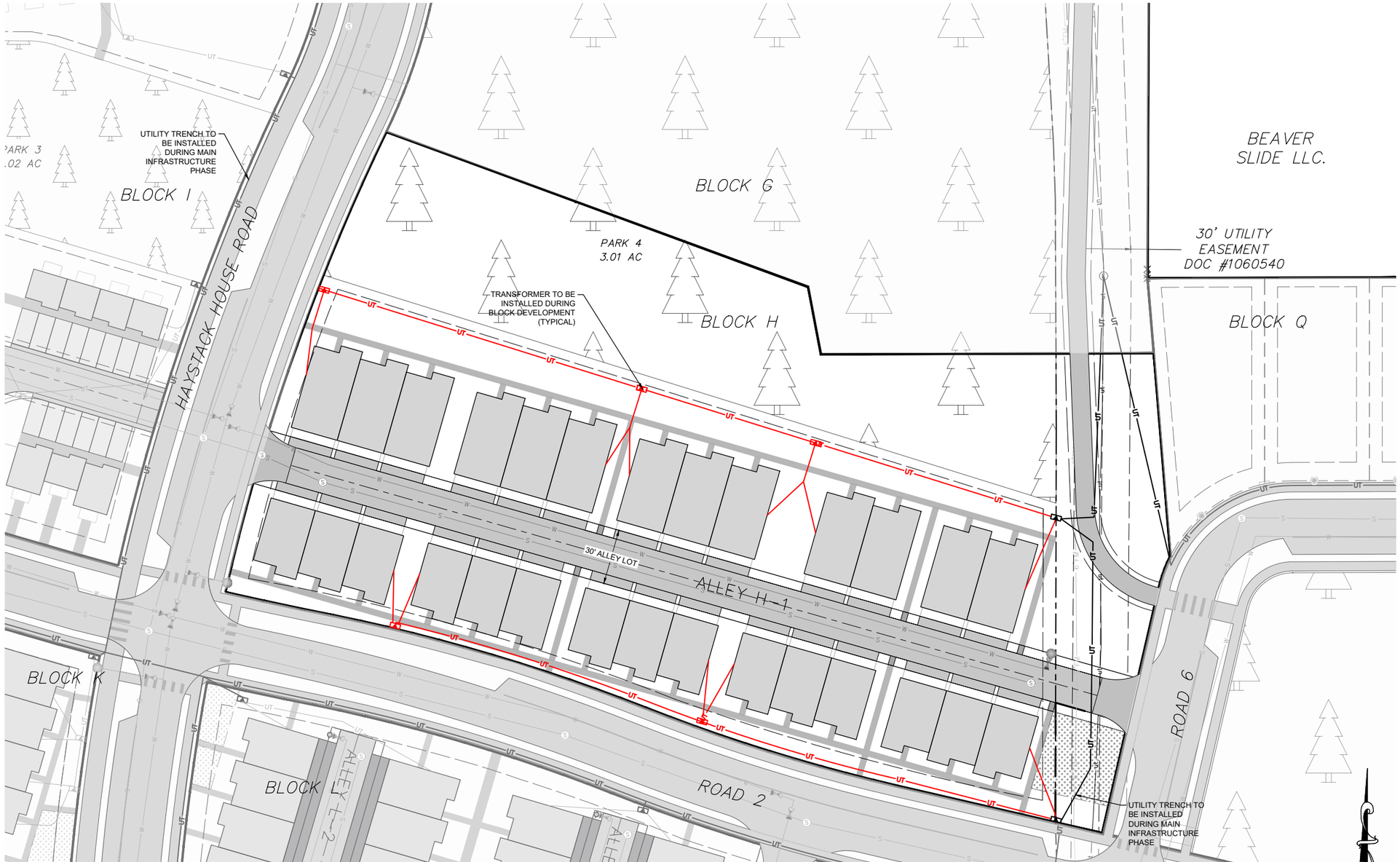

NOTE:

1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C8.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:34am
P:\20\20030\0-JHHR Holdings 1\HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block H\20030 - JHHR - Block H - Cable Utilities.dwg

Exhibit B: Block I Site Plan

General Notes
- Zoning is based on NSP-3 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (64) sixty four units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 4 units / Restricted
Gross Floor Area: 6,400 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 2:
Number of Units/Type: 3 unit / Restricted
Gross Floor Area: 4,800 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 3:
Number of Units/Type: 5 unit / Restricted
Gross Floor Area: 8,000 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 4:
Number of Units/Type: 4 unit / Restricted
Gross Floor Area: 6,400 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 5:
Number of Units/Type: 3 unit / Restricted
Gross Floor Area: 4,200 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Building Type 6:
Number of Units/Type: 2 unit / Restricted
Gross Floor Area: 3,200 sf
# of Bedrooms: 2 and 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (tuck under)

Site Scale Notes
- Snow storage provided on site at greater than 10% required (3,517 sf)

Additional Notes
- For standards and calculations, refer to the Checklists for each block.
- For proposed LSR and plant units locations, refer to the Landscape Plan for each block.

LEGEND			
	BUILDING		SETBACK
	PATH		ALLEY LOT
	ALLEY		SURFACE PARKING
	SNOW STORAGE		GARAGE PARKING
	BLOCK LIMIT		EXISTING UNITS

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

PROJECT TEAM

WORKSHOP COLLABORATIVE

SJA Planning Solutions

26-404
PROJECT NUMBER

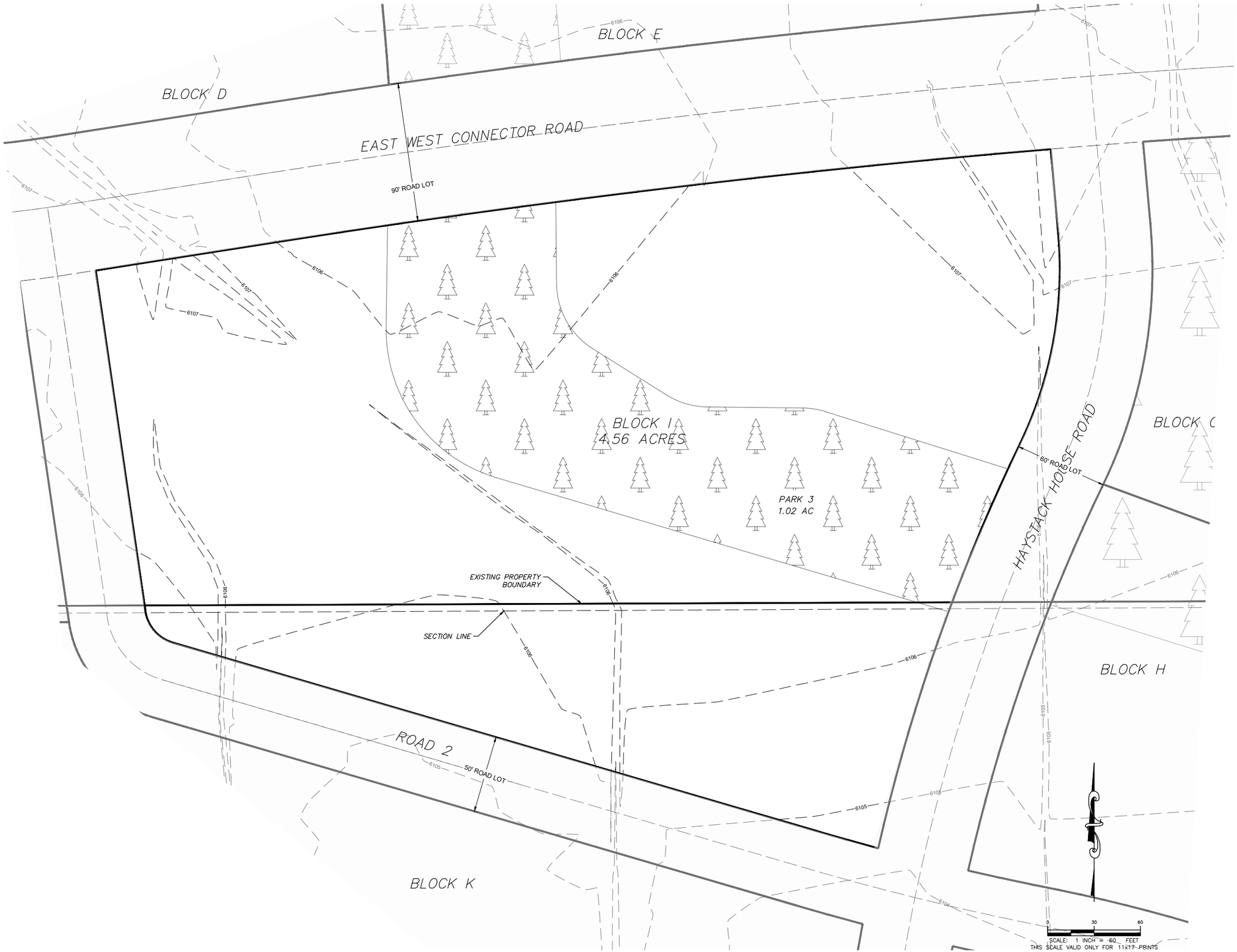
APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK I

A108
SHEET NUMBER

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:37am



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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK I

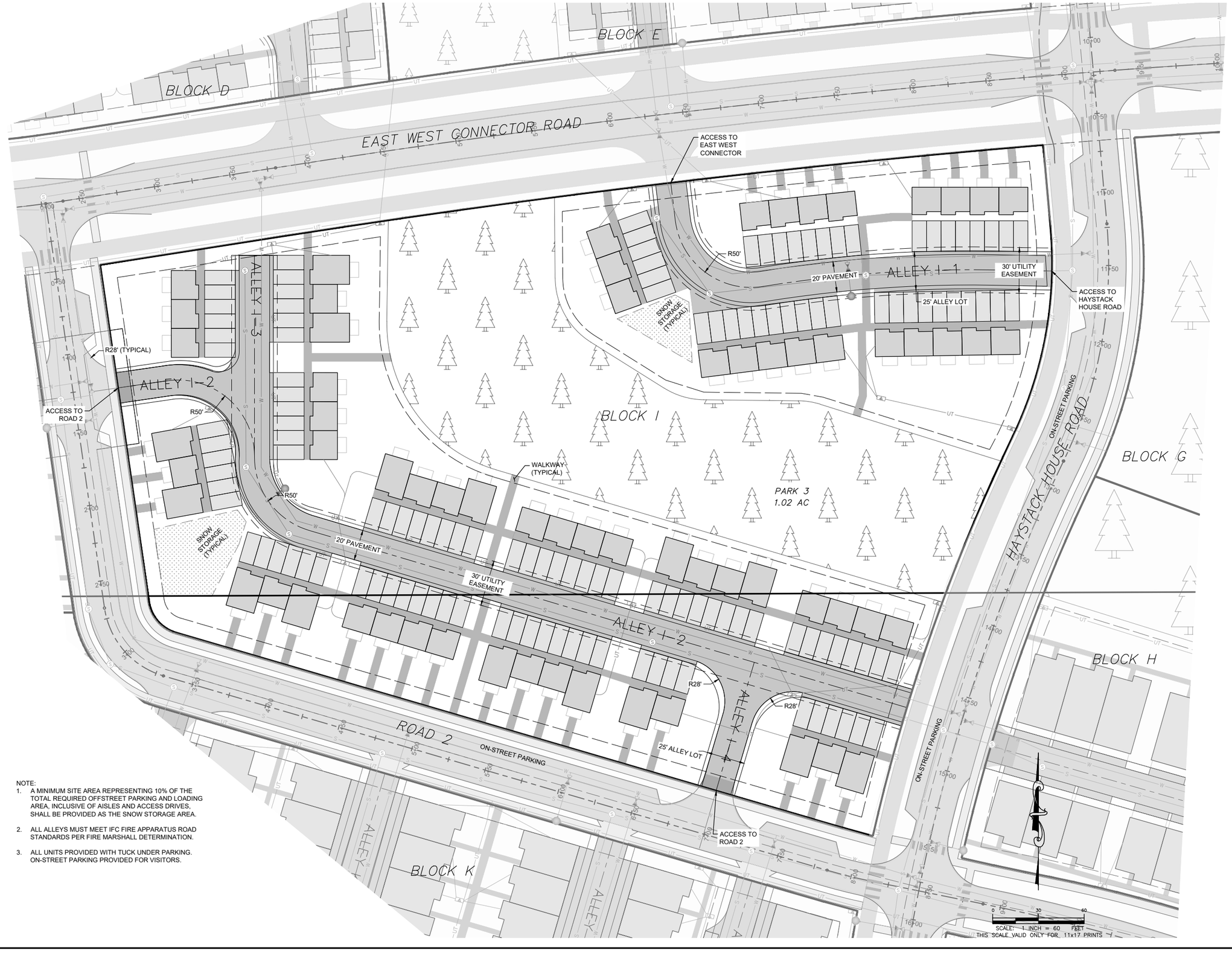
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C2.0

P:\2020\20030-JHHR Holdings- I-HS Road H housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block I\20030 - JHHR - Block I - Existing Conditions.dwg



NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C4.0

Ver: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:37am
P:\2020\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block I\20030 - JHHR - Block I - Roads .dwg

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

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JACKSON HOLE HEREFORD RANCH
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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C5.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:38am
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Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:38am

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XI-1	6106.24'	8" 8"	OUT: 6095.59' IN: 6095.69'
MH - XI-2	6106.31'	8" 8"	OUT: 6096.68' IN: 6096.78'
MH - XI-3	6106.55'	8" 8"	OUT: 6096.99' IN: 6097.09'
MH - XI-4	6106.87'	8"	OUT: 6097.61'
MH - XI-5	6106.79'	8" 8"	OUT: 6096.42' IN: 6096.52'
MH - XI-6	6106.46'	8" 8"	OUT: 6096.93' IN: 6097.03'
MH - XI-7	6100.79'	8"	OUT: 6097.27'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

P:\20\20030\30-JHHR Holdings 1\HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block I\20030 - JHHR - Block I - Sewer.dwg

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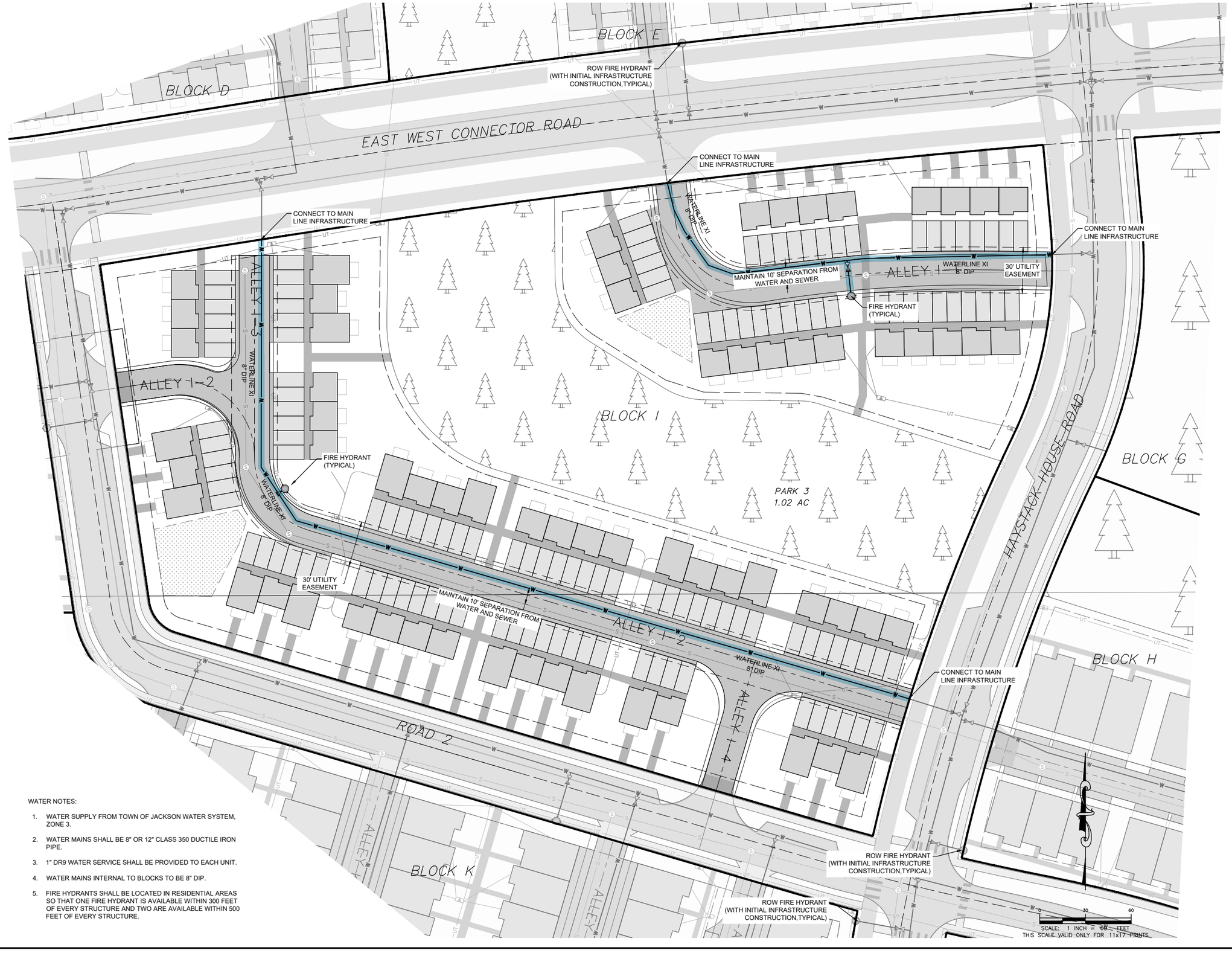
PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C6.0



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C7.0

Ver: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:38am
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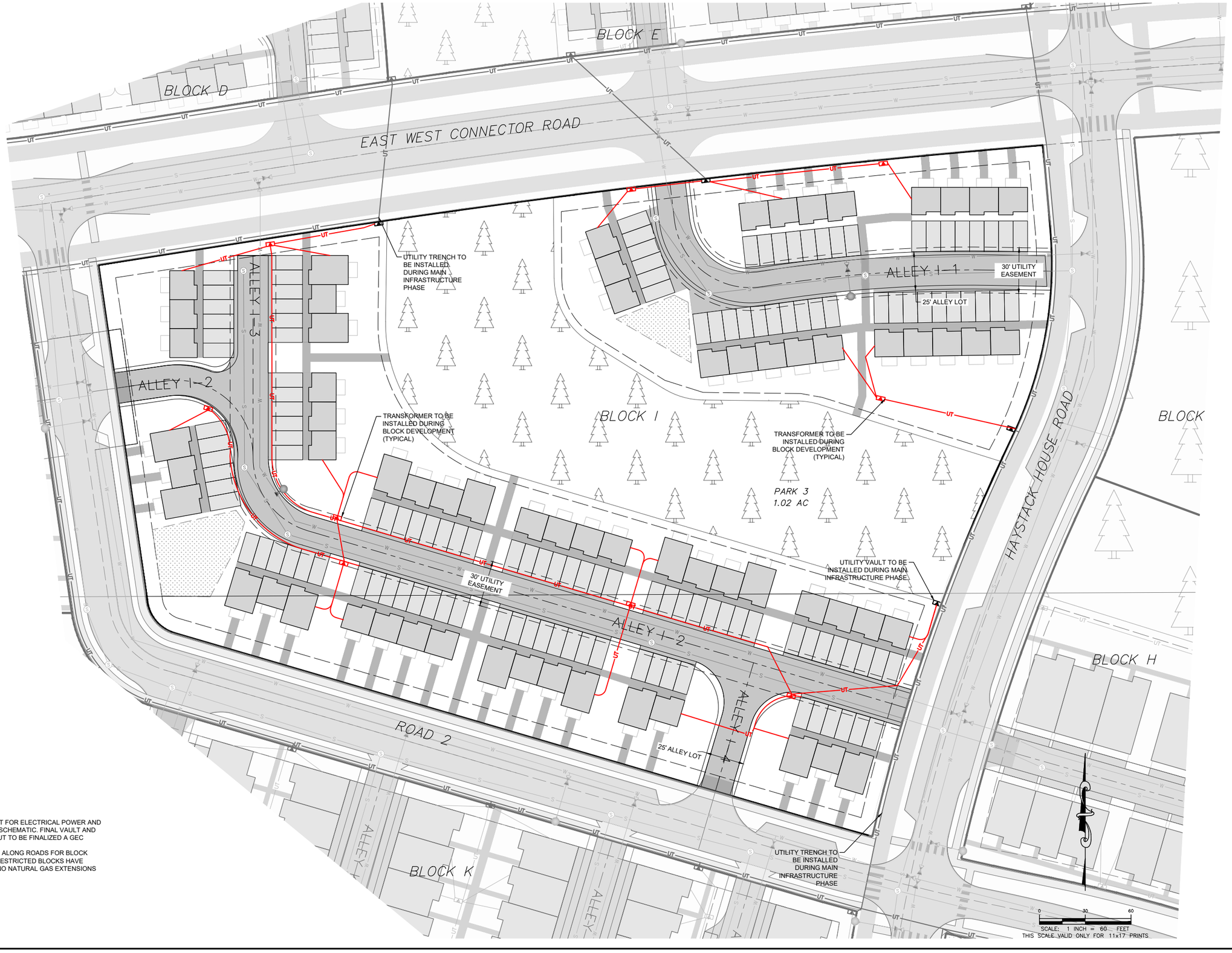

NOTE:

1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C8.0

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Exhibit B: Block J Site Plan

General Notes
- Zoning is based on NSP-2 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (18) eighteen units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 1 unit / Restricted
Gross Floor Area: 2,210 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2:
Number of Units/Type: 2 units/Restricted
Gross Floor Area: 4,420 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (enclosed)

Site Scale Notes
- Surface parking provided for guest spots
- Snow storage provided on site at greater than 10% required (2,347 sf)

Additional Notes
- For proposed LSR and plant units, refer to the Landscape Plan for each block.

LEGEND

	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture
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Pittsburgh, PA 15206
www.evolveea.com

PROJECT TEAM

agrostis, inc.

clb

26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK J

A109
SHEET NUMBER

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BLOCK E

BLOCK I

BLOCK K

EAST WEST CONNECTOR

EXISTING PROPERTY BOUNDARY

PARK 8
1.59 AC

PORTER RANCH SUBDIVISION

90' ROAD LOT

50' ROAD LOT

ROAD 2

LOG CABIN CLUB ROAD

BLOCK J
2.78 ACRES

EXISTING IRRIGATION WELL, AND PIVOT EQUIPMENT

10' WIDE BUS STOP EASEMENT DOC #1060535

52' WIDE NATURAL VEGETATION BUFFER EASEMENT DOC #1060531

SOUTH PARK LOOP ROAD

6104 6105 6106 6107 6108

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\20020\20030-JHHR Hidalgo, I-HS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block J\20030 - JHHR - Block J - Existing Conditions.dwg

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

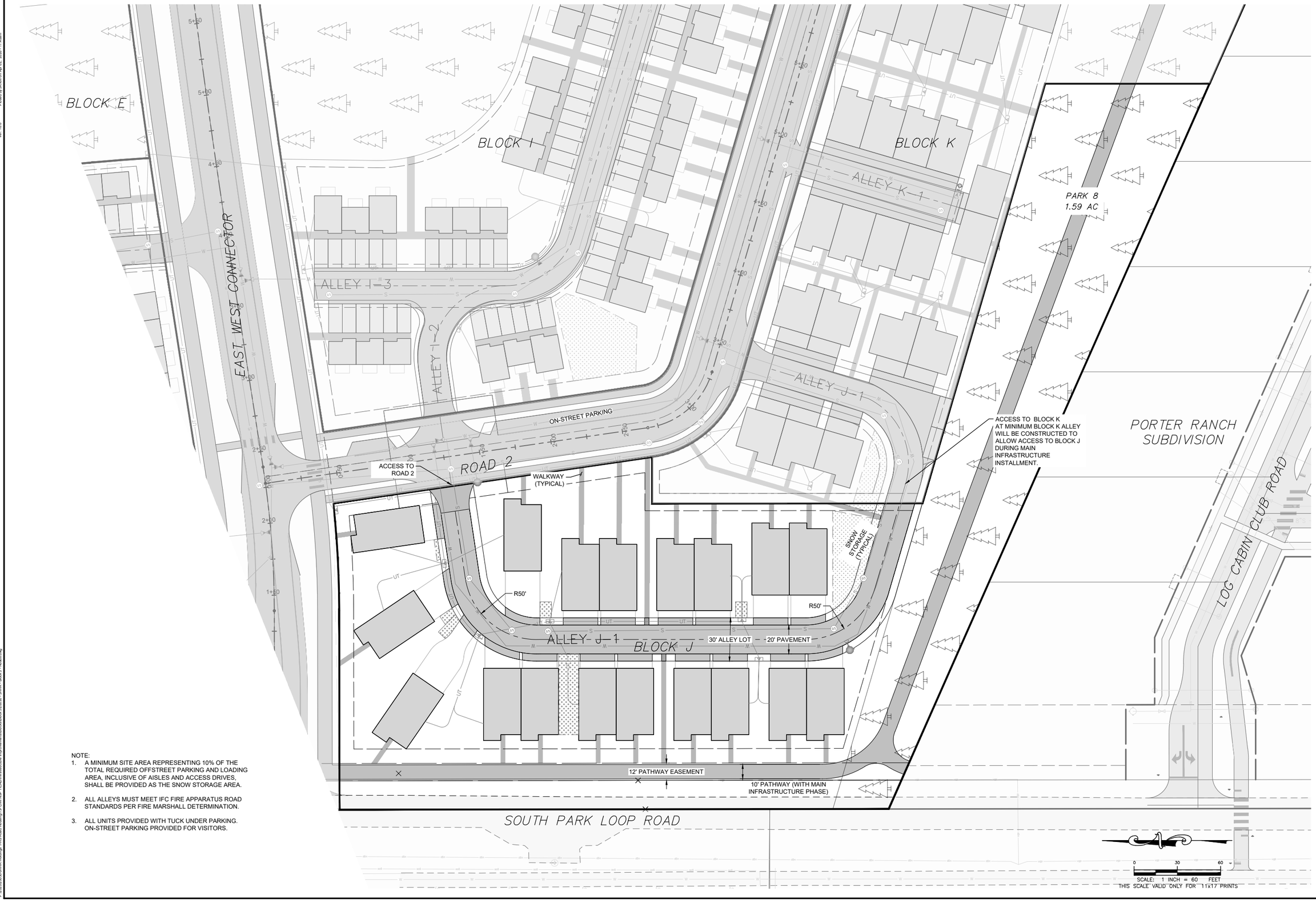
SHEET TITLE:
EXISTING CONDITIONS
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C2.0



NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C4.0

Ver. 18.0
Plotted by JKnot on Apr 02, 2026 - 11:49am
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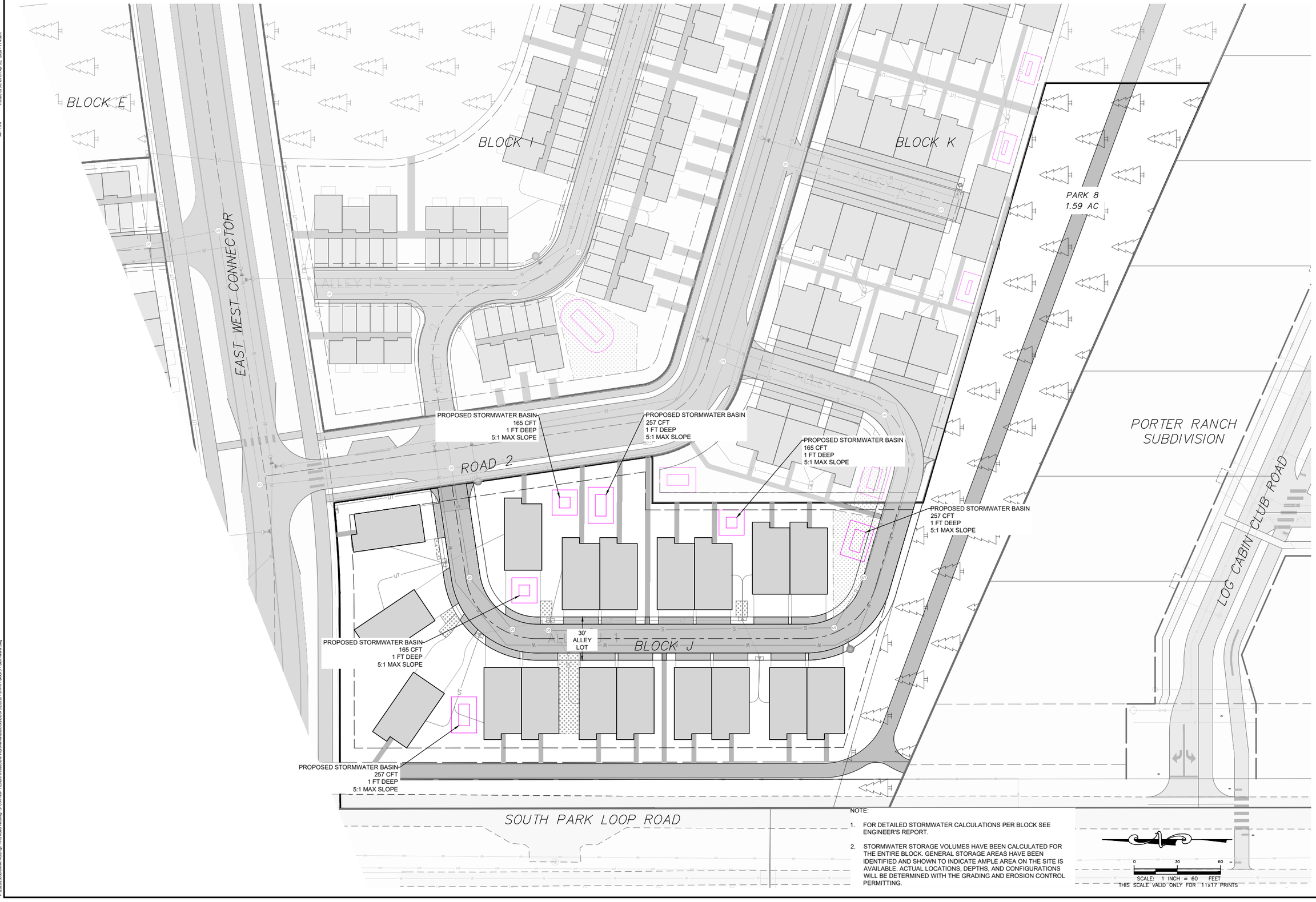

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C5.0

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Ver: 18.0
Plotted by JKnott on Apr 02, 2026 - 11:41am

BLOCK E

BLOCK I

BLOCK K

ALLEY I-3

ALLEY I-2

ALLEY K-1

ALLEY J-1

EAST WEST CONNECTOR

ROAD 2

SEWERLINE K

SEWERLINE K
8" SDR 35 PVC

INITIAL INFRASTRUCTURE CONSTRUCTION

CONNECT TO MAIN LINE INFRASTRUCTURE

MH - K7

CONNECT TO MAIN LINE INFRASTRUCTURE

SEWERLINE XJ
8" SDR 35 PVC

MH - XJ-1

MH - XJ-3

MH - XJ-2

MH - XJ-4

MH - XJ-5

30' ALLEY LOT

ALLEY J-1

BLOCK J

MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER

PARK 8
1.59 AC

PORTER RANCH SUBDIVISION

LOG CABIN CLUB ROAD

SOUTH PARK LOOP ROAD

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XJ-1	6105.62'	8" 8"	OUT: 6098.21' IN: 6098.31'
MH - XJ-2	6105.83'	8"	OUT: 6098.50'
MH - XJ-3	6105.72'	8"	OUT: 6099.00'
MH - XJ-4	6104.64'	8" 8"	OUT: 6098.11' IN: 6098.21'
MH - XJ-5	6104.26'	8" 8"	OUT: 6097.85' IN: 6097.95'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

SCALE: 1 INCH = 60 FEET
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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C6.0

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Ver. 18.0
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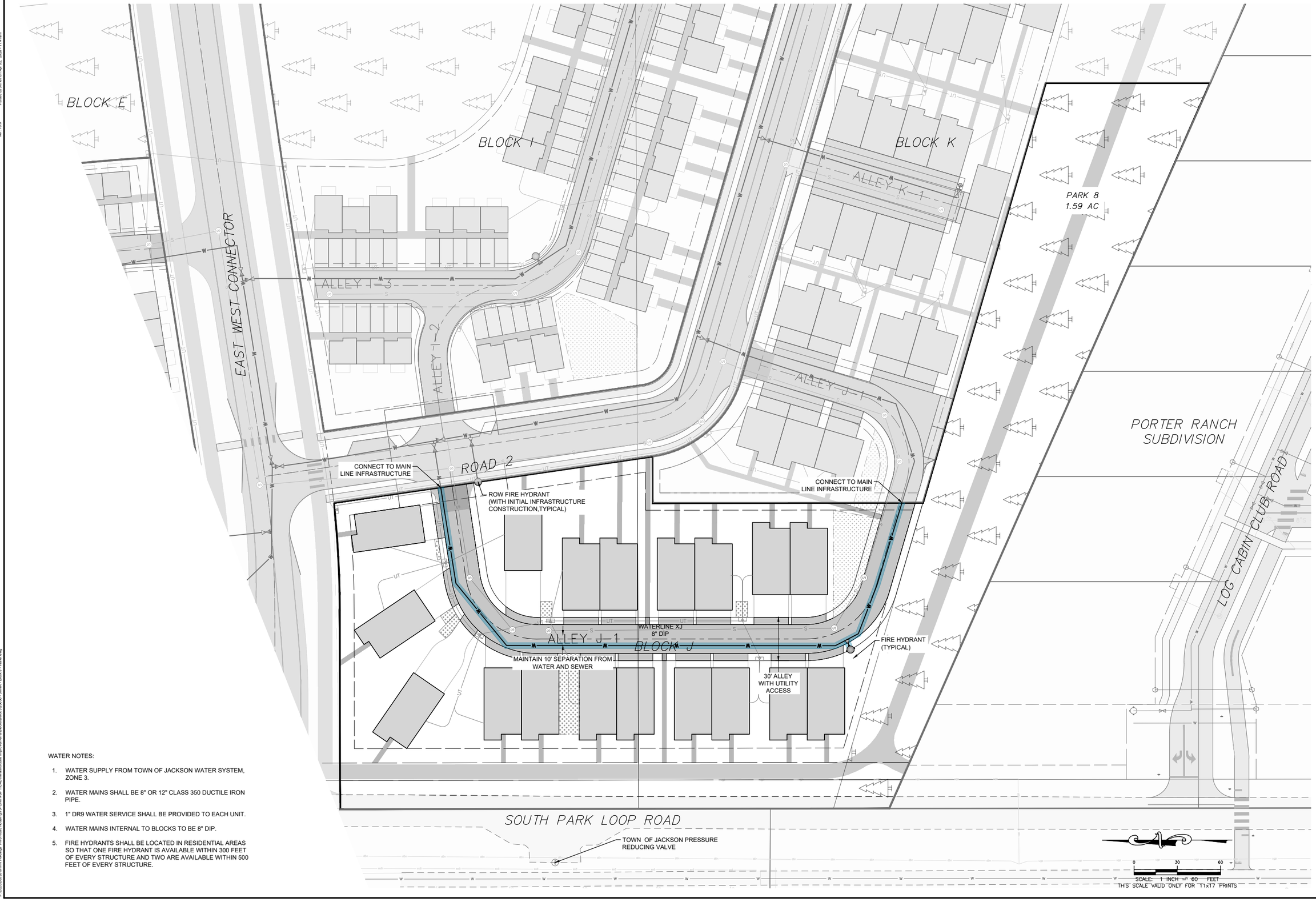

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C7.0

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BLOCK E

BLOCK I

BLOCK K

ALLEY I–3

ALLEY I–2

ALLEY K–1

ALLEY J–1

PA B
1.5 AC

PORTER RANCH SUBDIVISION

LOG CABIN CLUB ROAD

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

UTILITY VAULT TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

30' ALLEY LOT

TRANSFORMER TO BE INSTALLED DURING BLOCK DEVELOPMENT (TYPICAL)

ALLEY J–1

BLOCK J

SOUTH PARK LOOP ROAD

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C8.0

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Exhibit B: Block K Site Plan

General Notes
- Zoning is based on NSP-2 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (32) thirty two units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 3 units / Unrestricted
Gross Floor Area: 5,976 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2:
Number of Units/Type: 2 units/Unrestricted
Gross Floor Area: 3,984 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (enclosed)

Buildings Type 3:
Number of Units/Type: 4 units/Unrestricted
Gross Floor Area: 6,912 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (enclosed)

Building Type 4:
Number of Units/Type: 2 units/Unrestricted
Gross Floor Area: 3,160 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (1 enclosed, 1 surface)

Buildings Type 5:
Number of Units/Type: 1 unit/Unrestricted
Gross Floor Area: 1,610 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (enclosed)

Site Scale Notes
- Surface parking provided for guest spots
- Snow storage provided on site at greater than 10% required (2,069 sf)

Additional Notes
- For proposed LSR and plant units, refer to the Landscape Plan for each block.

LEGEND			
	BUILDING		SETBACK
	PATH		ALLEY LOT
	ALLEY		SURFACE PARKING
	SNOW STORAGE		GARAGE PARKING
	BLOCK LIMIT		EXISTING UNITS

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

26-404
PROJECT NUMBER

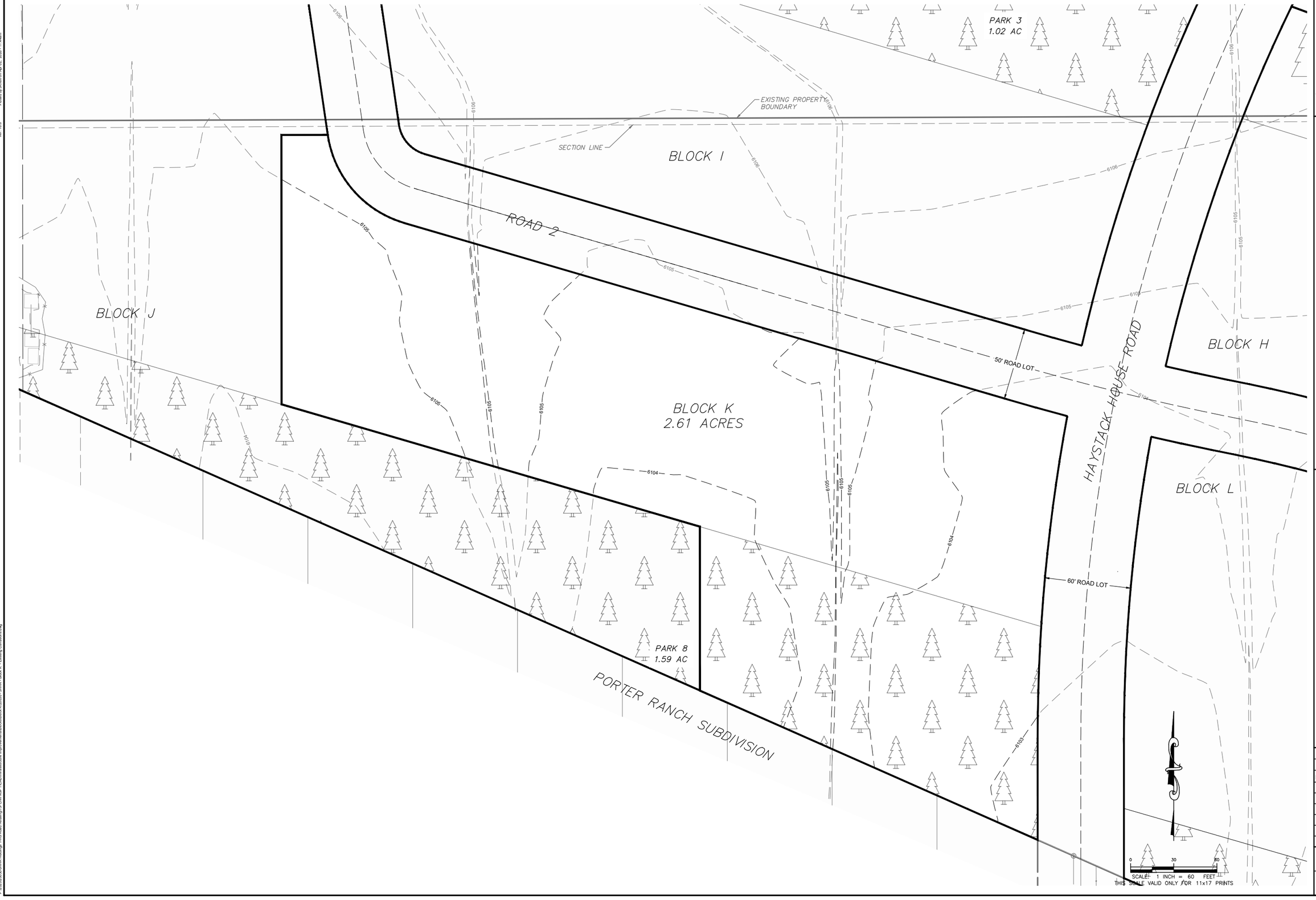
APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK K

A110
SHEET NUMBER

Ver: 18.0
Plotted by JKnott on Apr 02, 2026 - 11:44am



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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C2.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block K\20030 - JHHR - Block K - Existing Conditions.dwg

NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C4.0

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Ver - 18.0

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C5.0

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MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XK-1	6104.74'	8" 8"	OUT: 6097.20' IN: 6097.30'
MH - XK-2	6104.51'	8" 8"	OUT: 6097.42' IN: 6097.52'
MH - XK-3	6104.59'	8"	OUT: 6096.51'
MH - XK-4	6104.29'	8"	OUT: 6095.80'
MH - XK-5	6104.22'	8"	OUT: 6095.34'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C6.0

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Ver: 18.0
Plotted by JKnott on Apr 02, 2026 - 11:48am

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C7.0

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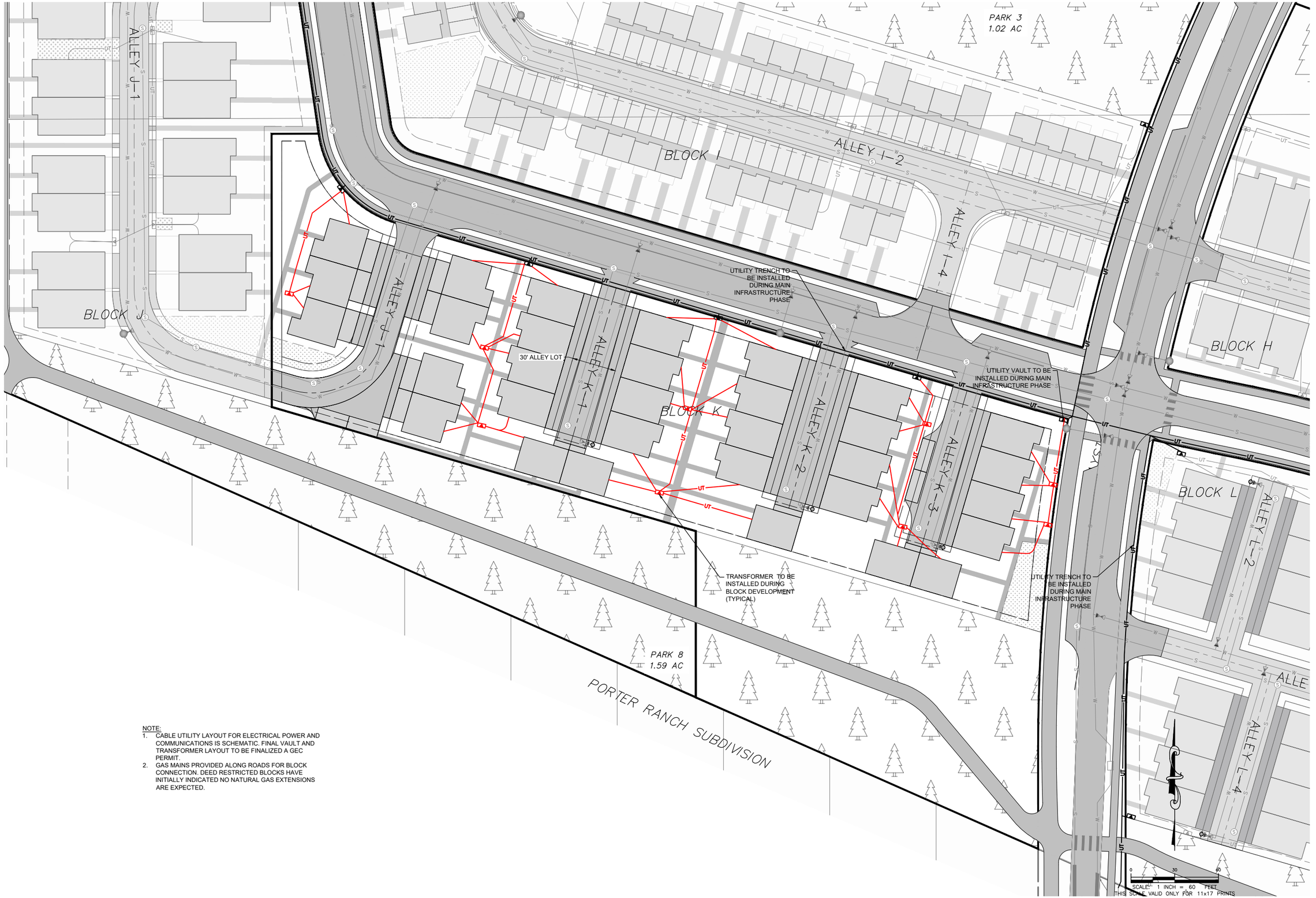

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

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JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C8.0

P:\20\20030\30-JHHR Hastings I-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block K\20303 - JHHR - Block K - Cable Utilities.dwg

Exhibit B: Block L Site Plan

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

General Notes
- Zoning is based on NSP-2 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (32) thirty two units units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 4 units / Unrestricted
Gross Floor Area: 7,300 sf
# of Bedrooms: 3 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2:
Number of Units/Type: 1 unit /Unrestricted
Gross Floor Area: 1,620 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (surface)

Buildings Type 3:
Number of Units/Type: 1 unit/ Unrestricted
Gross Floor Area: 2,430 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (enclosed)

Site Scale Notes
- Surface parking provided for guest spots
- Snow storage provided on site at greater than 10% required (3,006 sf)

Additional Notes
- For proposed LSR and plant units, refer to the Landscape Plan for each block.

LEGEND	
	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

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26-404
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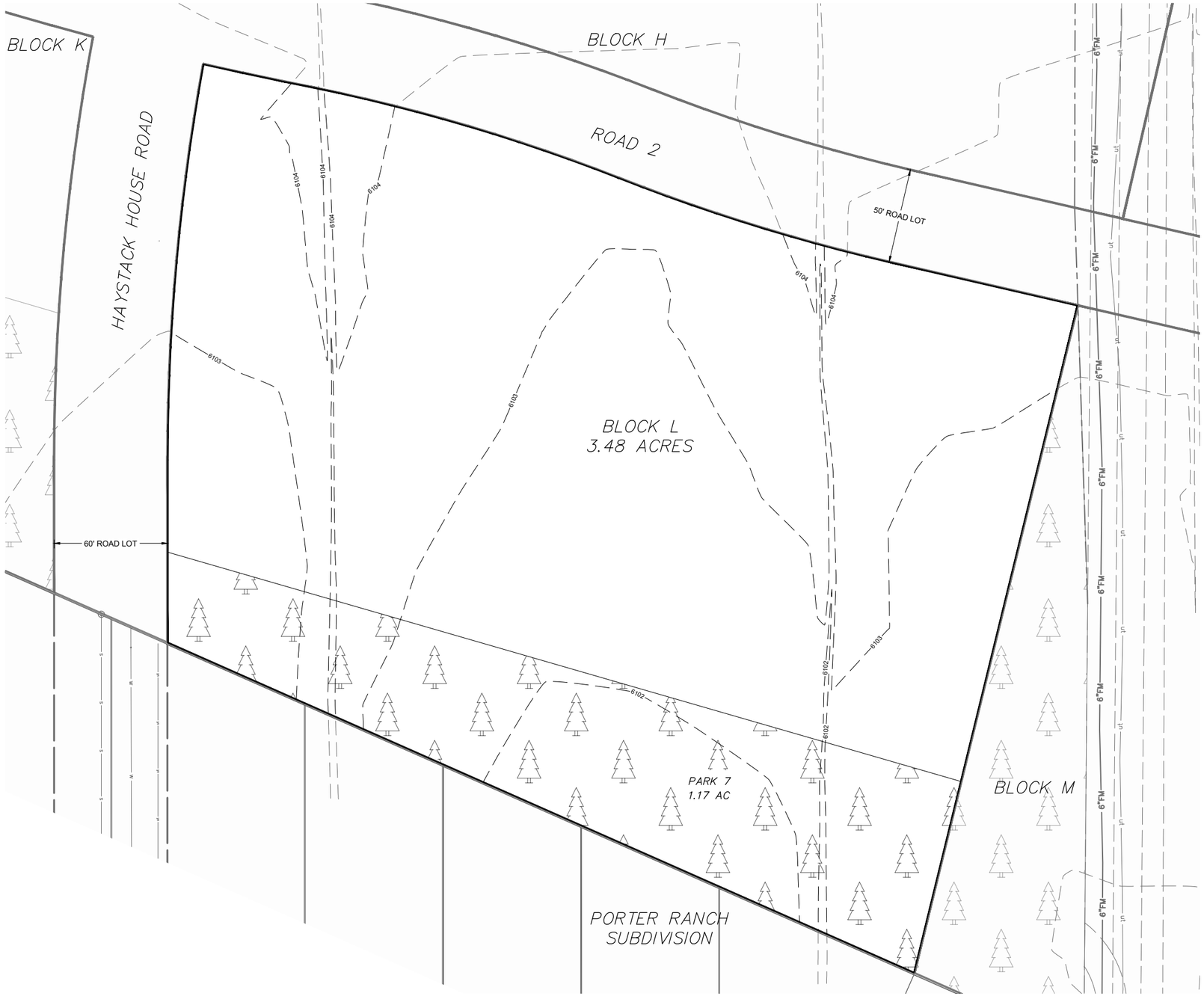
APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK L

A111
SHEET NUMBER

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:48am



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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
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PROJECT NUMBER
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SHEET
L C4.0

P:\20\20030\Jk\HR Holdings 1-HS Road Housing\13 Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Roads.dwg

Ver.: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:49am

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\20\20030\00-JHHR Holdings, LHS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Stormwater.dwg

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C5.0

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XL-1	6103.52'	8" 8" 8"	OUT: 6094.27' IN: 6094.37' IN: 6094.37'
MH - XL-2	6103.80'	8" 8" 8"	OUT: 6094.52' IN: 6094.62' IN: 6094.62'
MH - XL-3	6102.70'	8" 8" 8"	OUT: 6095.08' IN: 6095.18' IN: 6095.18'
MH - XL-4	6102.83'	8" 8"	OUT: 6095.50' IN: 6095.60'
MH - XL-5	6103.29'	8" 8" 8"	OUT: 6095.92' IN: 6096.02' IN: 6096.02'
MH - XL-6	6102.87'	8"	OUT: 6096.23'
MH - XL-7	6103.30'	8"	OUT: 6096.39'
MH - XL-8	6103.05'	8"	OUT: 6095.67'
MH - XL-9	6103.02'	8"	OUT: 6095.04'
MH - XL-10	6104.19'	8"	OUT: 6094.86'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C6.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:59am
P:\20\20030\00-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Sewer.dwg

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK L

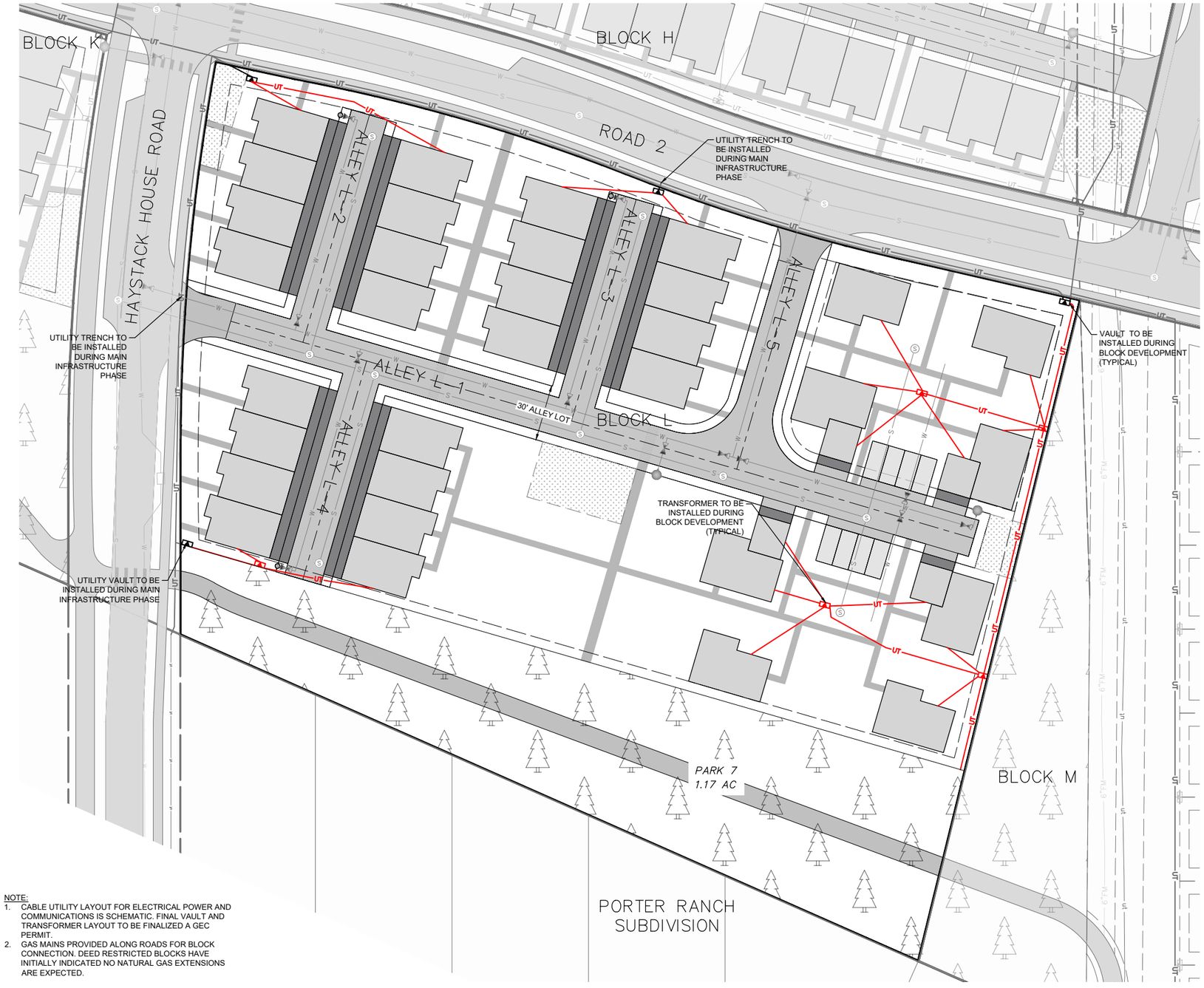
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C7.0

Ver: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:50am
P:\20\20030\00-JHHR Holdings, I\HS Road Housing\13-Civil NSP I\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Water.dwg

Ver: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:50am



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C8.0

P:\20\20030-JHHR Holdings 1\HS Road Housing\13 Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Cable Utilities.dwg

Exhibit B: Block M Site Plan

General Notes
- Zoning is based on NSP-1 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Lot Notes:
A total of (13) thirteen unrestricted single-family lots are provided. Out of which (4) four are suburban lots.

Lot sizes are called out on the site plan.

Additional Notes
- Additional standards for NSP-1 Unrestricted lots will be reviewed at the Building Permit review.

LEGEND	
	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture

224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206

www.evolveea.com

26-404
PROJECT NUMBER

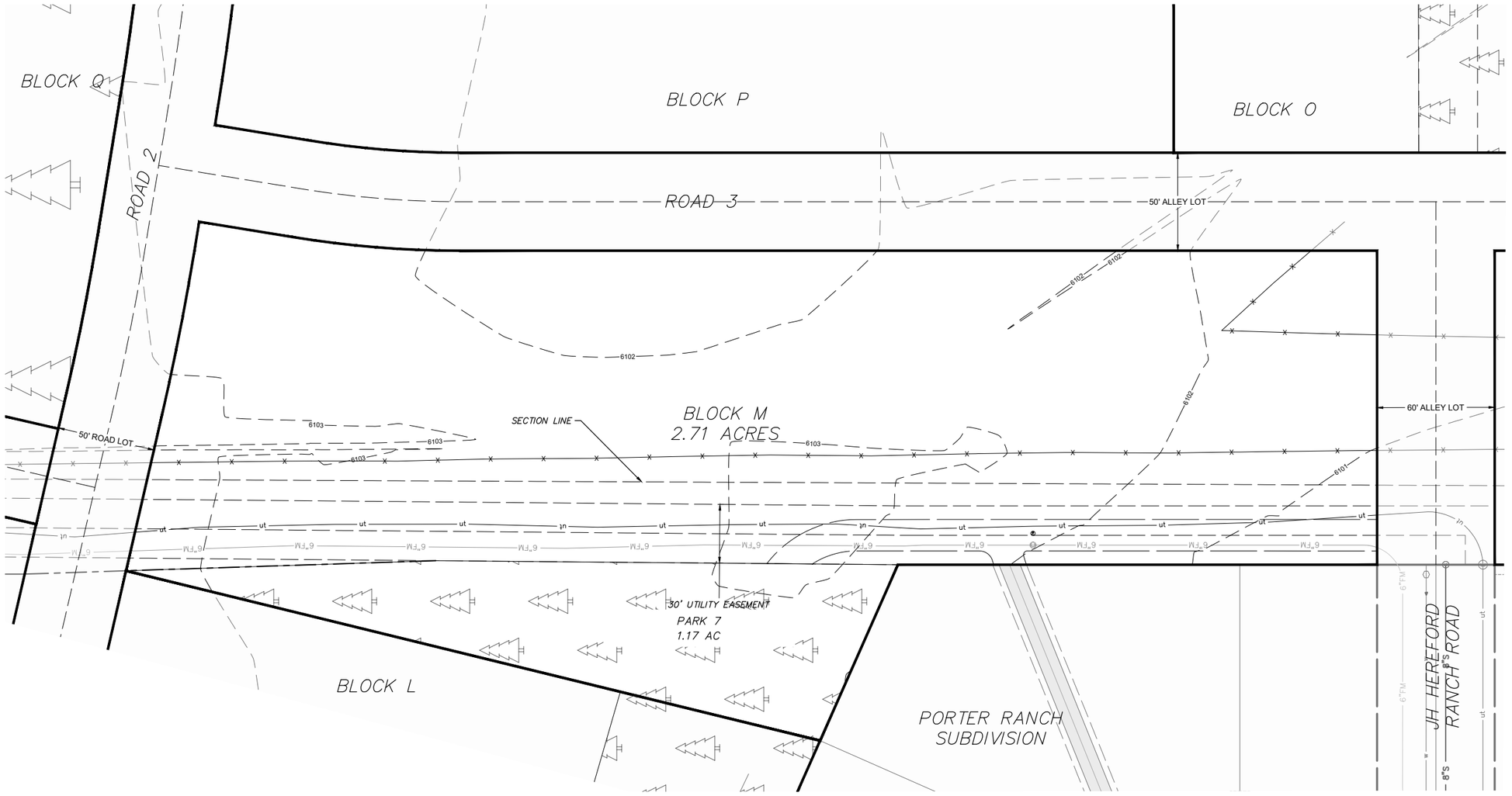
APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK M

A112
SHEET NUMBER

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:51am



0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

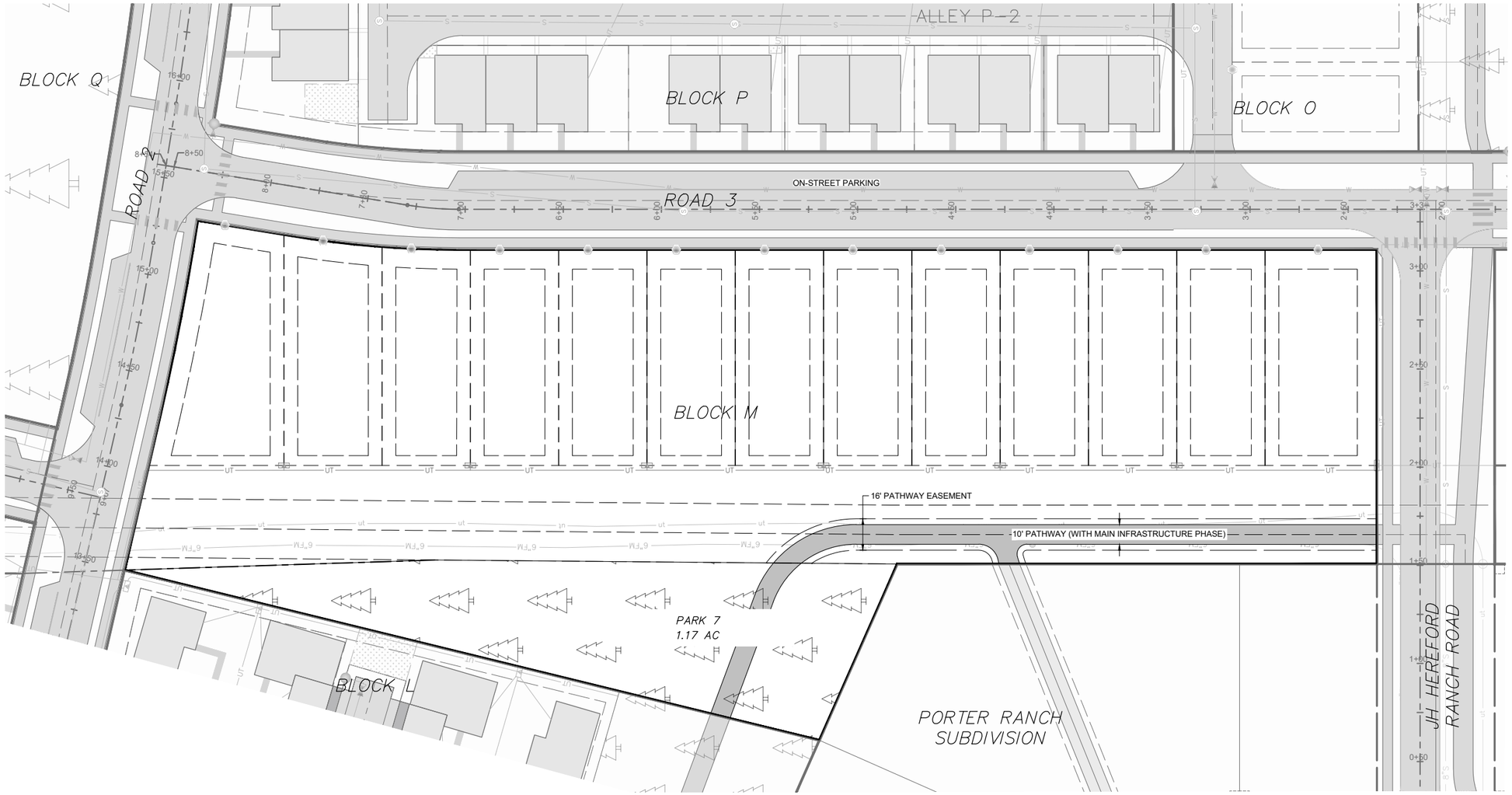
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C2.0

P:\20\20030\JHHR Holdings, LHS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Existing Conditions.dwg

Ver: 18.0
Plotted by JKnott on Apr 02, 2026 - 11:51am



NOTES:
1. ON STREET PARKING IS NOT REQUIRED IN NSP-1 AND NO ON STREET PARKING IS PROVIDED FOR BLOCK M. ON STREET PARKING SHOWN IS PROVIDED FOR BLOCK P.
2. SNOW STORAGE INTERNAL TO BLOCK M WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
3. ROAD 3 WITH ACCESS TO BLOCK M LOTS WILL BE CONSTRUCTED DURING MAIN INFRASTRUCTURE CONSTRUCTION.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

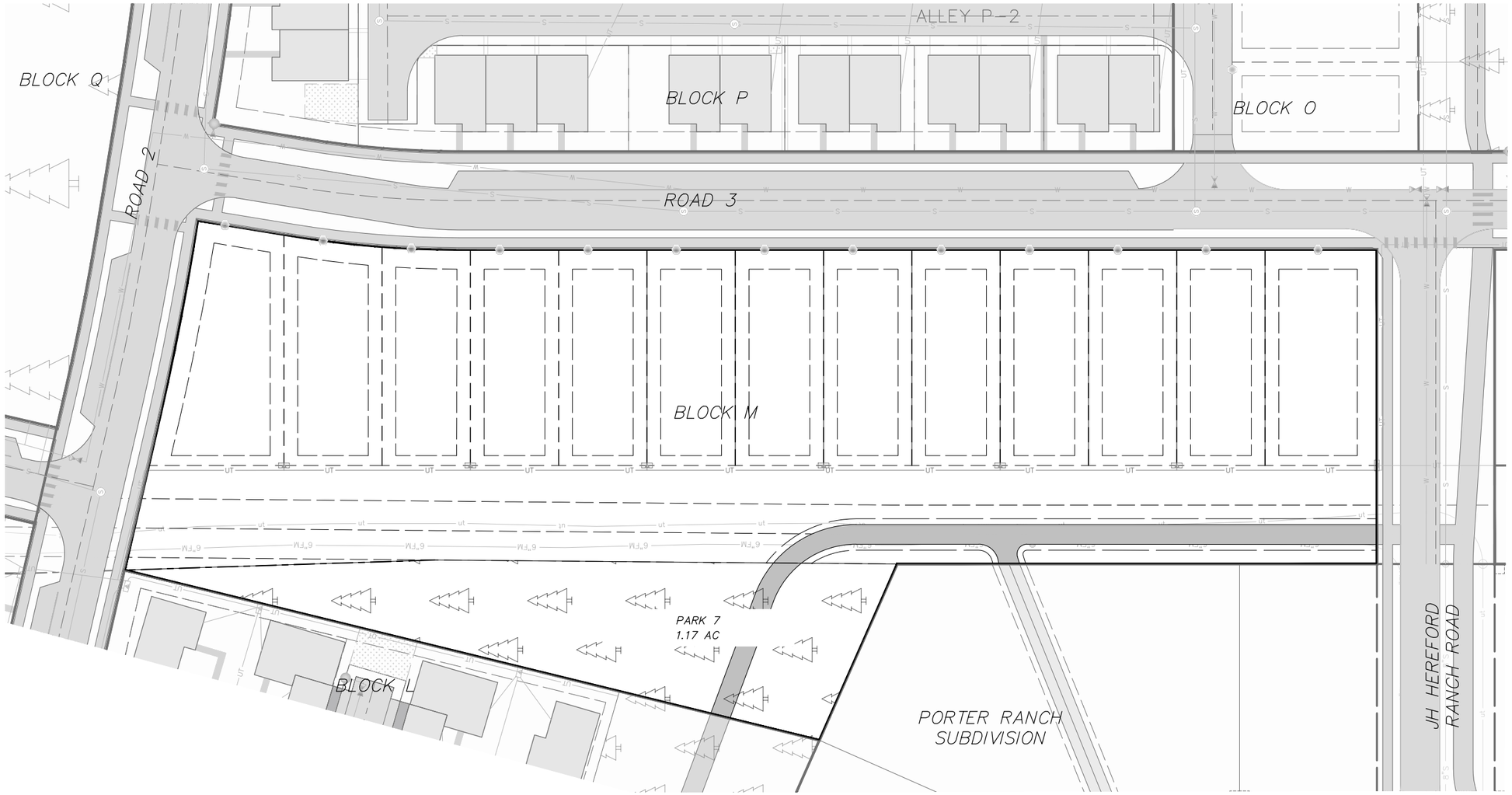
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C4.0

P:\20\20030\30-JHHR Holdings I-II\5 Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Roads.dwg

Ver - 18.0
Plotted by JKnott on Apr 02, 2026 - 11:52am



NOTES:

1. STORMWATER DRAINAGE AND STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
2. STORMWATER FROM ROADS WILL BE CONTAINED IN BUFFER BETWEEN ROADS AND SIDEWALK.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

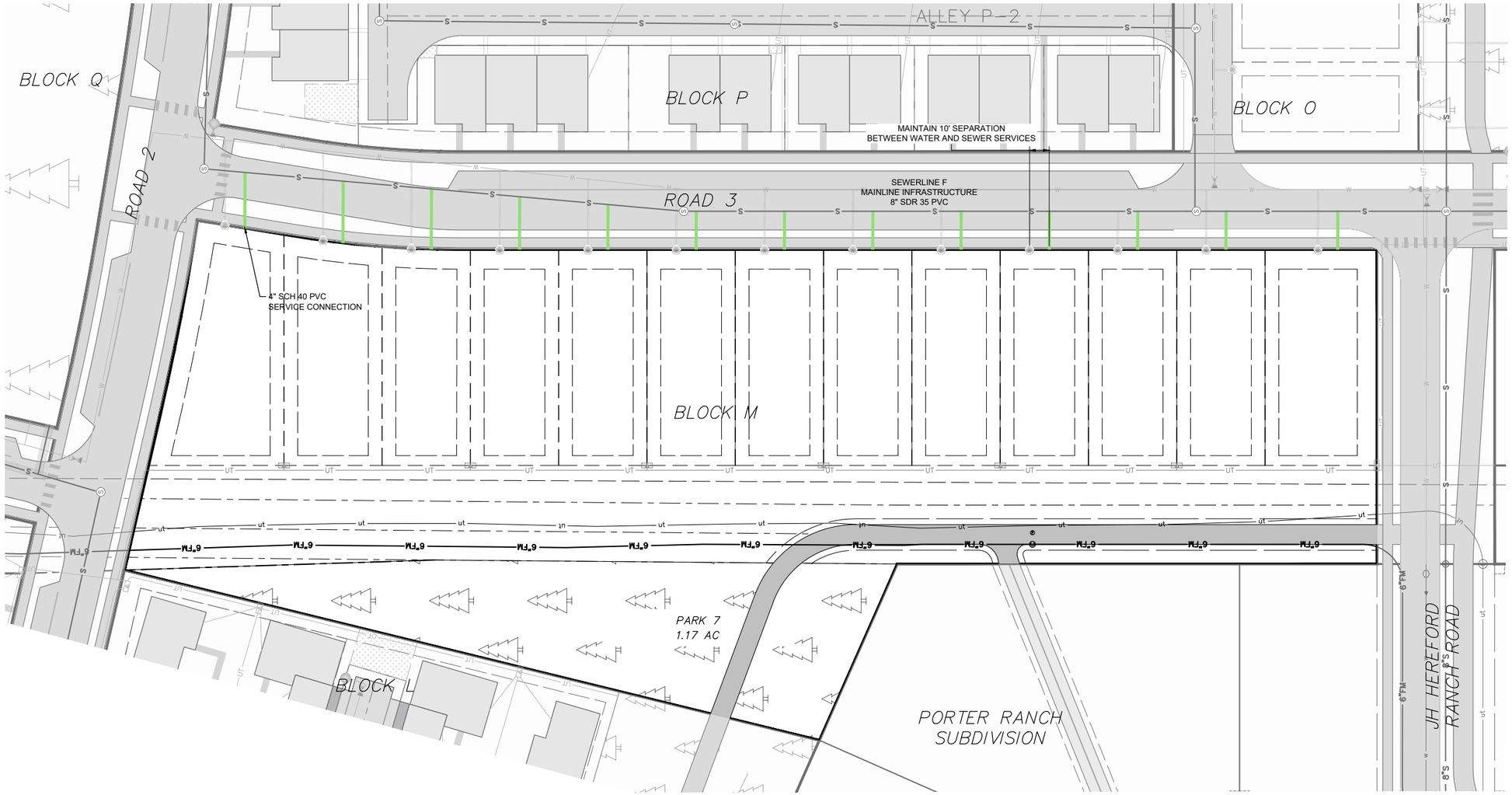
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C5.0

P:\20\20030\30-JHHR Holdings I-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Stormwater.dwg

Ver: 18.0
Plotted by JKnot on Apr 02, 2026 - 11:52am



SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40%

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK M

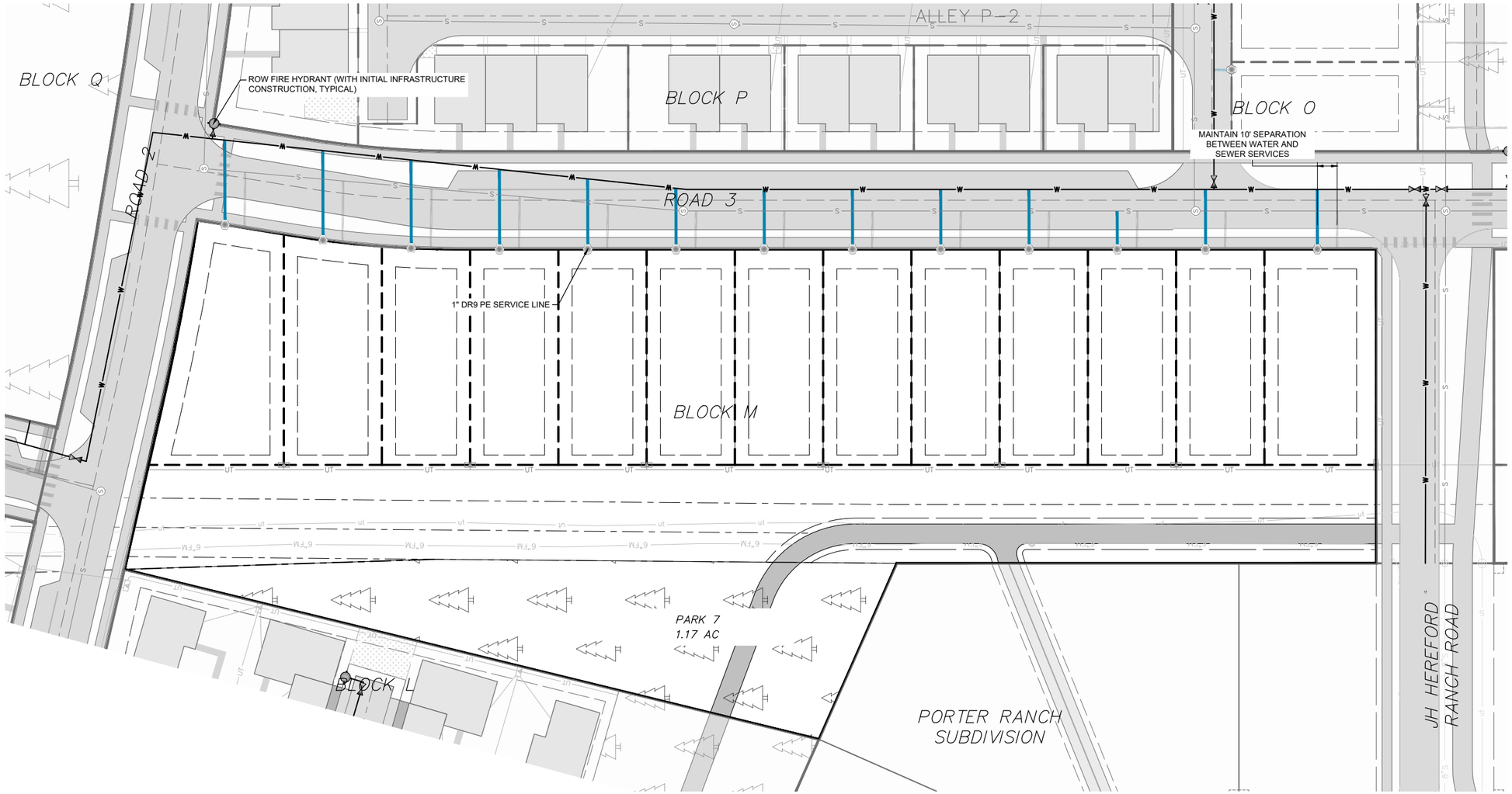
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C6.0

P:\20\20030\30-JHHR Holdings I-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Sewer.dwg

Ver - 19.0
Plotted by JKnott on Apr 02, 2026 - 11:52am



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH LOT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

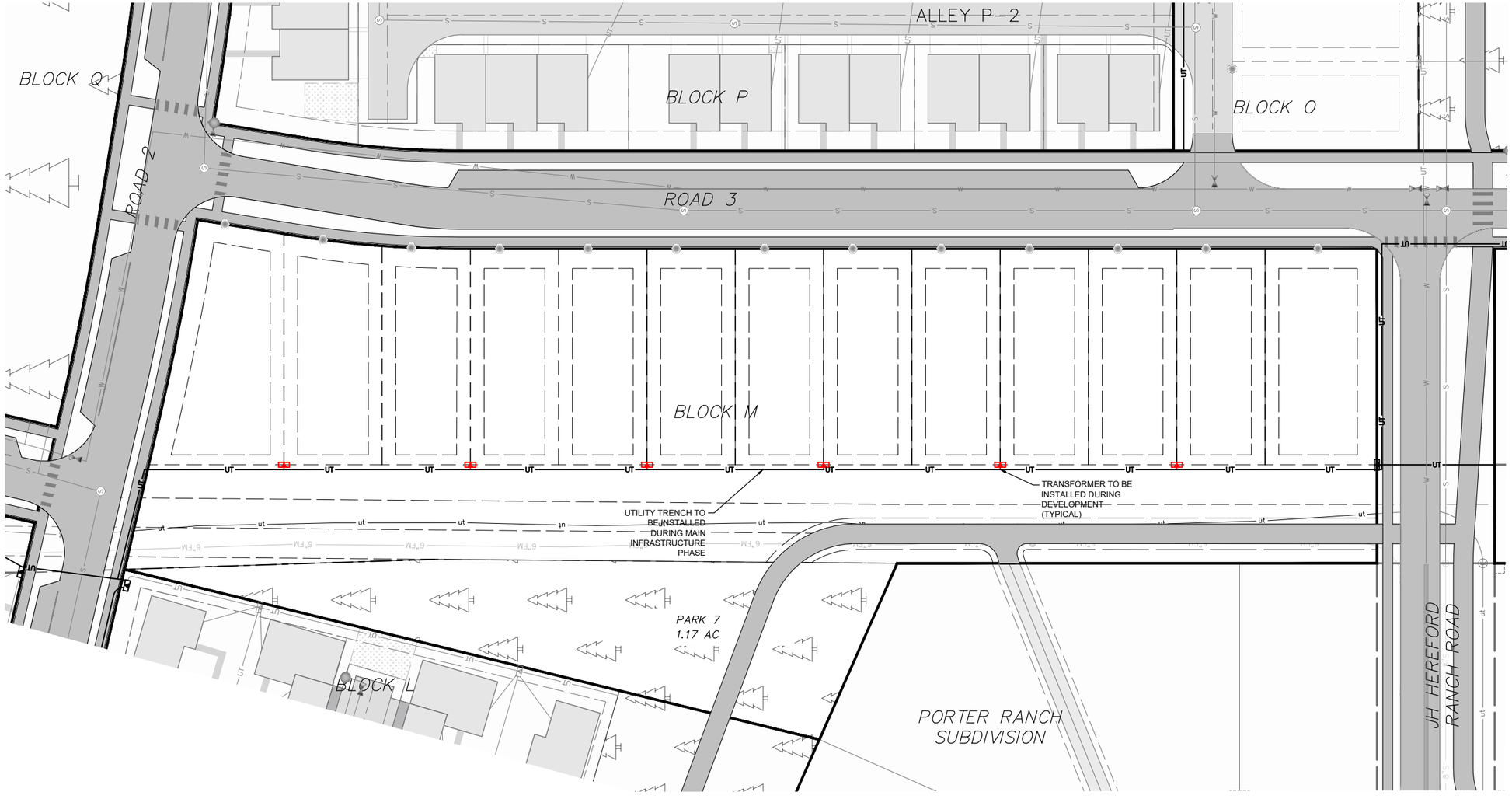
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C7.0

P:\20030\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Water.dwg

Ver.: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:52am



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

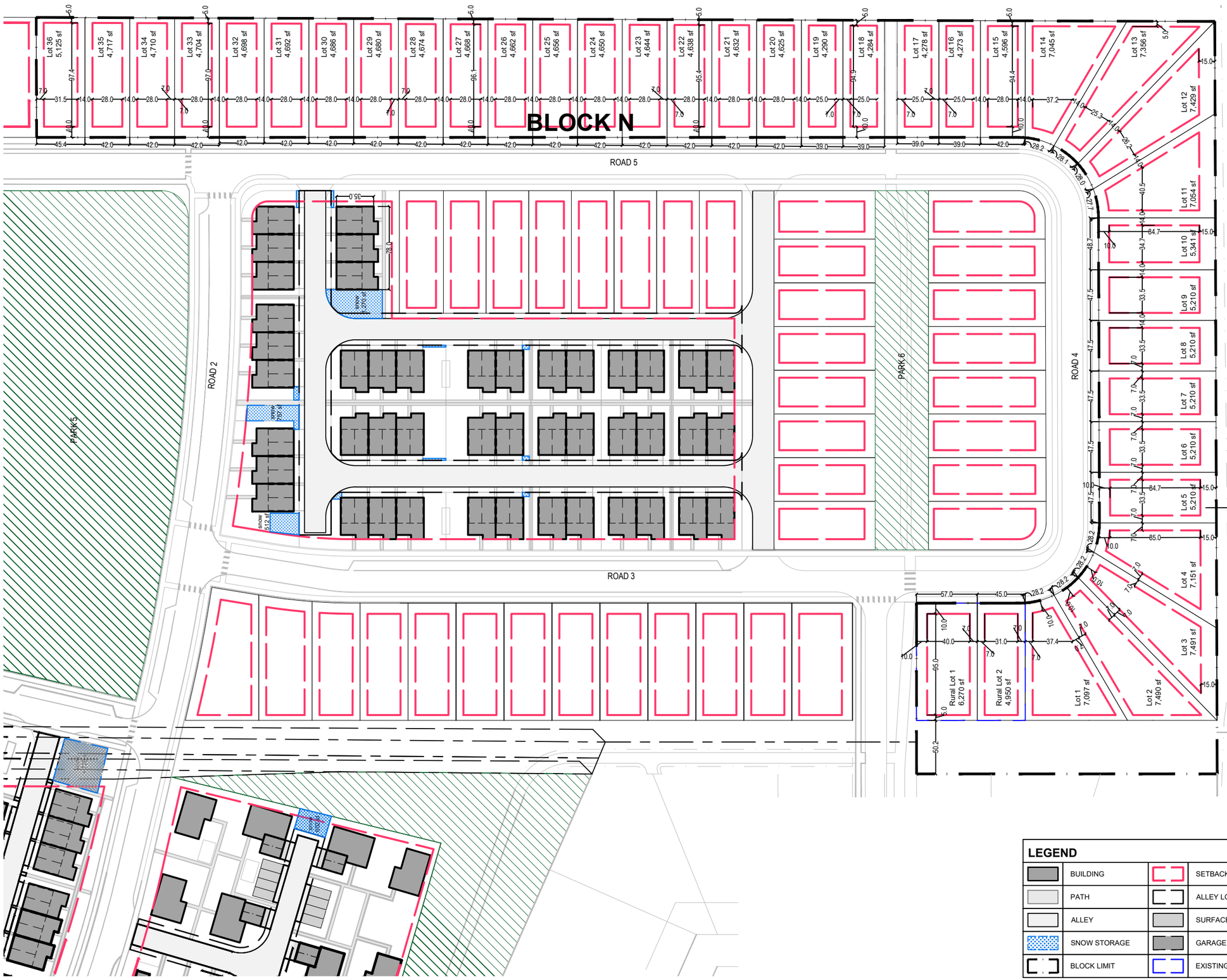
SHEET
M C8.0

P:\20\20\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Cable Utilities.dwg

Exhibit B: Block N Site Plan

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming



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Pittsburgh, PA 15206

www.evolveea.com

General Notes
- Zoning is based on NSP-1 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking
and development calculations.

Lot Notes:
A total of (38) thirteen unrestricted single-family lots are provided. Out of which (2) two are existing rural lots. Lot sizes are called out on the site plan.

Additional Notes
- Additional standards for NSP-1 Unrestricted lots will be reviewed at the Building Permit review.

LEGEND			
	BUILDING		SETBACK
	PATH		ALLEY LOT
	ALLEY		SURFACE PARKING
	SNOW STORAGE		GARAGE PARKING
	BLOCK LIMIT		EXISTING UNITS

26-404

PROJECT NUMBER

APR-02-2026

DATE

0 50 100
scale: 1" = 90'

DEVELOPMENT PLAN
BLOCK N

A113

SHEET NUMBER

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:54am

BEAVER SLIDE LLC.

BIG MOUNTAIN ENTERPRISES LLC.

BEAVER SLIDE LLC.

JACKSON HOLE HEREFORD RANCH LLC.

BLOCK N
5.00 ACRES

ROAD 5

50' ROAD LOT

BLOCK O

ROAD 4

ADAMS DITCH

JH HEREFORD RANCH ROAD

60' ROAD LOT

50' ROAD LOT

50' ROAD LOT

PORTER RANCH SUBDIVISION

6104 6103 6101 6100 6101 6101 6101 6100 6100 6100 6102 6100

ut ut ut 6"FM 6"FM

0 40 80
SCALE: 1 INCH = 80 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDTITIONS BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C2.0

P:\20\20030\9-JHHR Holdings 1-HS Road Reuse\g\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Existing Conditions.dwg

Ver: 18.0 Plotted by JKrell on Apr 02, 2026 - 11:54am

BEAVER SLIDE LLC.

BIG MOUNTAIN ENTERPRISES LLC.

BEAVER SLIDE LLC.

JACKSON HOLE HEREFORD RANCH LLC.

BLOCK N

10' PATHWAY (WITH MAIN INFRASTRUCTURE PHASE)

12' PATHWAY EASEMENT

ROAD 5

NOTES:

1. ON STREET PARKING IS NOT REQUIRED IN NSP-1 AND NO ON STREET PARKING IS PROVIDED FOR BLOCK N. ON STREET PARKING SHOWN IS PROVIDED FOR BLOCK P.
2. SNOW STORAGE INTERNAL TO BLOCK N WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
3. ROAD 3, AND 5 WITH ACCESS TO BLOCK N LOTS WILL BE CONSTRUCTED DURING MAIN INFRASTRUCTURE CONSTRUCTION.

ALLEY 0-1

BLOCK O

ROAD 4

JH HEREFORD RANCH ROAD

PORTER RANCH SUBDIVISION

0 40 80

SCALE: 1 INCH = 80 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C4.0

P:\20\20\20030-JHHR Holdings I-II\5 Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Roads.dwg

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:54am

BEAVER SLIDE LLC.

BIG MOUNTAIN ENTERPRISES LLC.

BEAVER SLIDE LLC.

JACKSON HOLE HEREFORD RANCH LLC.

BLOCK N

ROAD 5

NOTES:

1. STORMWATER DRAINAGE AND STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
2. STORMWATER FROM ROADS WILL BE CONTAINED IN BUFFER BETWEEN ROADS AND SIDEWALK

ALLEY 01

BLOCK O

ROAD 4

JH HEREFORD RANCH ROAD

PORTER RANCH SUBDIVISION

0 40 80

SCALE: 1 INCH = 80 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

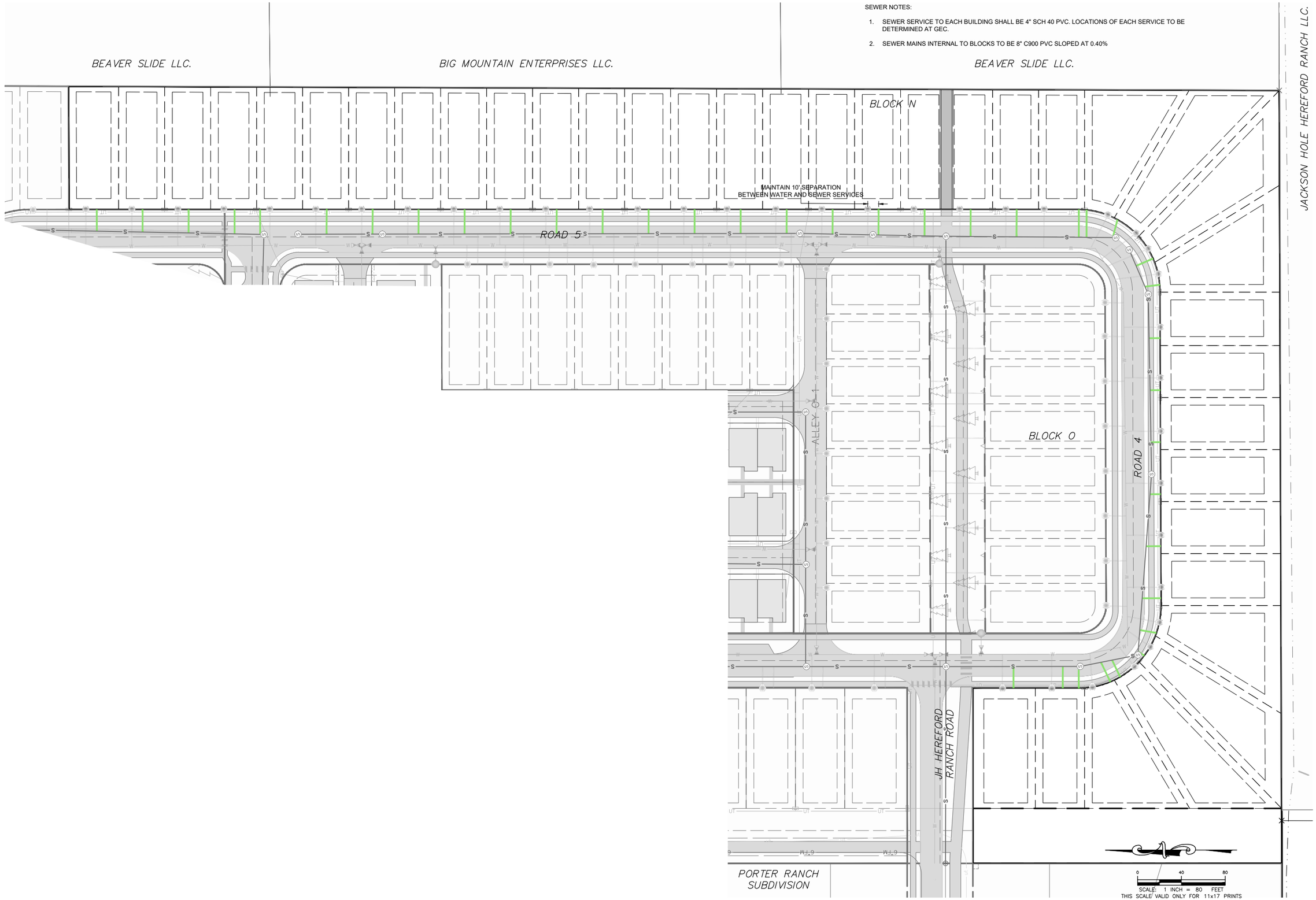
SHEET
N C5.0

P:\2020\20030-JHHR Hidalgo - I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Stormwater.dwg

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:54am

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40%



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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

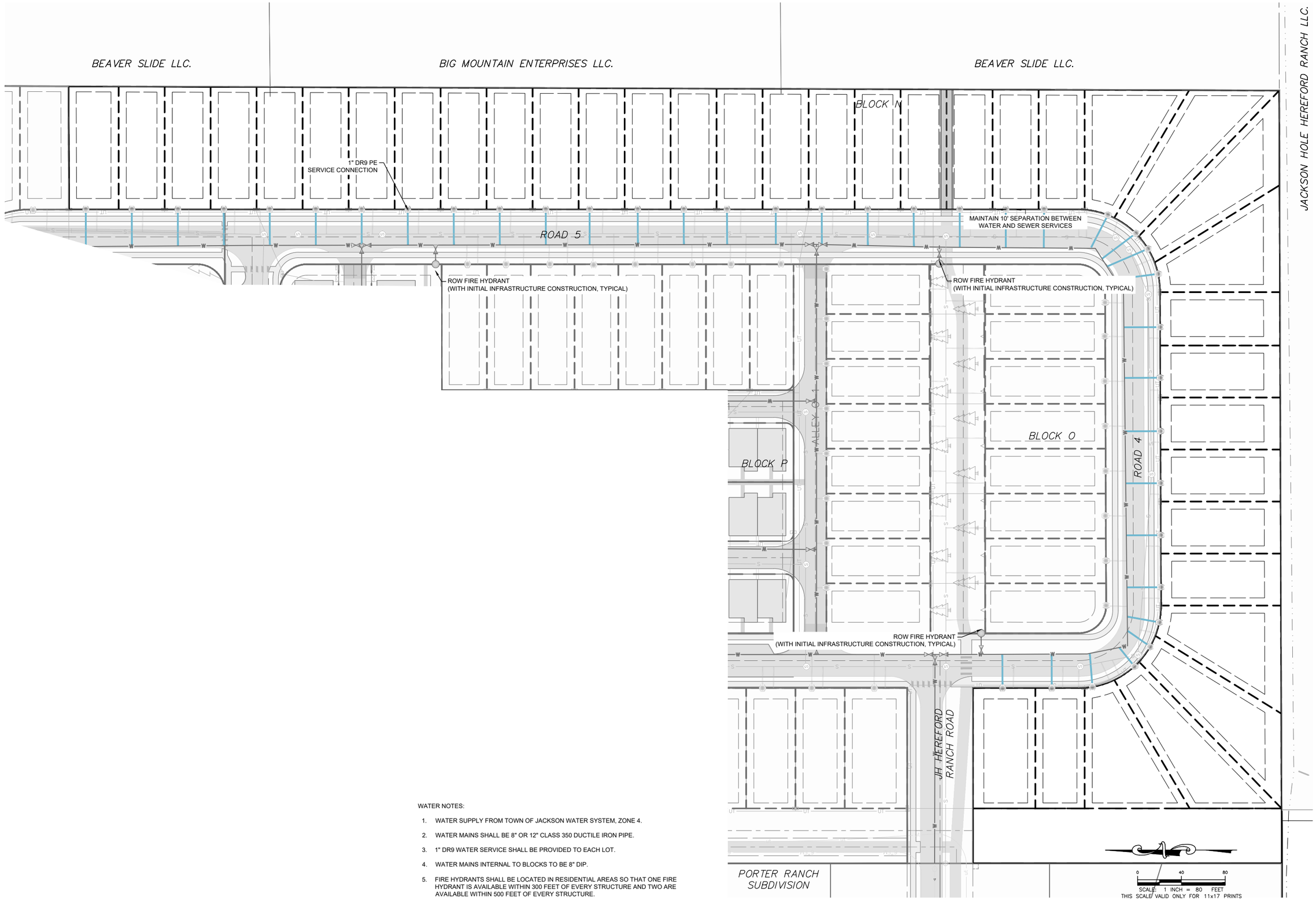
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C6.0

P:\2020\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Sewer.dwg

Ver: 18.0 Plotted by JKnott on Apr 02, 2026 - 11:54am



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH LOT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C7.0

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Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:54am

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

BEAVER SLIDE LLC.

BIG MOUNTAIN ENTERPRISES LLC.

BEAVER SLIDE LLC.

JACKSON HOLE HEREFORD RANCH LLC.

BLOCK N

ROAD 5

TRANSFORMER TO BE INSTALLED DURING DEVELOPMENT (TYPICAL)

ALLEY O-1

BLOCK O

ROAD 4

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

JH HEREFORD RANCH ROAD

PORTER RANCH SUBDIVISION

0 40 80

SCALE: 1 INCH = 80 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

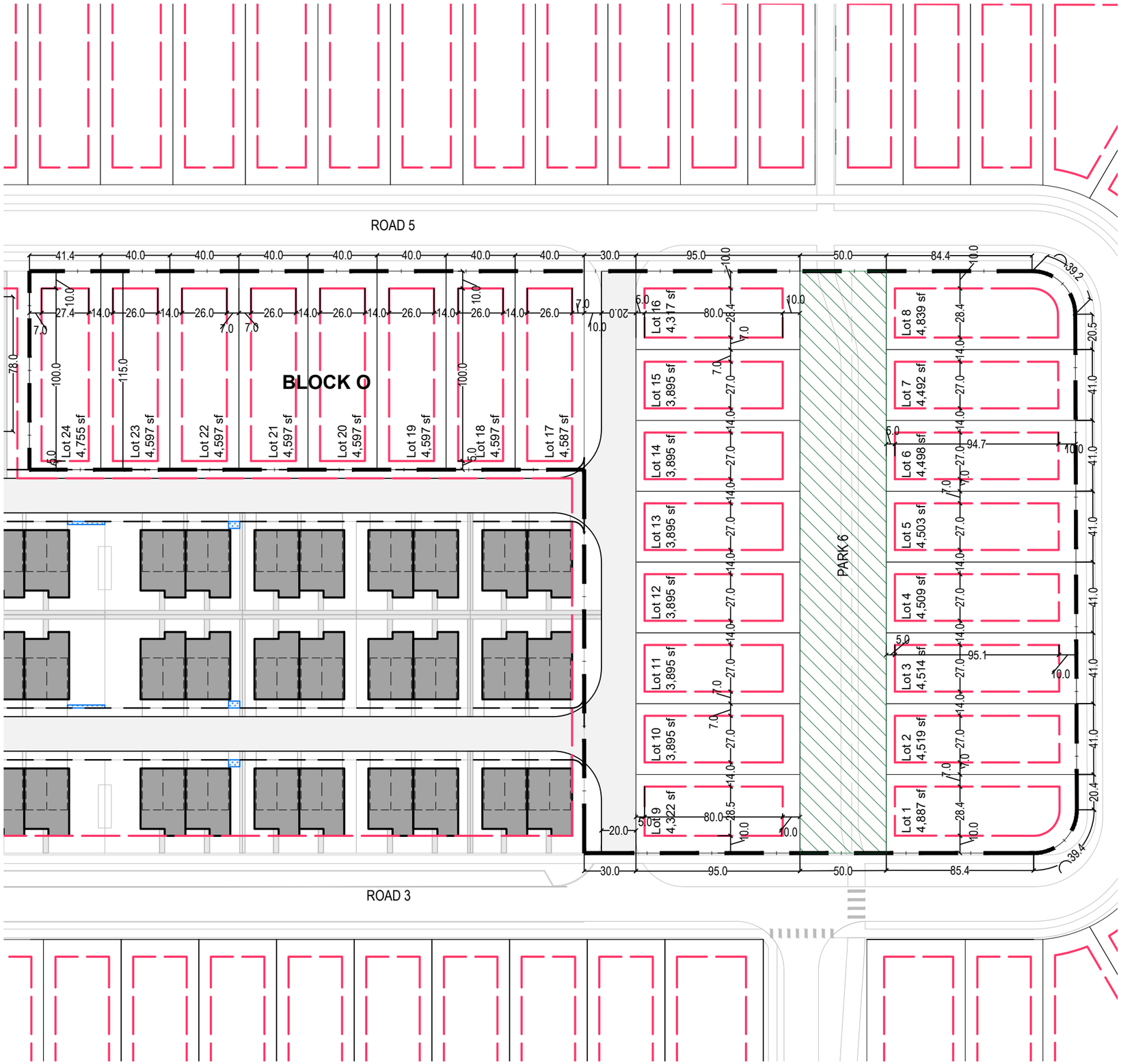
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C8.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Cable Utilities .dwg

Exhibit B: Block O Site Plan



General Notes
- Zoning is based on NSP-1 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Lot Notes:
A total of (24) twenty four unrestricted single-family lots are provided.

Lot sizes are called out on the site plan.

Additional Notes
- Additional standards for NSP-1 Unrestricted lots will be reviewed at the Building Permit review.

LEGEND	
	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture

224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206

www.evolveea.com

26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK O

A114
SHEET NUMBER

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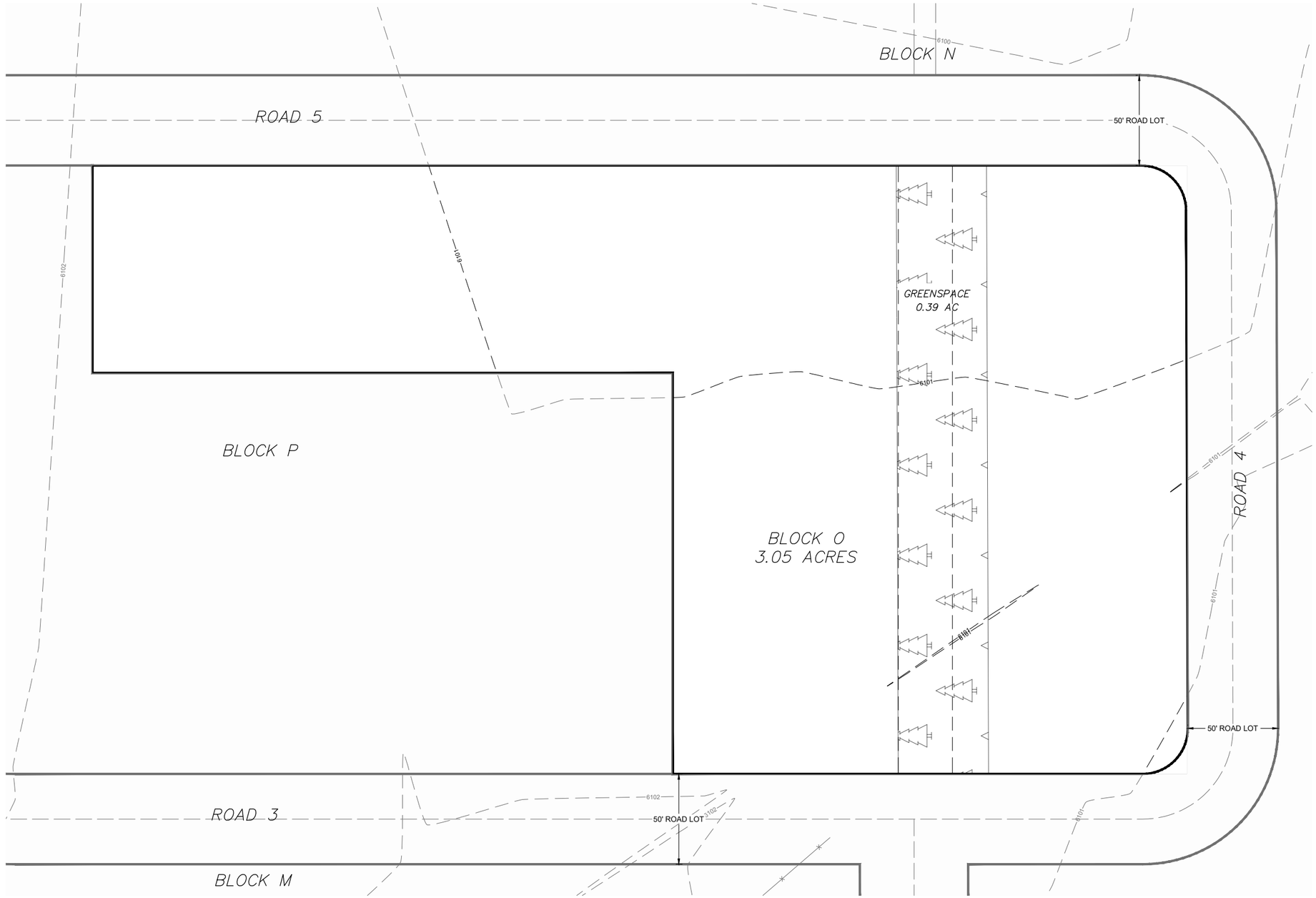

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK O

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

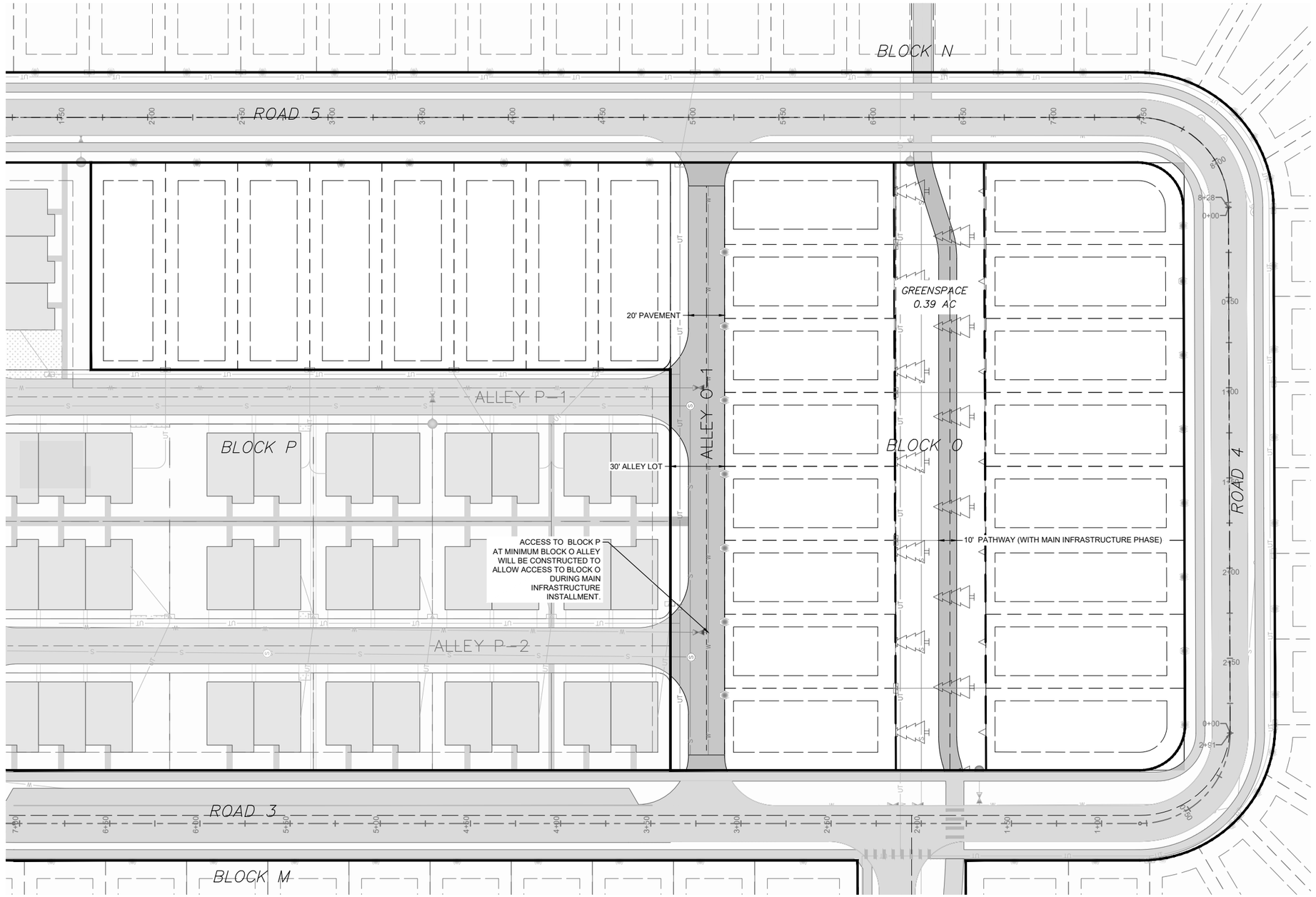
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C2.0

P:\20\20\20030-JHHR Hidalgo 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block O\20030 - JHHR - Block O - Existing Conditions.dwg

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:37am



NOTES:

1. ON STREET PARKING IS NOT REQUIRED IN NSP-1 AND NO ON STREET PARKING IS PROVIDED FOR BLOCK O. ON STREET PARKING SHOWN IS PROVIDED FOR BLOCK P.
2. SNOW STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
3. ROAD 3, 4 AND 5 WITH ACCESS TO BLOCK M LOTS WILL BE CONSTRUCTED DURING MAIN INFRASTRUCTURE CONSTRUCTION.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

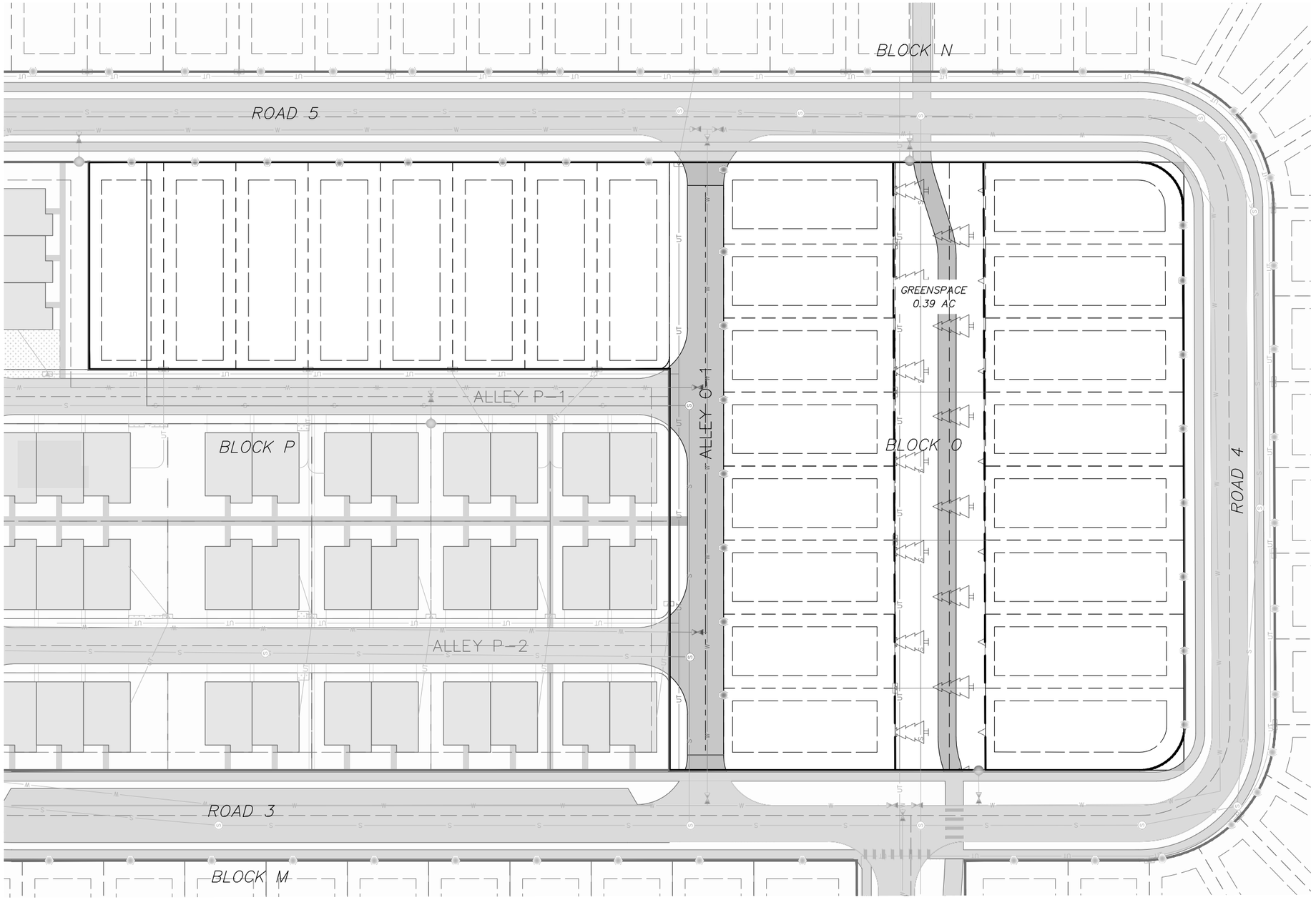
SHEET TITLE:
PROPOSED ROADS
BLOCK O

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C4.0

P:\20\20\20030-JHHR Holdings I, I+II\3 Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block O\20030 - JHHR - Block O - Roads.dwg



NOTES:

1. STORMWATER DRAINAGE AND STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
2. STORMWATER FROM ROADS WILL BE CONTAINED IN BUFFER BETWEEN ROADS AND SIDEWALK

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK O

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C5.0

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:37am
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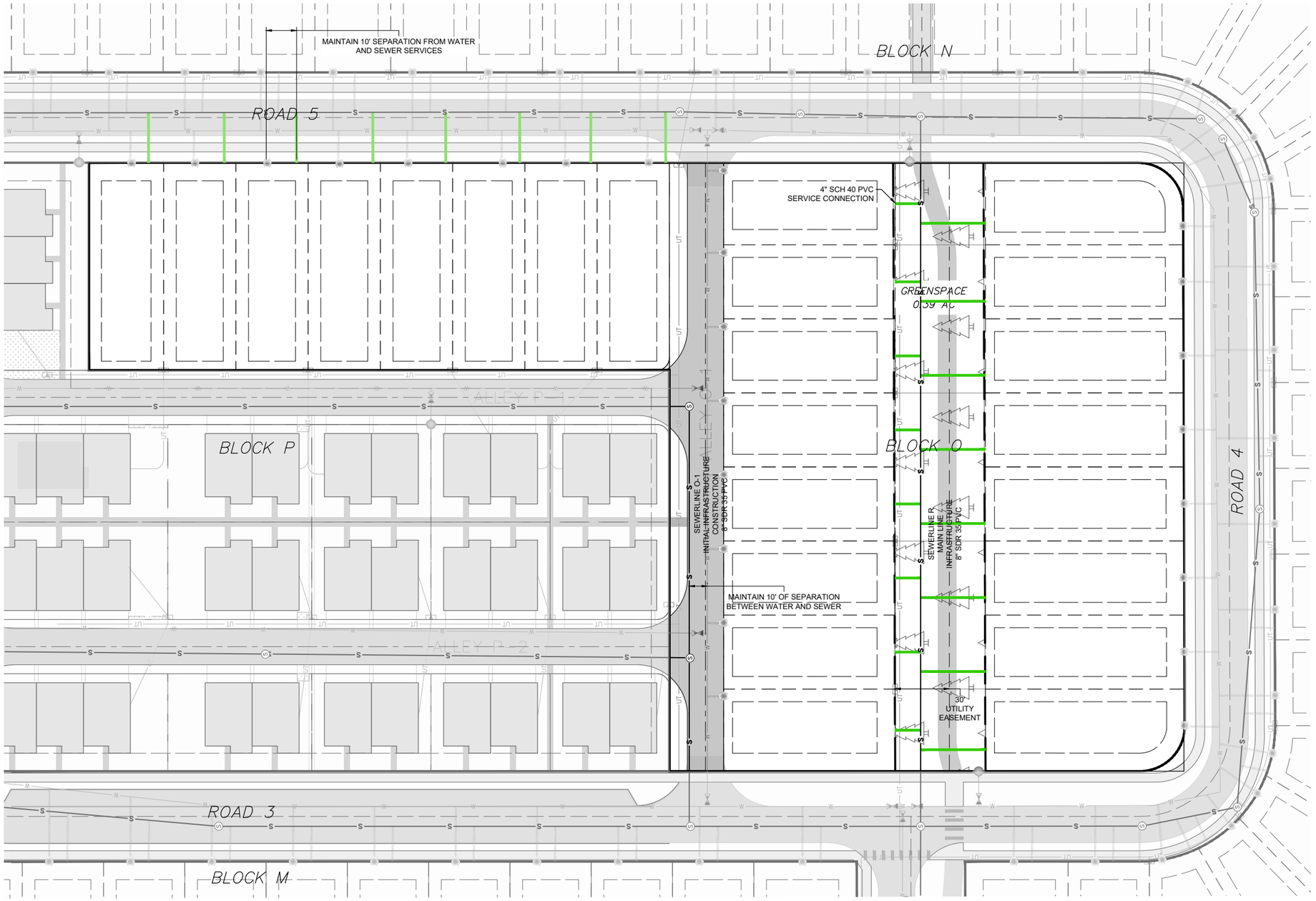
Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:58am



SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40%

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK O

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

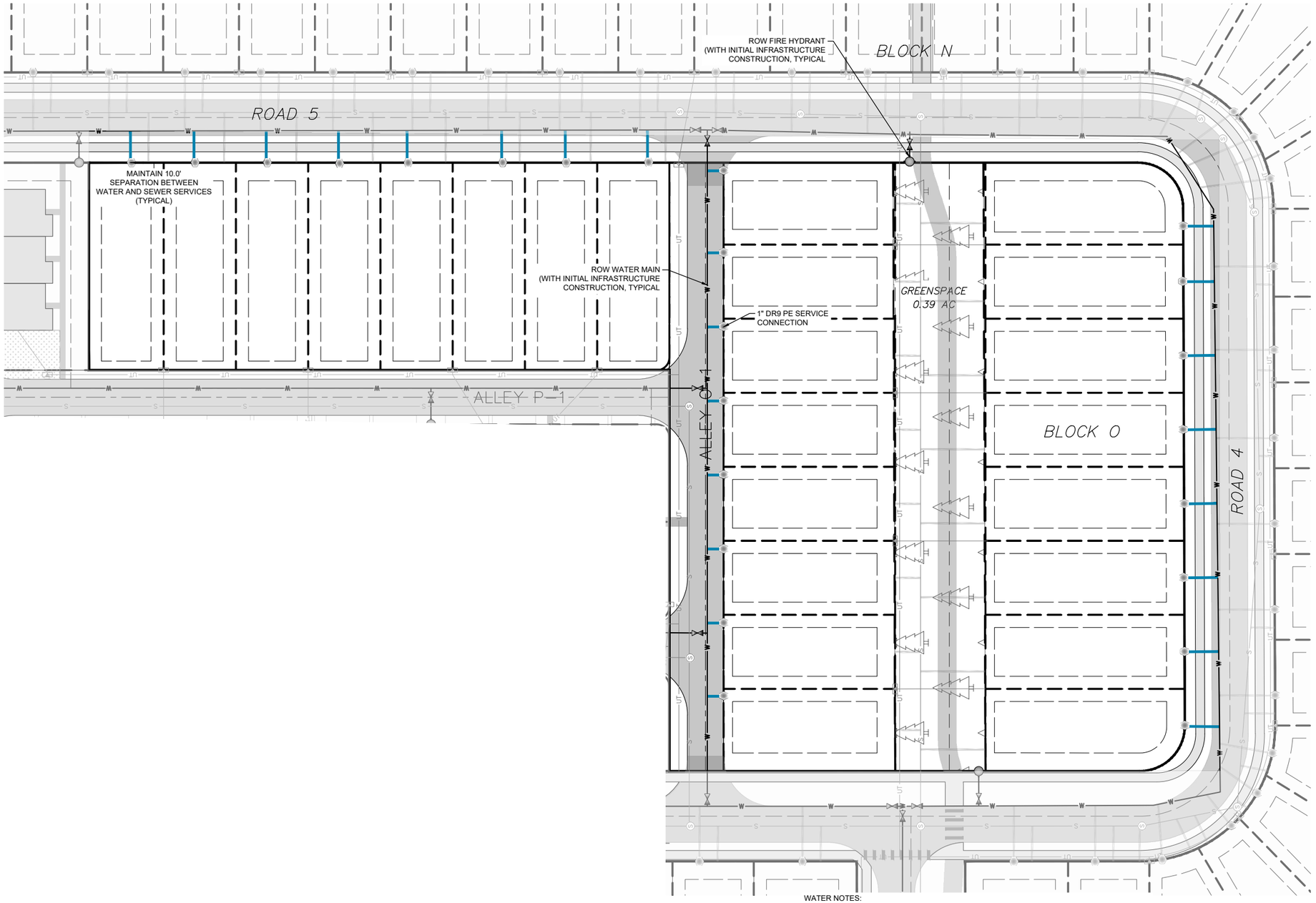
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C6.0

P:\20030\20030-JHHR Holdings, LHS Road Housing\15 Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block O\20030 - JHHR - Block O - Sewer.dwg

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:58am



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH LOT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK O

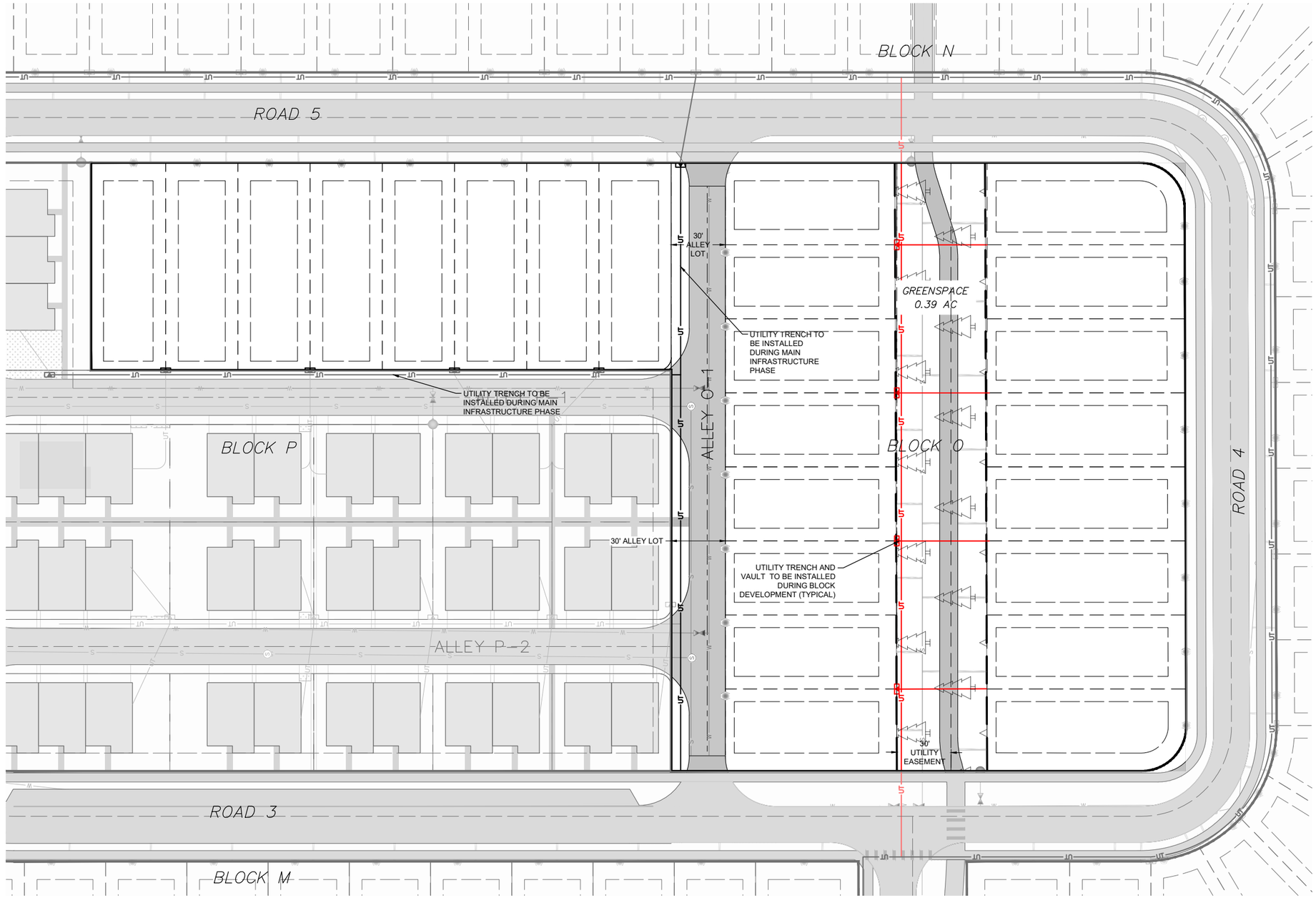
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C7.0

P:\2020\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block O\20030 - JHHR - Block O - Water.dwg

Ver: 18.0 Plotted by JKnot on Apr 02, 2026 - 11:58am



NOTE:

1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60

SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK O

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C8.0

P:\20\20030\b-JHHR Holdings 1-HS Road Housing\13- Civil NOP 1\CAD\Infrastructure Improvements\Blocks\Block O\20030 - JHHR - Block O - Cable Utilities.dwg

Exhibit B: Block P Site Plan

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

General Notes
- Zoning is based on NSP-1 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Building Scale Notes
A total of (45) forty five units units are provided. Below is a summary of building scale and unit sizes proposed across the block.

Building Type 1:
Number of Units/Type: 3 units / Restricted
Gross Floor Area:5,280 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking: 2 parkings/unit (enclosed)

Building Type 2:
Number of Units/Type: 2 units /Restricted
Gross Floor Area: 3,520 sf
# of Bedrooms: 2 Beds
# of Stories: 2
Parking/unit: 2 parkings/unit (enclosed)

Site Scale Notes
- Snow storage provided on site at greater than 10% required (2,848 sf)

Additional Notes
- For proposed LSR and plant units, refer to the Landscape Plan for each block.

LEGEND

	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

PROJECT TEAM

agrostis, inc.

clb

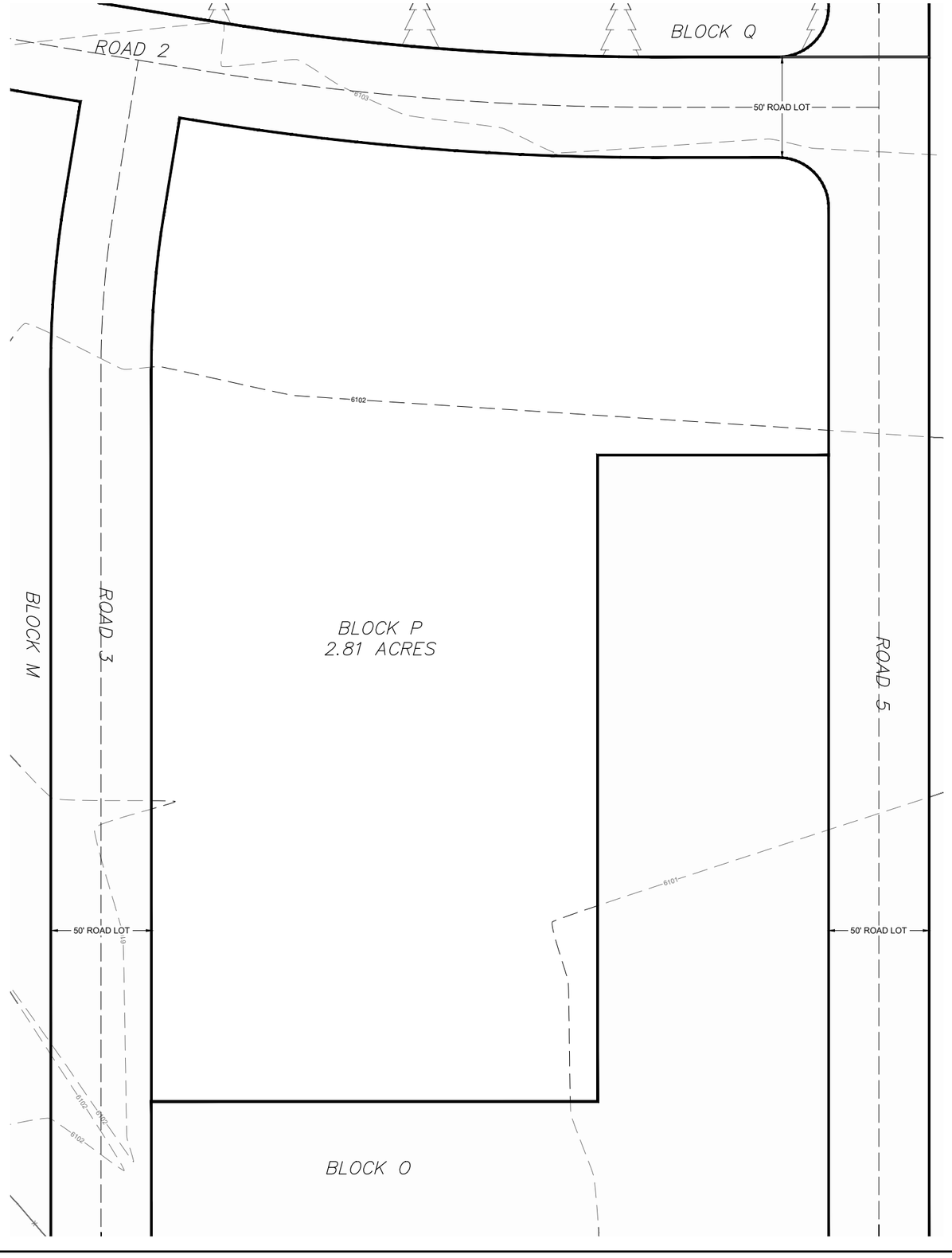
26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK P

A115
SHEET NUMBER



0 30 60

SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C2.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:50am
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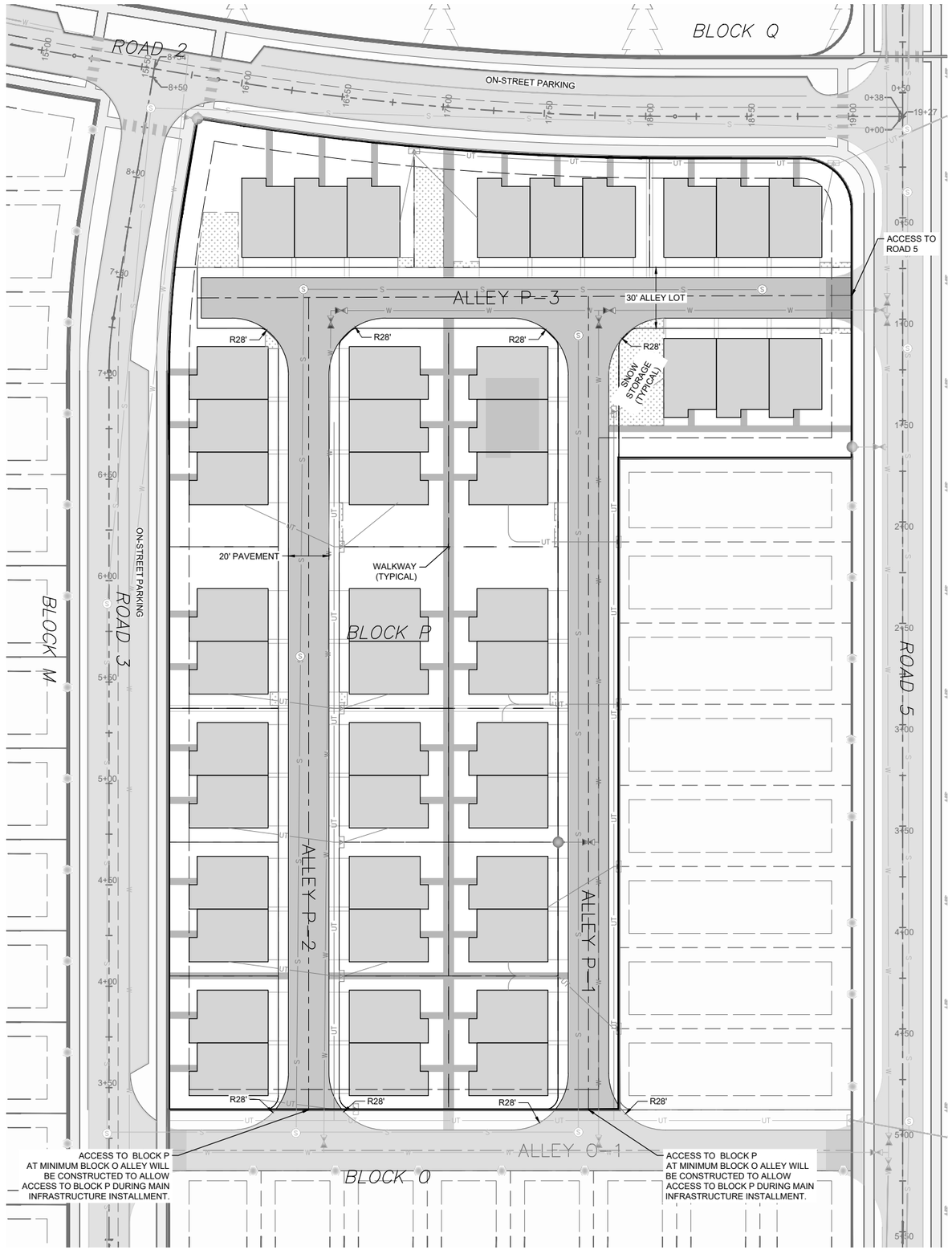

NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALTHOUGH ON-STREET PARKING IS NOT REQUIRED IN NSP-1, ONSTREET PARKING IS PROVIDED TO BLOCK P ON ROAD 2 AND 3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:50am
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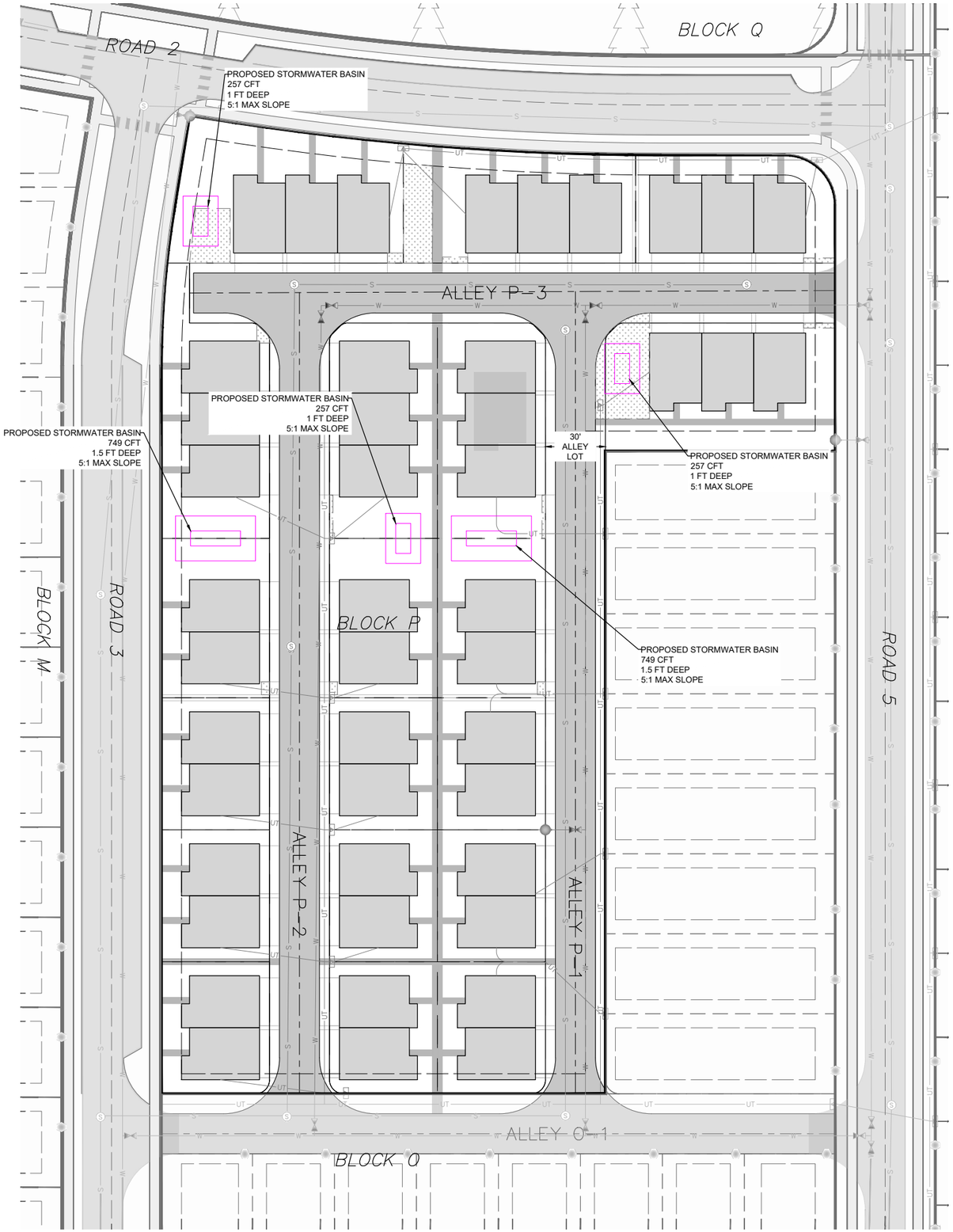

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C5.0

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Ver: 19.0 Plotted by ASimmons on Apr 02, 2026 - 11:51am

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XP-1	6101.04'	8" 8"	OUT: 6095.69' IN: 6095.79'
MH - XP-2	6101.66'	8" 8" 8"	OUT: 6095.03' IN: 6095.13' IN: 6095.13'
MH - XP-3	6101.53'	8" 8"	OUT: 6096.07' IN: 6096.17'
MH - XP-4	6102.38'	8" 8"	OUT: 6096.89' IN: 6096.99'
MH - XP-5	6102.49'	8"	OUT: 6097.89'
MH - XP-6	6100.89'	8"	OUT: 6097.36'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C6.0

P:\20\20030\X-JHHR Holdings 1-HS Road Reuse\g\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block P\20030 - JHHR - Block P - Sewer.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:51am

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60

SCALE: 1 INCH = 60 FEET
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JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C7.0

P:\20\20030\30-JHHR Holdings - I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block P\20200 - JHHR - Block P - Water.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:51am

NOTE:
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2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C8.0

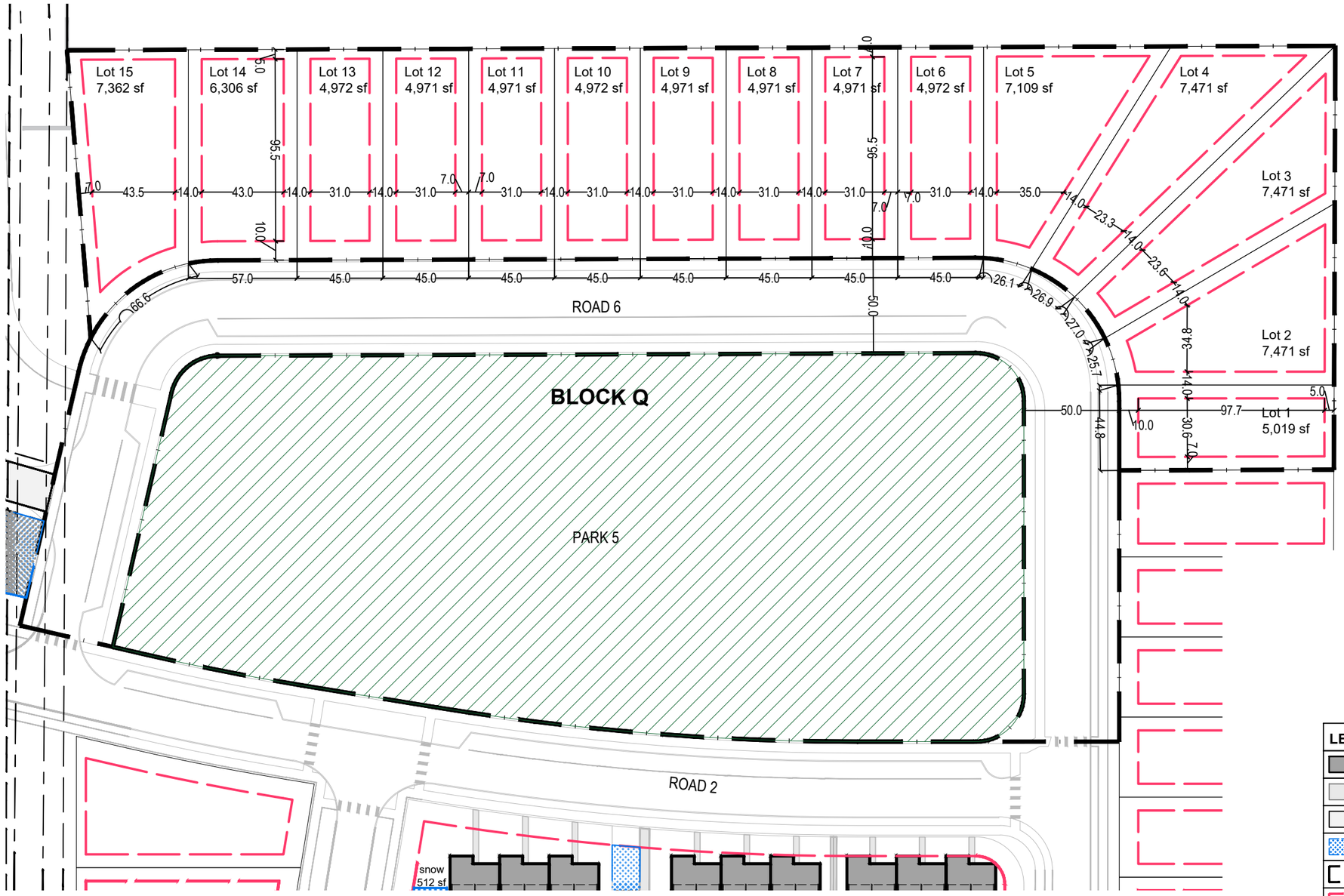
P:\20202030\30-JHHR Holdings I-II\03 Road H housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block P\20202030 - JHHR - Block P - Cable Utilities.dwg

Exhibit C: Landscape Plans

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com



General Notes
- Zoning is based on NSP-1 design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Lot Notes:
A total of (15) fifteen unrestricted single-family lots are provided.

Lot sizes are called out on the site plan.

Additional Notes
- Additional standards for NSP-1 Unrestricted lots will be reviewed at the Building Permit review.

LEGEND	
	BUILDING
	PATH
	ALLEY
	SNOW STORAGE
	BLOCK LIMIT
	SETBACK
	ALLEY LOT
	SURFACE PARKING
	GARAGE PARKING
	EXISTING UNITS

26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK Q

A116
SHEET NUMBER

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:48am

BEAVER
SLIDE LLC.

BLOCK G

30' UTILITY EASEMENT DOC #1060540

BLOCK H

ROAD 6

6105

6104

PARK 5
2.00 AC

BLOCK Q
5.00 ACRES
(WITH ROAD LOT)

50' ROAD LOT

BLOCK N

BEAVER
SLIDE LLC.

ROAD 2

6103

BLOCK L

BLOCK M

ROAD 3

BLOCK P

50' ROAD LOT

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\2020\20030-JHHR Hidalgo 1-HS Road Housing\13- Civil NSP\1CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Existing Conditions.dwg

JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C2.0

NOTES:
1. ON STREET PARKING IS NOT REQUIRED IN NSP-1. ON STREET PARKING SHOWN IS PROVIDED FOR BLOCK H, VISITORS OR PARK 5.
2. SNOW STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

ROAD 6

20' PAVEMENT

9' ON STREET PARKING

50' LOCAL ROAD ACCESS AND UTILITY LOT

R54'

R50'

8' TYP. 10' PATHWAY

5' SIDEWALK (TYPICAL)

ACCESS TO BLOCK H AT MINIMUM ROAD 6 WILL BE CONSTRUCTED TO ALLOW ACCESS TO BLOCK H DURING MAIN INFRASTRUCTURE INSTALLMENT.

ON-STREET PARKING

PARK 5
2.00 AC

BLOCK Q

BLOCK N

BEAVER SLIDE LLC.

ROAD 2

BLOCK L

BLOCK M

ROAD 5

BLOCK P

ALLEY P-3

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:48am
P:\2020\20030\JHHR Holdings 1\HS Road Heuning\13- Civil NSP 1\CAD\Infrastructure Improvements\Block\Block Q\20030 - JHHR - Block Q - Roads.dwg

NOTES:

1. STORMWATER DRAINAGE AND STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
2. STORMWATER FROM ROADS WILL BE CONTAINED IN BUFFER BETWEEN ROADS AND SIDEWALK

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

ROAD 6

PARK 5
2.00 AC

BLOCK Q

BLOCK N

BEAVER SLIDE LLC.

ROAD 2

BLOCK L

BLOCK M

ROAD 3

BLOCK P

ALLEY P-3

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C5.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:48am
P:\2020\20030\JHHR Holdings 1\HS Road Heuning\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Stormwater.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:48am

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

BLOCK L

BLOCK M

BLOCK N

BLOCK P

BLOCK Q

PARK 5
2.00 AC

ROAD 2

ROAD 3

ROAD 6

ALLEY P-3

MH - N4

MH - N5

MH - N6

MH - N3

4" SCH 40 PVC
SERVICE CONNECTION

SEWERLINE N
8" SDR 35 PVC

SEWERLINE F
8" SDR 35 PVC

MAINTAIN 10' SEPARATION
BETWEEN WATER AND SEWER

AT MINIMUM SEWER LINE F WILL BE CONSTRUCTED
TO STA. 13+65 DURING MAIN INFRASTRUCTURE INSTALLMENT

CONNECT TO MAIN LINE
INFRASTRUCTURE

SEWER STUB OUT TO FUTURE PARK

4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00 10+50 11+00 11+50 12+00 12+50

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40%
3. REFER TO MANHOLE TABLE ON ROW C6.0 FOR MANHOLE ELEVATIONS IN BLOCK Q.

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C6.0

P:\2020\20030\JHHR Holdings 1\HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Sewer.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 11:48am

BEAVER
SLIDE LLC.

BLOCK G

BLOCK H

MAINTIAN 10' SEPARATION
BETWEEN WATER AND SEWER
SERVICES

ROAD 6

FIRE HYDRANT
(TYPICAL)

CONNECT TO MAIN LINE
INFRASTRUCTURE

BLOCK N

BEAVER
SLIDE LLC.

PARK 5
2.00 AC

BLOCK Q

WATER SERVICE
FOR PARK 5

ROW FIRE HYDRANT
(WITH INITIAL INFRASTRUCTURE CONSTRUCTION,
TYPICAL)

CONNECT TO MAIN LINE
INFRASTRUCTURE

ROAD 2

BLOCK L

BLOCK M

ROAD 3

BLOCK P

ALLEY P-3

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH LOT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C7.0

P:\2020\20030\JHHR Holdings 1\HS Road Heuring\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Water.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 11:48am

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

ROAD 6

50' ROAD LOT

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

TRANSFORMERS TO BE INSTALLED DURING BLOCK DEVELOPMENT (TYPICAL)

CABLE UTILITY CONNECTION FOR PARK DURING MAIN INFRASTRUCTURE PHASE

PARK 5
2.00 AC

BLOCK Q

BLOCK N

BEAVER SLIDE LLC.

ROAD 2

BLOCK L

BLOCK M

ROAD 3

BLOCK P

ALLEY P-3

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C8.0

P:\2020\20030\JHHR Holdings I, LLC\Road Reuning\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Cable Utilities.dwg

Exhibit B: Block Q Site Plan

General Notes
- Zoning is based on Northern South Park-3 (NSP-3) design standards
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-3 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.8 was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area	**46,865 sf**
Required **LSR** is Net Site Area x 0.20	**9,373 sf**

Per Division 5.5 / E.8, one plant unit per 1,000 sf of landscape area is required and one plant unit per parking lot is required. The plant unit requirements are cumulative.

Plant Unit
To satisfy the requirements of Division 5.5 / E.8, (11) eleven "A" Standard Plant Units were used in the landscape design. See Plant Unit Schedule on sheet.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
Trees			
	Deciduous Tree	3" cal.	11
Shrubs			
	Large Shrub	6-8' ht.	66
	Small Shrub	#5 Gal.	44

LICENSED LANDSCAPE ARCHITECT
ROBERT J. SNIDER
LA-0110B
STATE OF WYOMING
Date: 4/1/26

agrostis, inc.
landscape architecture
land planning
1130 maple way #2C
po box 3074
jackson, wy 83001
v: 307.413.5123
info@agrostisinc.com

JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming
Project # 2601

Revisions

#	Date	Description
	04.01.26	original
-	-	-
-	-	-
-	-	-
-	-	-

0 50 100
scale: 1" = 50'

DEVELOPMENT PLAN
BLOCK A
LANDSCAPE PLAN

L702

General Notes
- Zoning is based on Northern South Park-3 (NSP-3) design standards
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-3 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.8 was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area	**54,422 sf**
Required **LSR** is Net Site Area x 0.20	**10,884 sf**

Per Division 5.5 / E.8, one plant unit per 1,000 sf of landscape area is required and one plant unit per parking lot is required. The plant unit requirements are cumulative.

Plant Unit
To satisfy the requirements of Division 5.5 / E.8, (12) twelve "A" Standard Plant Units were used in the landscape design. See Plant Unit Schedule on sheet.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
Trees			
●	Deciduous Tree	3" cal.	12
Shrubs			
●	Large Shrub	6-8' ht.	72
⊙	Small Shrub	#5 Gal.	48

LICENSED LANDSCAPE ARCHITECT
ROBERT J. SNIDER
LA-0110B
STATE OF WYOMING
Date: 4/1/26

agrostis, inc.
landscape architecture
land planning
1130 maple way #2C
po box 3074
jackson, wy 83001
v: 307.413.5123
info@agrostisinc.com

JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming
Project # 2601

Revisions

#	Date	Description
	04.01.26	original
-	-	-
-	-	-
-	-	-
-	-	-

0 50 100
scale: 1" = 50'

DEVELOPMENT PLAN
BLOCK B
LANDSCAPE PLAN

L701

General Notes
- Zoning is based on Northern South Park -2 (NSP-2) design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-2 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.8was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area	**60,365**	**sf (1.38AC)**
Required LSR is Gross Site Area x 0.2	12,073	sf

Per Division 5.5 / E/8, one plant unit per 1,000 SF of required LSR is required. The plant unit requirements are cumulative.

Plant Unit
To satisfy the requirements of Divisions 5.5 / E.8 (13) thirteen plant units are used in the landscape design, including: (7) Seven "A" Standard Plant Units, (2) two "B" Standard Plant Units, and (3) three "C" Standard Plant Units. See Plant Unit Schedule on sheet L201.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
TREES:			
	Deciduous Tree	3" caliper	11
	Evergreen Tree	8' ht.	15
SHRUBS:			
	Large Shrub	6' to 8' ft (multi-stem)	55
	Small Shrub	#5 Gal.	34

LICENSED LANDSCAPE ARCHITECT
ALLISON T. KOLL
0322C
Date: April 1, 2026
STATE OF WYOMING

JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK C LANDSCAPE PLAN

L103
SHEET NUMBER

LEGEND

- Property Boundary
- Easement / Right Of Way
- Building Envelope
- Block Boundary

GENERAL NOTES

Landscaping & Irrigation: All landscaping will comply with Teton County LDR's. The landscape material shown meets the plant unit requirement per Teton County. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees and shrubs to be drip irrigated. All lawn and fescue areas to be spray irrigated by pop-up heads. Heads shall be located as to not spray onto building, driveway, roadway, or adjacent properties.

Drainage, Utilities, Road, and Pathways: See Civil

Plant Unit Calculations:
Required Plant Units (LDR Sec 4.5.4.B.1 & 4.5.5.B.1): 1 PU per 1,000 SF of Landscape Area and 1 PU per 12 parking spaces.

Block D:
Min. Landscape Area: 23,699 SF — Subtotal Required Plant Units: 24
Parking Spaces: 132 spaces — Subtotal Required Plant Units: 11
Total Required Plant Units: 35

Total Plant Units Provided: 35

Alternative A:		Provided: 25 units
(1) 3" Cal. Canopy Tree	x 25	(25) 3" Cal. Canopy Tree
(0) 8' Ht. Evergreen	x 25	(0) 8' Ht. Evergreen
(6) 6'-8' Large Shrubs	x 25	(150) 6'-8' Large Shrubs
(4) #5 Container Shrubs	x 25	(100) #5 Container Shrubs
Alternative B:		Provided: 8 units
(2) 3" Cal. Canopy Tree	x 8	(16) 3" Cal. Canopy Tree
(3) 8' Ht. Evergreen	x 8	(24) 8' Ht. Evergreen
(2) 6'-8' Large Shrubs	x 8	(16) 6'-8' Large Shrubs
(0) #5 Container Shrubs	x 8	(0) #5 Container Shrubs
Alternative C:		Provided: 2 units
(0) 3" Cal. Canopy Tree	x 2	(0) 3" Cal. Canopy Tree
(3) 8' Ht. Evergreen	x 2	(6) 8' Ht. Evergreen
(3) 6'-8' Large Shrubs	x 2	(6) 6'-8' Large Shrubs
(2) #5 Container Shrubs	x 2	(4) #5 Container Shrubs
Substitutions:		
(1) 2 Person Bench = 1 Canopy Tree		Provided: 10 Benches

Total Required:	Total Provided:
(41) 3" Cal. Canopy Tree	(31) 3" Cal. Canopy Trees
(30) 8' Ht. Evergreen	(30) 8' Ht. Evergreen
(172) 6'-8' Large Shrubs	(172) 6'-8' Large Shrubs
(104) #5 Container Shrubs	(104) #5 Container Shrubs
	(10) 2 Person Benches

PLANTING NOTES

1. Obtain approval of finish grading from landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 2 inches below adjacent edging or paving. (Confirm mulch depth and whether lawns are to be seed or sod).

2. Confirm all plant counts and square footages: quantities shown are provided as owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.

3. The landscape architect shall review all plant materials at the source or nursery if w/in 50 miles of Jackson, WY - or by photographs - prior to digging trees or shipping plant materials. The landscape architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.

4. Carefully align and space plant materials as indicated in these notes, drawings and details.

5. The final location of plant materials is to be approved by the landscape architect on site prior to installation. The contractor is responsible for staking or marking the location of all plant materials on site for review by the landscape architect. The landscape architect reserves the right to adjust the exact locations of plants on site.

6. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.

7. The irrigation system shall be operational prior to plant installation, or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the landscape architect prior to installing any plant material.

8. Do not perform any pruning of existing or newly planted trees or shrubs without the direction and approval of the landscape architect.

9. Provide and install specified edging as divider between planting beds and lawn areas.

10. Provide burlap wrap or other approved trunk protection for all new trees.

11. For ball & burlap trees, remove burlap from top 1/3 of rootball once trees are fully planted, unless directed otherwise by nursery.

12. All installed trees shall be staked. The landscape architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.

13. All disturbed areas to be reclaimed w/ approved fescue sod. Install 16-16-8 fertilizer at the rate of 15 lbs. per 1,000 s.f. and till into top four inches of soil.

14. During construction & prior to final acceptance, contractor shall observe the project site for the growth of noxious weeds. The growth of noxious weeds shall be reported to the Teton County Weed and Pest District Office. Contractor and owner shall implement a weed control program to control noxious weeds.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE
TREES					
	8' Ht. Evergreen	8' Ht. Evergreen	8' Ht	30	B&B
	3" Cal. Canopy Tree	3" Cal. Canopy Tree	3" Cal	31	B&B
SHRUBS					
	Large Native Shrub	Large Native Shrub	10 Gal.	172	6'-8' Ht.
	#5 Container Shrub	Medium Sized Shrub	5 Gal.	104	
SOD					
	Poa pratensis	Bluegrass		8,299 SF	Sod
Unhatched	Festuca spp.	Fescue Blend Mix		All Disturbed Areas	Sod

This scale is valid at 24 x 36 print.

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

N

PLACE LANDSCAPE ARCHITECTS
BOX 1143
VICTOR, ID 83455
208-354-0900

LICENSED LANDSCAPE ARCHITECT — ANN E. MOYER (LA-01138) — Date: 4/1/24 — STATE OF WYOMING

Habitat Housing - North South Park

Teton County, WY

ISSUANCE:
04.01.26 - Development Plan

BLOCK D
SITE PLAN

L1.1

LEGEND

- Property Boundary
- Easement / Right Of Way
- Building Envelope
- Block Boundary

GENERAL NOTES

Landscaping & Irrigation: All landscaping will comply with Teton County LDR's. The landscape material shown meets the plant unit requirement per Teton County. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees and shrubs to be drip irrigated. All lawn and fescue areas to be spray irrigated by pop-up heads. Heads shall be located as to not spray onto building, driveway, roadway, or adjacent properties.

Drainage, Utilities, Road, and Pathways: See Civil

Plant Unit Calculations:
Required Plant Units (LDR Sec 4.5.4.B.1 & 4.5.5.B.1): 1 PU per 1,000 SF of Landscape Area and 1 PU per 12 parking spaces.

Block E:
Min. Landscape Area: 20,423 SF — Subtotal Required Plant Units: 20
Parking Spaces: 128 spaces — Subtotal Required Plant Units: 11
Total Required Plant Units: 31

Total Plant Units Provided: 31

Alternative A:		Provided: 25 units
(1) 3" Cal. Canopy Tree	x 25	(25) 3" Cal. Canopy Tree
(0) 8' Ht. Evergreen	x 25	(0) 8' Ht. Evergreen
(6) 6'-8' Large Shrubs	x 25	(150) 6'-8' Large Shrubs
(4) #5 Container Shrubs	x 25	(100) #5 Container Shrubs
Alternative C:		**Provided: 6 units**
(0) 3" Cal. Canopy Tree	x 6	(0) 3" Cal. Canopy Tree
(3) 8' Ht. Evergreen	x 6	(18) 8' Ht. Evergreen
(3) 6'-8' Large Shrubs	x 6	(18) 6'-8' Large Shrubs
(2) #5 Container Shrubs	x 6	(12) #5 Container Shrubs

Substitutions:
(1) 2 Person Bench = 1 Canopy Tree — Provided: 9 Benches

Total Required:	Total Provided:
(25) 3" Cal. Canopy Tree	(16) 3" Cal. Canopy Tree
(18) 8' Ht. Evergreen	(18) 8' Ht. Evergreen
(168) 6'-8' Large Shrubs	(168) 6'-8' Large Shrubs
(112) #5 Container Shrubs	(112) #5 Container Shrubs
	(9) 2 Person Benches

PLANTING NOTES

1. Obtain approval of finish grading from landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 2 inches below adjacent edging or paving. (Confirm mulch depth and whether lawns are to be seed or sod).

2. Confirm all plant counts and square footages: quantities shown are provided as owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.

3. The landscape architect shall review all plant materials at the source or nursery if w/in 50 miles of Jackson, WY - or by photographs - prior to digging trees or shipping plant materials. The landscape architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.

4. Carefully align and space plant materials as indicated in these notes, drawings and details.

5. The final location of plant materials is to be approved by the landscape architect on site prior to installation. The contractor is responsible for staking or marking the location of all plant materials on site for review by the landscape architect. The landscape architect reserves the right to adjust the exact locations of plants on site.

6. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.

7. The irrigation system shall be operational prior to plant installation, or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the landscape architect prior to installing any plant material.

8. Do not perform any pruning of existing or newly planted trees or shrubs without the direction and approval of the landscape architect.

9. Provide and install specified edging as divider between planting beds and lawn areas.

10. Provide burlap wrap or other approved trunk protection for all new trees.

11. For ball & burlap trees, remove burlap from top 1/3 of rootball once trees are fully planted, unless directed otherwise by nursery.

12. All installed trees shall be staked. The landscape architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.

13. All disturbed areas to be reclaimed w/ approved fescue sod. Install 16-16-8 fertilizer at the rate of 15 lbs. per 1,000 s.f. and till into top four inches of soil.

14. During construction & prior to final acceptance, contractor shall observe the project site for the growth of noxious weeds. The growth of noxious weeds shall be reported to the Teton County Weed and Pest District Office. Contractor and owner shall implement a weed control program to control noxious weeds.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE
TREES					
	8' Ht. Evergreen	8' Ht. Evergreen	8' Ht	18	B&B
	3" Cal. Canopy Tree	3" Cal. Canopy Tree	3" Cal	16	B&B
SHRUBS					
	Large Native Shrub	Large Native Shrub	10 Gal.	168	6'-8' Ht.
	#5 Container Shrub	Medium Sized Shrub	5 Gal.	112	
SOD					
	Poa pratensis	Bluegrass		5,705 SF	Sod
Unhatched	Festuca spp.	Fescue Blend Mix		All Disturbed Areas	Sod

This scale is valid at 24 x 36 print.

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

N

PLACE LANDSCAPE ARCHITECTS
BOX 1143
VICTOR, ID 83455
208-354-0900

LICENSED LANDSCAPE ARCHITECT — ANN E. MOYER (LA-01138) — Date: 4/1/24 — STATE OF WYOMING

Habitat Housing - North South Park

Teton County, WY

ISSUANCE:
04.01.26 - Development Plan

BLOCK E
SITE PLAN

L1.2

General Notes
- Zoning is based on Northern South Park-3 (NSP-3) design standards
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-3 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.8 was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area	**44,490 sf**
Required **LSR** is Net Site Area x 0.20	**8,898 sf**

Per Division 5.5 / E.8, one plant unit per 1,000 sf of landscape area is required and one plant unit per parking lot is required. The plant unit requirements are cumulative.

Plant Unit
To satisfy the requirements of Division 5.5 / E.8, (10) ten "A" Standard Plant Units were used in the landscape design. See Plant Unit Schedule on sheet.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
Trees			
	Deciduous Tree	3" cal.	10
Shrubs			
	Large Shrub	6-8' ht.	60
	Small Shrub	#5 Gal.	40

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jackson, wy 83001
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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming
Project # 2601

Revisions

#	Date	Description
	04.01.26	original
-	-	-
-	-	-
-	-	-
-	-	-

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scale: 1" = 50'

DEVELOPMENT PLAN
BLOCK F
LANDSCAPE PLAN

L703

General Notes
- Zoning is based on Northern South Park-2 (NSP-2) design standards
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-2 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.7 was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area	**69,750 sf**
Required **LSR** is Net Site Area x 0.20	**13,950 sf**

Per Division 5.5 / E.7, one plant unit per lot is required. The plant unit requirements are cumulative.

Plant Unit
To satisfy the requirements of Division 5.5 / E.7, (10) ten "A" Standard Plant Units and (4) four "B" Standard Plant Units were used in the landscape design. See Plant Unit Schedule on sheet.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
Trees			
	Deciduous Tree	3" cal.	18
	Evergreen Tree	8' ht.	12
Shrubs			
	Large Shrub	6-8' ht.	76
	Small Shrub	#5 Gal.	40

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NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming
Project # 2601

Revisions

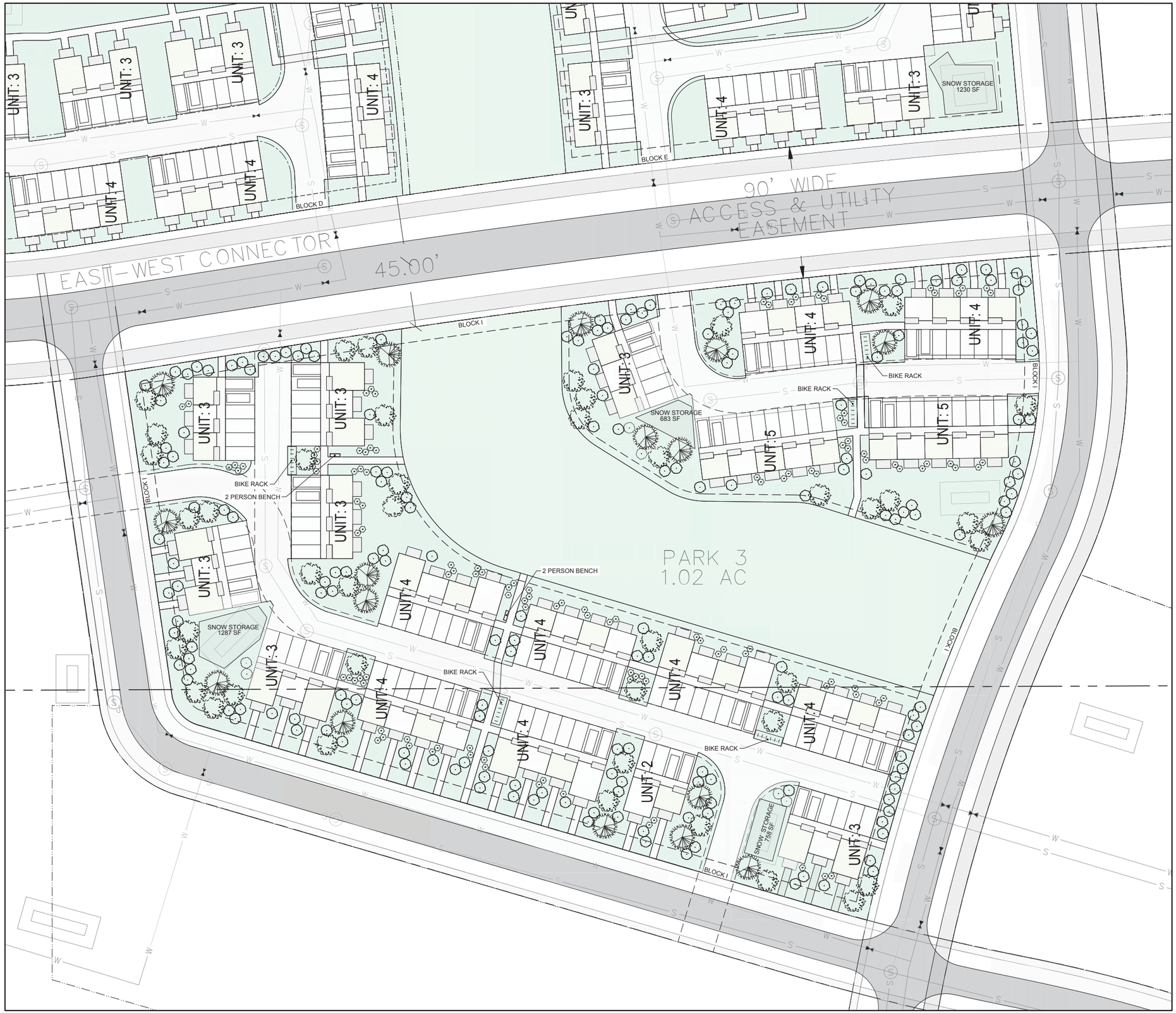
#	Date	Description
	04.01.26	original
-	-	-
-	-	-
-	-	-
-	-	-

0 50 100
scale: 1" = 50'

LICENSED LANDSCAPE ARCHITECT
ROBERT J. SNIDER
LA-0110B
Date: 4/1/26
STATE OF WYOMING

DEVELOPMENT PLAN
BLOCK H
LANDSCAPE PLAN

L705



LEGEND

- Property Boundary
- Easement / Right Of Way
- Building Envelope
- Block Boundary

GENERAL NOTES

Landscaping & Irrigation: All landscaping will comply with Teton County LDR's. The landscape material shown meets the plant unit requirement per Teton County. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees and shrubs to be drip irrigated. All lawn and fescue areas to be spray irrigated by pop-up heads. Heads shall be located as to not spray onto building, driveway, roadway, or adjacent properties.

Drainage, Utilities, Road, and Pathways: See Civil

Plant Unit Calculations:
Required Plant Units (LDR Sec 4.5.4.B.1 & 4.5.5.B.1): 1 PU per 1,000 SF of Landscape Area and 1 PU per 12 parking spaces.

Block I:
Min. Landscape Area: 24,869 SF — Subtotal Required Plant Units: 25
Parking Spaces: 130 spaces — Subtotal Required Plant Units: 11
Total Required Plant Units: 36

Total Plant Units Provided: 36

Alternative A:		Provided: 30 units
(1) 3" Cal. Canopy Tree	x 30	(30) 3" Cal. Canopy Tree
(0) 8' Ht. Evergreen	x 30	(0) 8' Ht. Evergreen
(6) 6'-8' Large Shrubs	x 30	(180) 6'-8' Large Shrubs
(4) #5 Container Shrubs	x 30	(120) #5 Container Shrubs
Alternative B:		Provided: 6 units
(2) 3" Cal. Canopy Tree	x 6	(12) 3" Cal. Canopy Tree
(3) 8' Ht. Evergreen	x 6	(18) 8' Ht. Evergreen
(2) 6'-8' Large Shrubs	x 6	(12) 6'-8' Large Shrubs
(0) #5 Container Shrubs	x 6	(0) #5 Container Shrubs

Total Required:	Total Provided:
(42) 3" Cal. Canopy Tree	(42) 3" Cal. Canopy Tree
(18) 8' Ht. Evergreen	(18) 8' Ht. Evergreen
(192) 6'-8' Large Shrubs	(192) 6'-8' Large Shrubs
(120) #5 Container Shrubs	(120) #5 Container Shrubs

PLANTING NOTES

1. Obtain approval of finish grading from landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 2 inches below adjacent edging or paving. (Confirm mulch depth and whether lawns are to be seed or sod).

2. Confirm all plant counts and square footages: quantities shown are provided as owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.

3. The landscape architect shall review all plant materials at the source or nursery if w/in 50 miles of Jackson, WY - or by photographs - prior to digging trees or shipping plant materials. The landscape architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.

4. Carefully align and space plant materials as indicated in these notes, drawings and details.

5. The final location of plant materials is to be approved by the landscape architect on site prior to installation. The contractor is responsible for staking or marking the location of all plant materials on site for review by the landscape architect. The landscape architect reserves the right to adjust the exact locations of plants on site.

6. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.

7. The irrigation system shall be operational prior to plant installation, or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the landscape architect prior to installing any plant material.

8. Do not perform any pruning of existing or newly planted trees or shrubs without the direction and approval of the landscape architect.

9. Provide and install specified edging as divider between planting beds and lawn areas.

10. Provide burlap wrap or other approved trunk protection for all new trees.

11. For ball & burlap trees, remove burlap from top 1/3 of rootball once trees are fully planted, unless directed otherwise by nursery.

12. All installed trees shall be staked. The landscape architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.

13. All disturbed areas to be reclaimed w/ approved fescue sod. Install 16-16-8 fertilizer at the rate of 15 lbs. per 1,000 s.f. and till into top four inches of soil.

14. During construction & prior to final acceptance, contractor shall observe the project site for the growth of noxious weeds. The growth of noxious weeds shall be reported to the Teton County Weed and Pest District Office. Contractor and owner shall implement a weed control program to control noxious weeds.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE
TREES					
	8' Ht. Evergreen	8' Ht. Evergreen	8' Ht	18	B&B
	3" Cal. Canopy Tree	3" Cal. Canopy Tree	3" Cal	42	B&B
SHRUBS					
	Large Native Shrub	Large Native Shrub	10 Gal.	192	6'-8' Ht.
	#5 Container Shrub	Medium Sized Shrub	5 Gal.	120	
SOD					
Unhatched	Festuca spp.	Fescue Blend Mix		All Disturbed Areas	Sod

This scale is valid at 24 x 36 print.

0' 15' 30' 60' SCALE: 1" = 30'

N

PLACE LANDSCAPE ARCHITECTS
BOX 1143
VICTOR, ID 83455
208-354-0900

LICENSED LANDSCAPE ARCHITECT — WAYNE E. MOYER (LA-01138) — Date: 4/1/24 — STATE OF WYOMING

Habitat Housing - North South Park
Teton County, WY

ISSUANCE:
04.01.26 - Development Plan

BLOCK I
SITE PLAN

L1.3

LICENSED LANDSCAPE ARCHITECT
ROBERT J. SNIDER
LA-0110B
STATE OF WYOMING
Date: 4/1/26

General Notes
- Zoning is based on Northern South Park-2 (NSP-2) design standards
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-2 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.7 was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area - J-I	**38,781 sf**
Required **LSR** is Net Site Area x 0.20	**7,756 sf**
Net Site Area - J-II	**4,468 sf**
Required **LSR** is Net Site Area per single dwelling unit lot x 0.45	**2,010 sf**
Net Site Area - J-III	**5,518 sf**
Required **LSR** is Net Site Area per single dwelling unit lot x 0.45	**2,483 sf**
Net Site Area - J-IV	**5,217 sf**
Required **LSR** is Net Site Area per single dwelling unit lot x 0.45	**2,347 sf**
Net Site Area - J-V	**4,290 sf**
Required **LSR** is Net Site Area per single dwelling unit lot x 0.45	**1,930 sf**

Per Division 5.5 / E.7, one plant unit per single-family lot is required.

Plant Unit
To satisfy the requirements of Division 5.5 / E.7 in J-I, (6) six "A" Standard Plant Units and (2) two "B" Standard Plant Units were used in the landscape design.

To satisfy the requirements of Division 5.5 / E.7 in J-II, (1) one "B" Standard Plant Units was used in the landscape design.

To satisfy the requirements of Division 5.5 / E.7 in J-III, (1) one "B" Standard Plant Units was used in the landscape design.

To satisfy the requirements of Division 5.5 / E.7 in J-IV, (1) one "B" Standard Plant Units was used in the landscape design.

To satisfy the requirements of Division 5.5 / E.7 in J-V, (1) one "B" Standard Plant Units was used in the landscape design.

See Plant Unit Schedule on sheet.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
Trees			
	Deciduous Tree	3" cal.	14
	Evergreen Tree	8' ht.	12
Shrubs			
	Large Shrub	6-8' ht.	44
	Small Shrub	#5 Gal.	16

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming
Project # 2601

Revisions

#	Date	Description
	04.01.26	original
-	-	-
-	-	-
-	-	-
-	-	-

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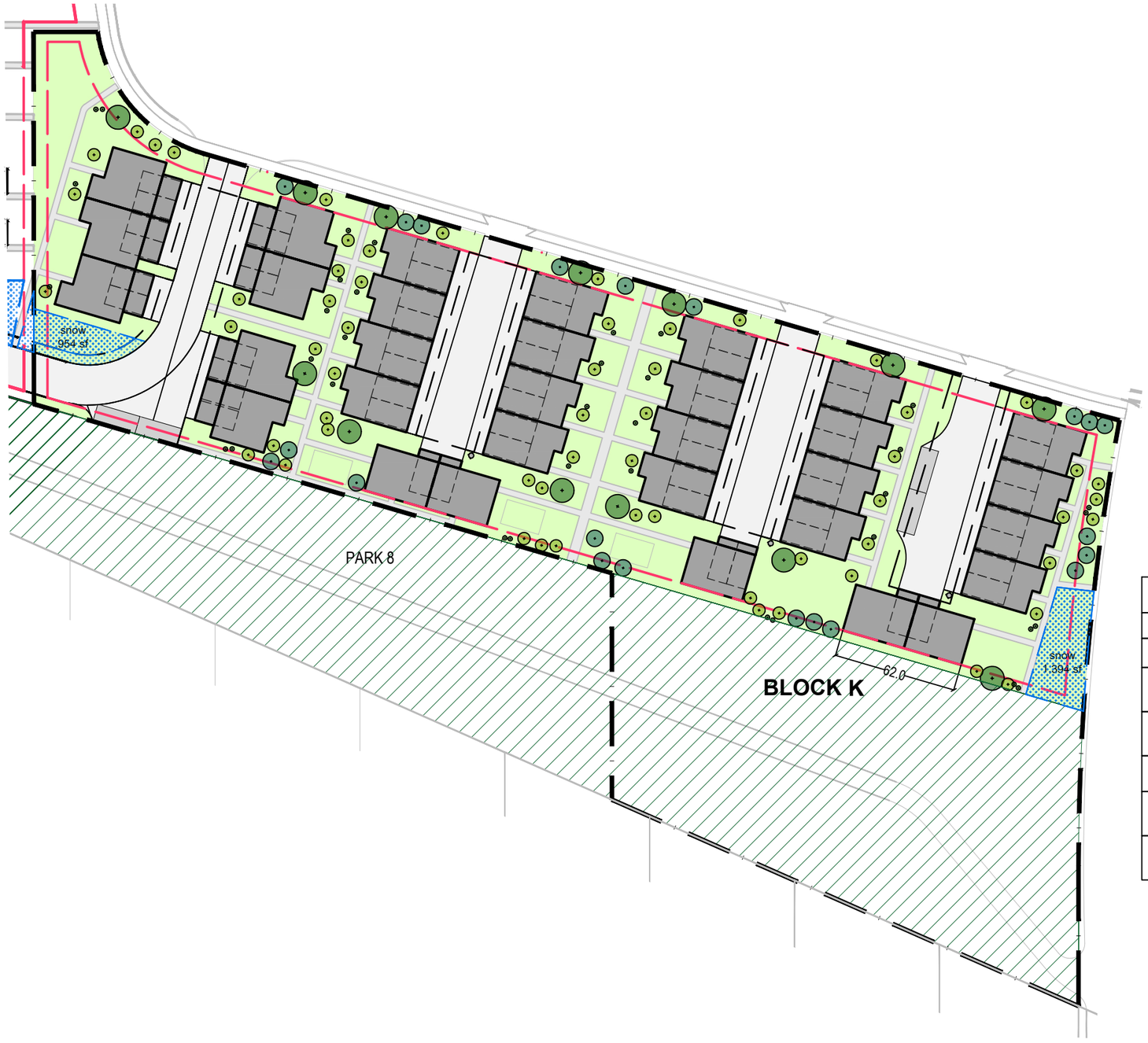
scale: 1" = 50'

DEVELOPMENT PLAN
BLOCK J
LANDSCAPE PLAN

L704



General Notes
- Zoning is based on Northern South Park -2 (NSP-2) design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-2 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.8was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area	**67,300**	**sf (1.54AC)**

Required LSR is Gross Site Area x 0.2 13,460 sf

Per Division 5.5 / E/8, one plant unit per 1,000 SF of required LSR is required. The plant unit requirements are cumulative.

Plant Unit
To satisfy the requirements of Divisions 5.5 / E.8 (14) fourteen plant units are used in the landscape design, including: (7) Seven "A" Standard Plant Units, (3) three "B" Standard Plant Units, and (4) four "C" Standard Plant Units. See Plant Unit Schedule on sheet L201.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
TREES:			
	Deciduous Tree	3" caliper	13
	Evergreen Tree	8' ht.	21
SHRUBS:			
	Large Shrub	6' to 8' ft (multi-stem)	60
	Small Shrub	#5 Gal.	36

LICENSED LANDSCAPE ARCHITECT
ALLISON T. KOLL
0322C
Date: April 1, 2026
STATE OF WYOMING

JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

26-404
PROJECT NUMBER

APR-02-2026
DATE

0 50 100
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK K LANDSCAPE PLAN

L110
SHEET NUMBER

General Notes
- Zoning is based on Northern South Park -2 (NSP-2) design standard
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-2 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.8was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area	**92,629**	**sf (2.13AC)**
Required LSR is Gross Site Area x 0.2	18,526	sf

Per Division 5.5 / E/8, one plant unit per 1,000 SF of required LSR is required and one plant unit per 12 parking spaces is required. The plant unit requirements are cumulative.

Plant Unit
To satisfy the requirements of Divisions 5.5 / E.8 (20) twenty plant units are used in the landscape design, including: (7) Seven "A" Standard Plant Units, (3) three "B" Standard Plant Units, and (4) four "C" Standard Plant Units. See Plant Unit Schedule on sheet L201.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
TREES:			
	Deciduous Tree	3" caliper	26
	Evergreen Tree	8' ht.	30
SHRUBS:			
	Large Shrub	6' to 8' ft (multi-stem)	82
	Small Shrub	#5 Gal.	44

LICENSED LANDSCAPE ARCHITECT
ALLISON T. KOLL
0322C
Date: April 1, 2026
STATE OF WYOMING

JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC

Teton County, Wyoming

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26-404
PROJECT NUMBER

APR-02-2026
DATE

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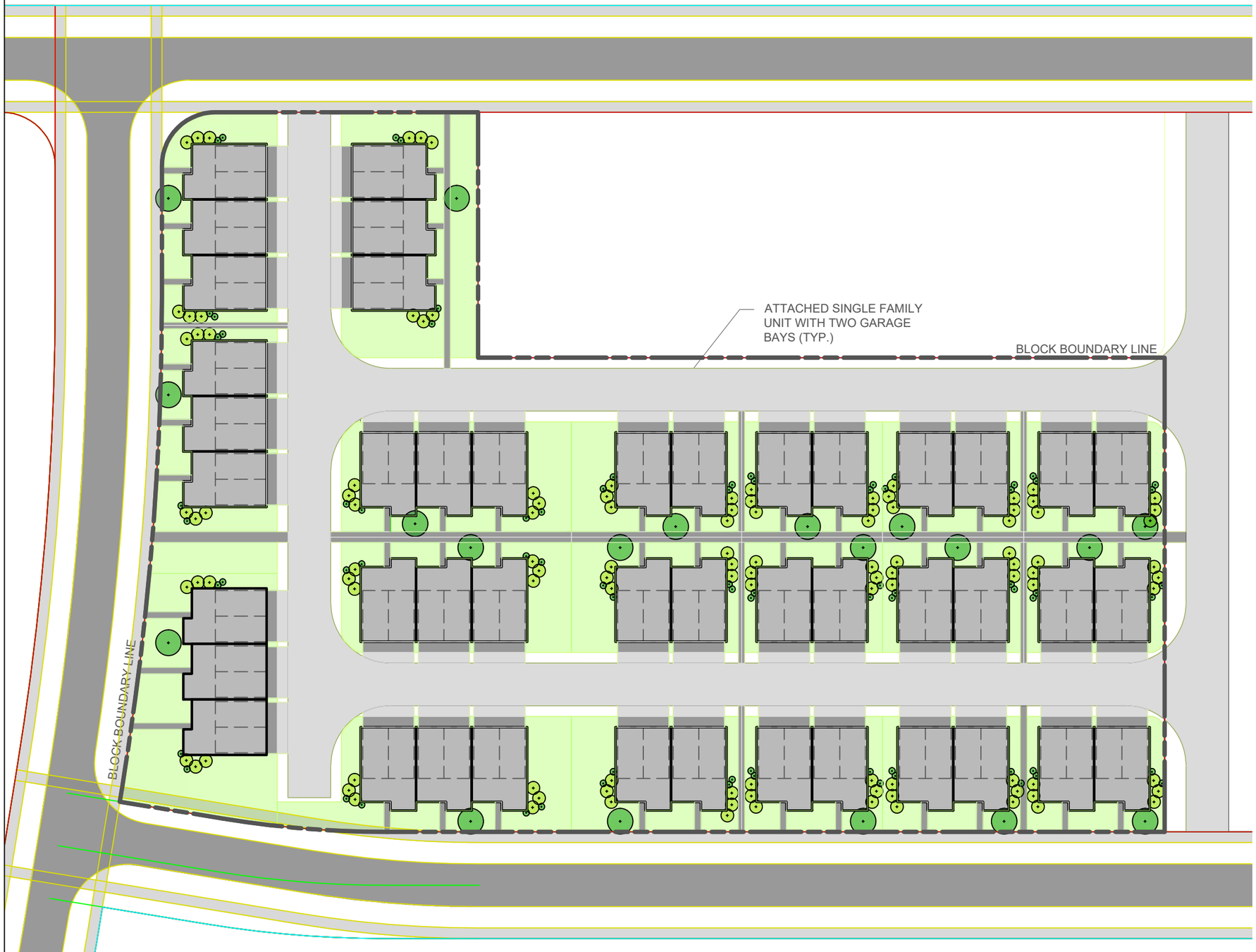
scale: 1" = 60'

DEVELOPMENT PLAN
BLOCK L LANDSCAPE PLAN

L111
SHEET NUMBER



General Notes
- Zoning is based on Northern South Park-1 (NSP-1) design standards
- See drawings by Jorgensen Engineering for information on site grading, utilities, parking and development calculations.

Landscaping Notes
- Following is an inventory of the proposed plant material that satisfies the Plant Unit requirement per NSP-1 of the Teton County Land Development Regulations (LDRs). The standard described in Division 5.5 and E.5 was used to determine the required number of plant units.

Below is a summary of the requirements for landscaping:

Plant Unit Requirement Calculation

Net Site Area	**89,299 sf**
Required **LSR** is Net Site Area x 0.30	**26,789 sf**

Per Division 5.5 / E.5, one plant unit per lot is required. The plant unit requirements are cumulative.

Plant Unit
To satisfy the requirements of Division 5.5 / E.5, (19) nineteen "A" Standard Plant Units were used in the landscape design. See Plant Unit Schedule on sheet.

Maintenance Notes
- All required plant material will be maintained by an automatic underground irrigation system.

PLANT UNIT SCHEDULE

KEY	PLANT TYPE	SIZE	QUANTITY
Trees			
	Deciduous Tree	3" cal.	19
Shrubs			
	Large Shrub	6-8' ht.	114
	Small Shrub	#5 Gal.	76

LICENSED LANDSCAPE ARCHITECT
ROBERT J. SNIDER
LA-0110B
Date: 4/1/26
STATE OF WYOMING

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming
Project # 2601

Revisions

#	Date	Description
	04.01.26	original
-	-	-
-	-	-
-	-	-
-	-	-

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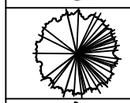
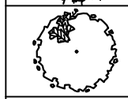
scale: 1" = 50'

DEVELOPMENT PLAN
BLOCK P
LANDSCAPE PLAN

L706

PLANT UNIT SCHEDULE

KEY		PLANT TYPE	COMMON NAME	SIZE	QUANTITY
Trees					
	Pt	Populus tremuloides	Quaking Aspen	3" - 4" Cal.	25
				5" - 7" Cal.	5
	Pp	Picea pungens	Spruce	14' B&B	5
				18' B&B	5
	Fp	Fraxinus pennsylvanica	Patmore Ash	6" Cal.	6
Shrubs					
	Cv	Crataegus viridis	Black Hawthorne	5-6' B+B	9
	Cs	Cornus sericea	Red-Osier Dogwood	5-6' B+B	25
	Ss	Salix sp.	Native Willow	5-6' B+B	12
				8-10' B+B	25
	Rt	Rhus typhina 'Bailtiger'	Yellow Sumac	3-4' B+B	10
Groundcover					
	Nm	Native Seed		Seed	32,581 sf
	Ns	Native Sod		Sod	32,581 sf
	Pp	Poa pratensis	Kentucky Bluegrass	Sod	8,339 sf
	Fs	Fescue Sod		Sod	4,866 sf
	Pv	Perennial Bed		1 gal.18"spacing	

General Notes

- This plant schedule applies to the landscape plans prepared by Agrostis Inc. for Blocks A, B, F, H, J, and P.
- Refer to the block level landscape plans for planting unit calculations and layout.

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming

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PROJECT TEAM

26-404
PROJECT NUMBER

APR-02-2026
DATE

DEVELOPMENT PLAN
PLANT SCHEDULE (1)

L200
SHEET NUMBER

PLANT UNIT SCHEDULE

KEY		PLANT TYPE	COMMON NAME	SIZE	QUANTITY
Trees					
+	Pt	Populus tremuloides	Quaking Aspen	3" - 4" Cal.	33
+	Pd	Populus deltoides	Cottonwood	3" - 4" Cal.	14
+	Pp	Picea pungens	Colorado Blue Spruce	8' HT	56
Shrub (Multi-Stem Tree)					
+	Pv	Prunus virginiana	Chokecherry	6'-8' HT	127
	Pm	Physocarpus monogynous	Mountain Ninebark	6'-8' HT	65
•	Ss	Salix sp.	Native Willow	5-6' B+B	112
Groundcover					
	Nm	Native Seed		Seed	31,250 sf
	Ns	Native Sod		Sod	31,250 sf
	Pp	Poa pratensis	Kentucky Bluegrass	Sod	15,000 sf
	Fs	Fescue Sod		Sod	Disturbed areas
	Pv	Perennial Bed		1 gal.18"spacing	

General Notes

- This plant schedule applies to the landscape plans prepared by evolve environment :: architecture for Blocks C, K, and L.
- Refer to the block level landscape plans for planting unit calculations and layout.

Potential Plant Material:

Size	Common Name	Scientific Name
Evergreen Tree		
8' HT	Colorado Blue Spruce	Picea pungens
8' HT	Rocky Mountain Juniper	Juniperis scopulorum
Deciduous Tree		
3" caliper	Quaking Aspen	Populus tremuloides
3" calliper	Rocky Mountain Maple	Acer glabrum
3" caliper	Narrowleaf Cottonwood	Populous angustifolia
Large Shrub / Multi-Stem Tree		
6-8' HT	Mountain Ninebark	Physocarpus monogynous
6-8' HT	Drumond's Willow	Salix drummondiana
6-8' HT	Western Serviceberry	Amelenchier alnifolia
Shrub		
#5 Container	Red Osier Dogwood	Cornus sericea
#5 Container	Wolf's Willow	Salix wolfii
#5 Container	Russet Buffaloberry	Shepherdia canadensis
#5 Container	Shrubby Cinquefoil	Dasiphora fruticosa

JACKSON HOLE
HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS | LLC
Teton County, Wyoming

evolve
environment :: architecture
224 N Euclid Ave. Floor 2
Pittsburgh, PA 15206
www.evolveea.com

26-404
PROJECT NUMBER

APR-02-2026
DATE

DEVELOPMENT PLAN
PLANT SCHEDULE (2)

L201
SHEET NUMBER

Exhibit D: Floor Plans

WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAWOOD
(B-0222)
Date: 04-01-2026
STATE OF WYOMING

1 3 UNIT - FIRST FLOOR PLAN
1/4" = 1'-0"

Habitat - North South Park - 3 Unit Building

REVISIONS:
04-01-2026 DEV Application

DATE: 04-01-2026

A101

FIRST FLOOR PLAN

Sheet Issue Date:
3/31/2026 12:33:34 PM

WORKSHOP
COLLABORATIVE
Architecture & Planning

755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAWOOD
(B-0222)
Date: 04-01-2026
STATE OF WYOMING

1 3 UNIT - SECOND FLOOR PLAN
1/4" = 1'-0"

Habitat - North South Park - 3 Unit Building

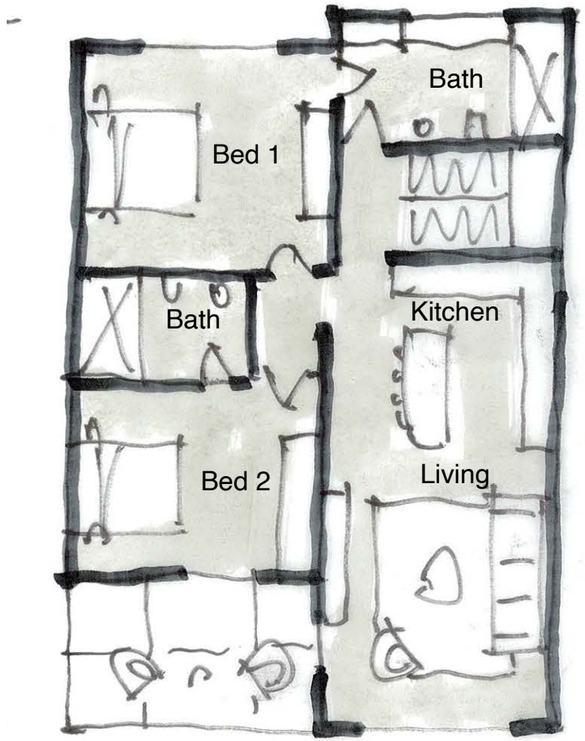
REVISIONS:
04-01-2026 DEV Application

DATE: 04-01-2026

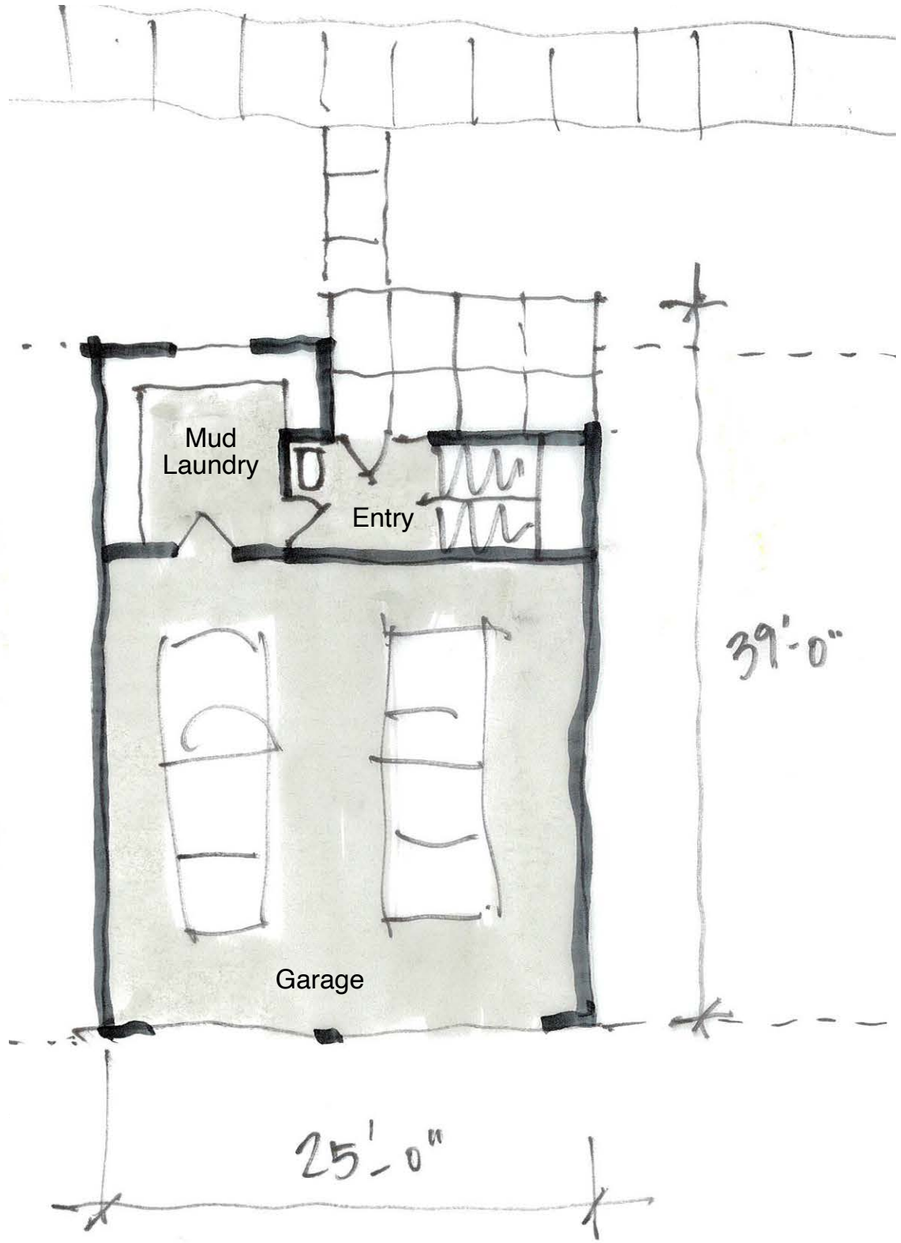
A102

SECOND FLOOR PLAN

Sheet Issue Date:
3/31/2026 12:33:41 PM



Upper Level



Upper Level

Total sf: 1,760 sf

01 2 Story, 2 BR Unit Plans

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

KING STREET STUDIO
215 SOUTH KING STREET
JACKSON, WY 83001
307 733 4000

CANNERY DISTRICT STUDIO
109 E. OAK STREET, SUITE 1A
BOZEMAN, MT 5971
406 206 5554

CLBARCHITECTS.COM

Northern South Park

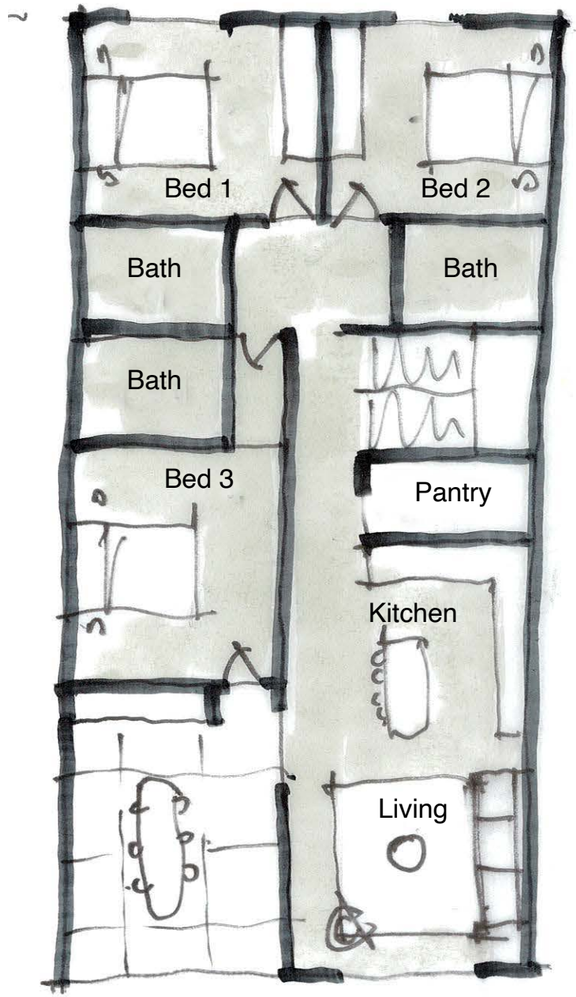
Teton County, WY
2601-00

DRAWING REFERENCE

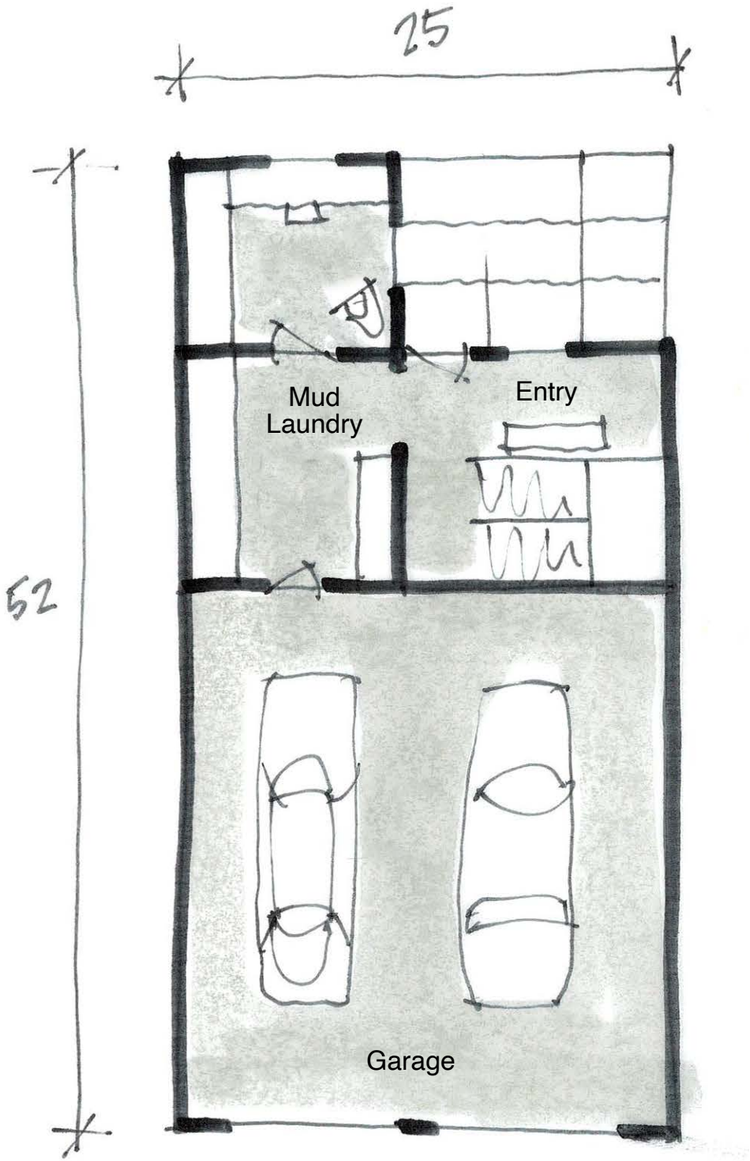
DRAWN BY: BJ/DP
CHECKED BY: DP

2-Story, 2-BR Unit

A1.1



Upper Level



Upper Level

Total sf: 2,210 sf

01 2 Story, 3-BR Unit Plans

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

KING STREET STUDIO
215 SOUTH KING STREET
JACKSON, WY 83001
307 733 4000

CANNERY DISTRICT STUDIO
109 E. OAK STREET, SUITE 1A
BOZEMAN, MT 5971
406 206 5554

CLBARCHITECTS.COM

Northern South Park

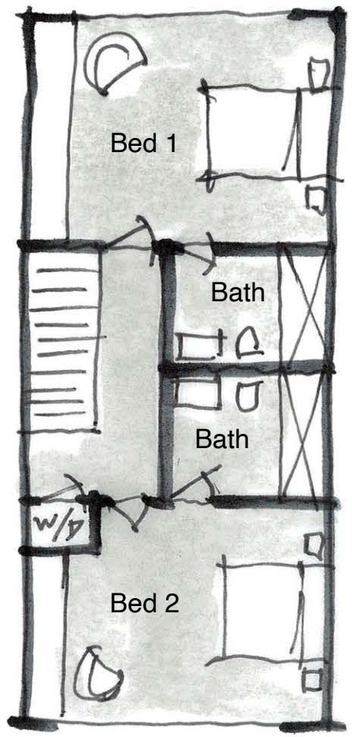
Teton County, WY
2601-00

DRAWING REFERENCE

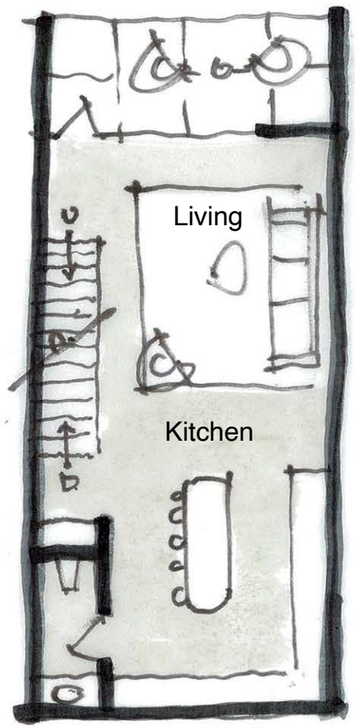
DRAWN BY: BJ/DP
CHECKED BY: DP

2-Story, 3-BR Unit

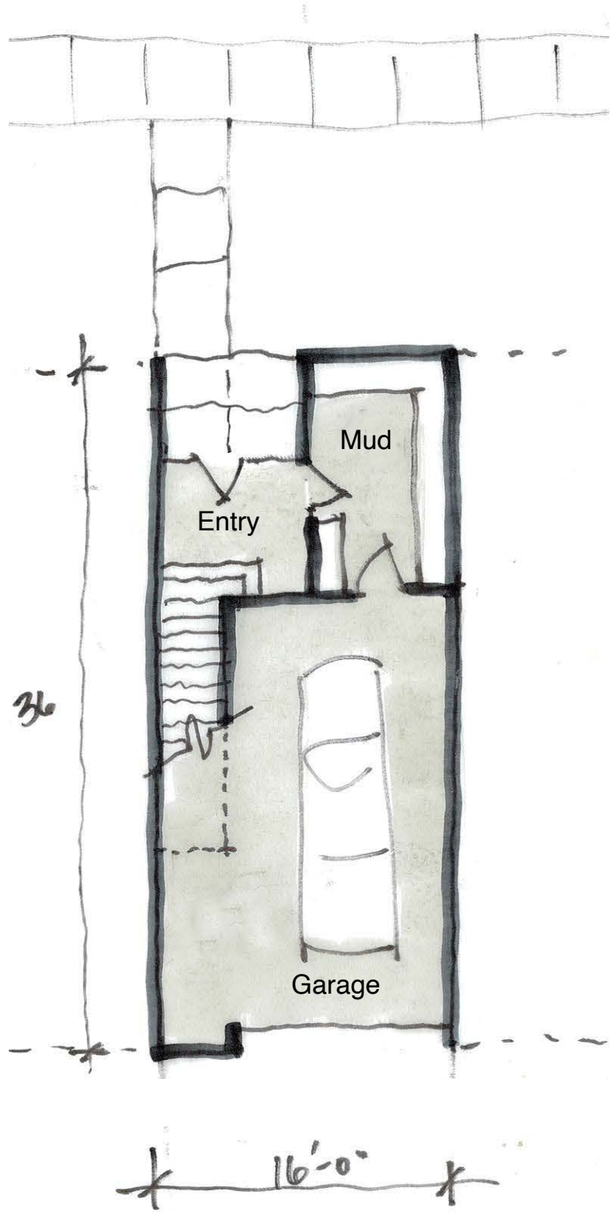
A1.2



3nd Level



2nd Level



1st Level

Total sf: 1,565 sf

01 3 Story, 2-BR Unit Plans

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

KING STREET STUDIO
215 SOUTH KING STREET
JACKSON, WY 83001
307 733 4000

CANNERY DISTRICT STUDIO
109 E. OAK STREET, SUITE 1A
BOZEMAN, MT 5971
406 206 5554

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Northern South Park

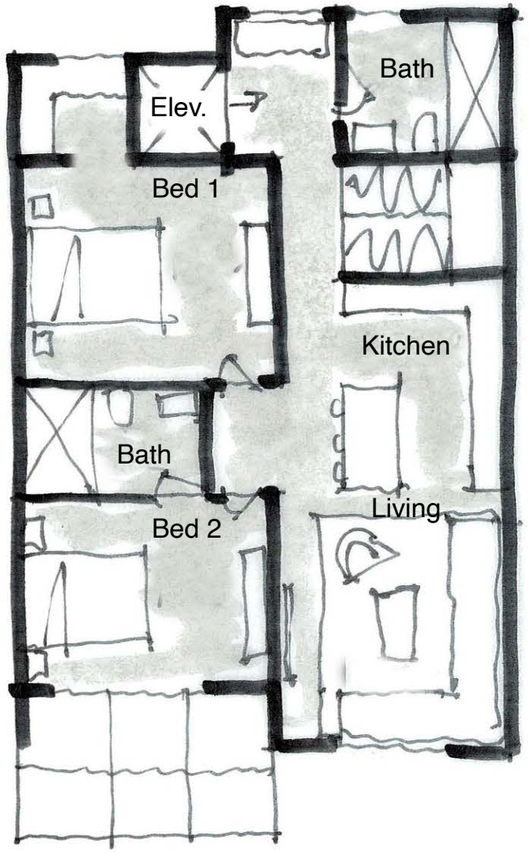
Teton County, WY
2601-00

DRAWING REFERENCE

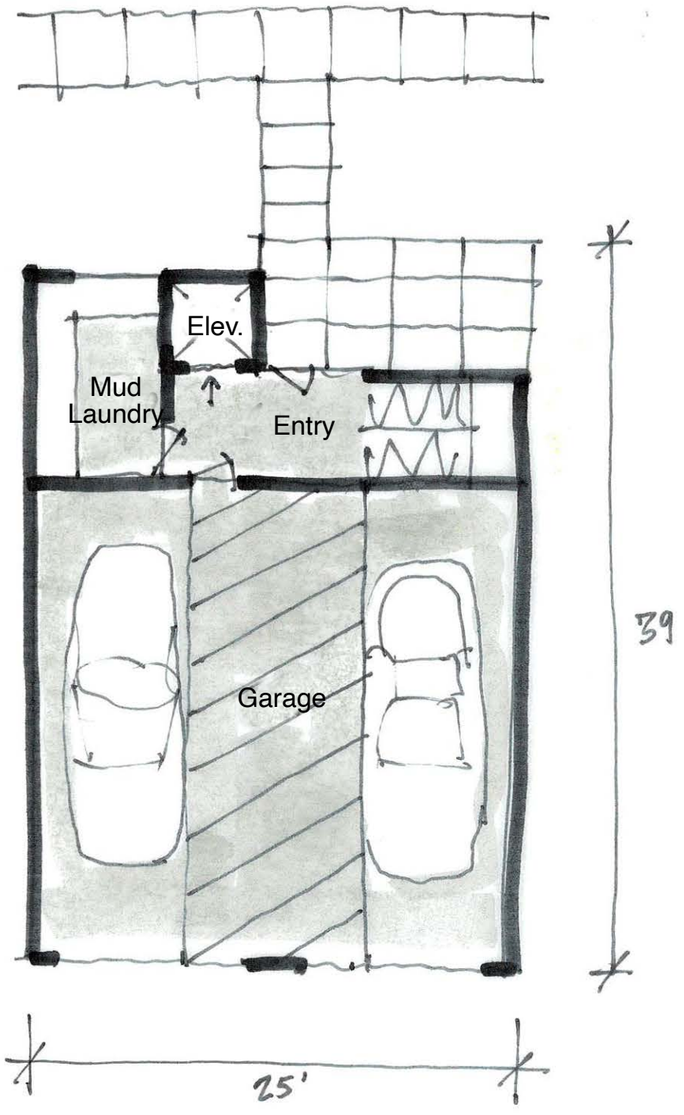
DRAWN BY: BJ/DP
CHECKED BY: DP

3-Story, 2-BR Unit

A1.3



Upper Level



Upper Level

Total sf: 1,760 sf

01 2 Story, 2-BR Accessible Unit Plans

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

KING STREET STUDIO
215 SOUTH KING STREET
JACKSON, WY 83001
307 733 4000

CANNERY DISTRICT STUDIO
109 E. OAK STREET, SUITE 1A
BOZEMAN, MT 5971
406 206 5554

CLBARCHITECTS.COM

Northern South Park

Teton County, WY
2601-00

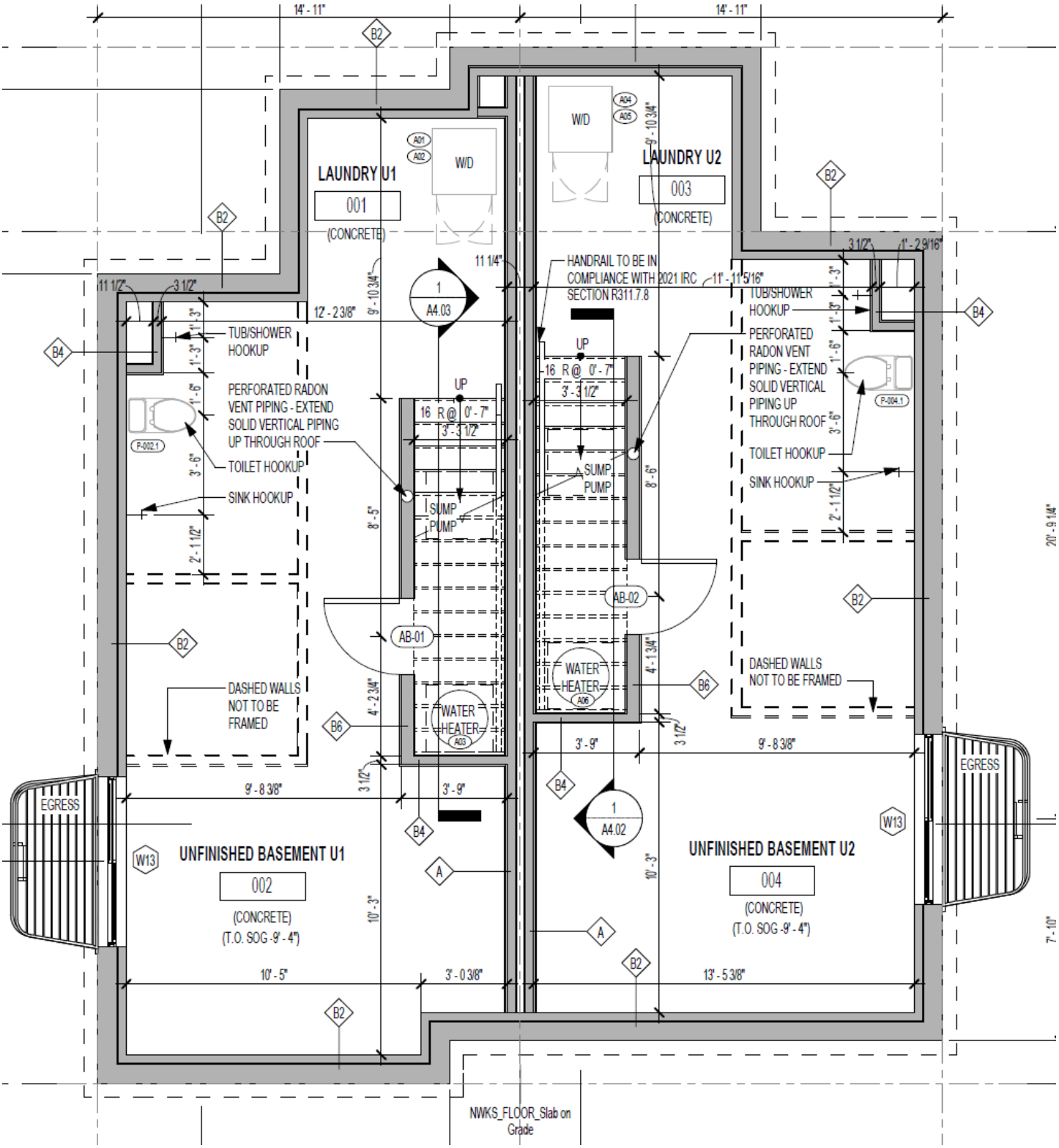
DRAWING REFERENCE

DRAWN BY: BJ/DP
CHECKED BY: DP

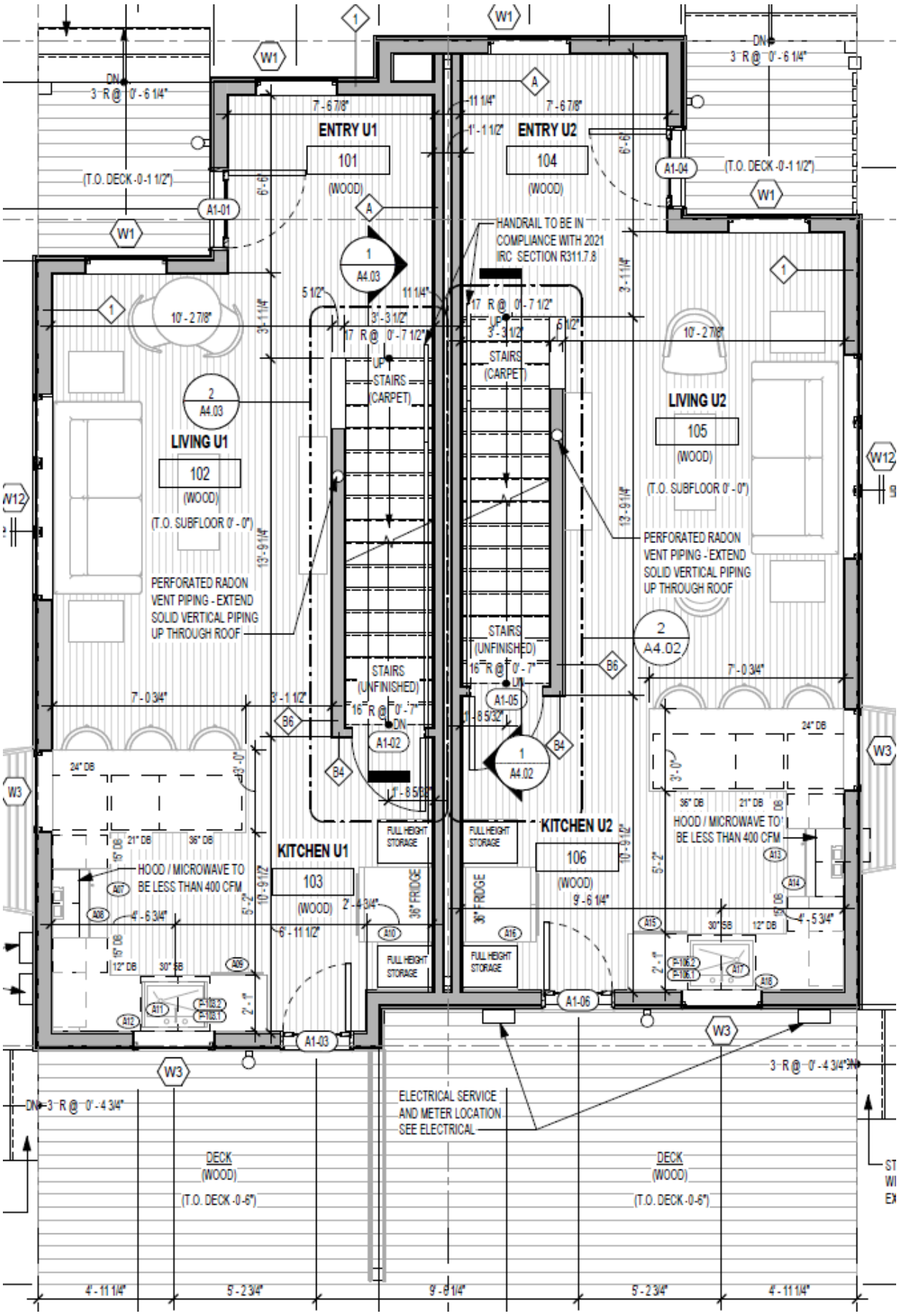
2-Story, 2-BR Accessible

A1.4

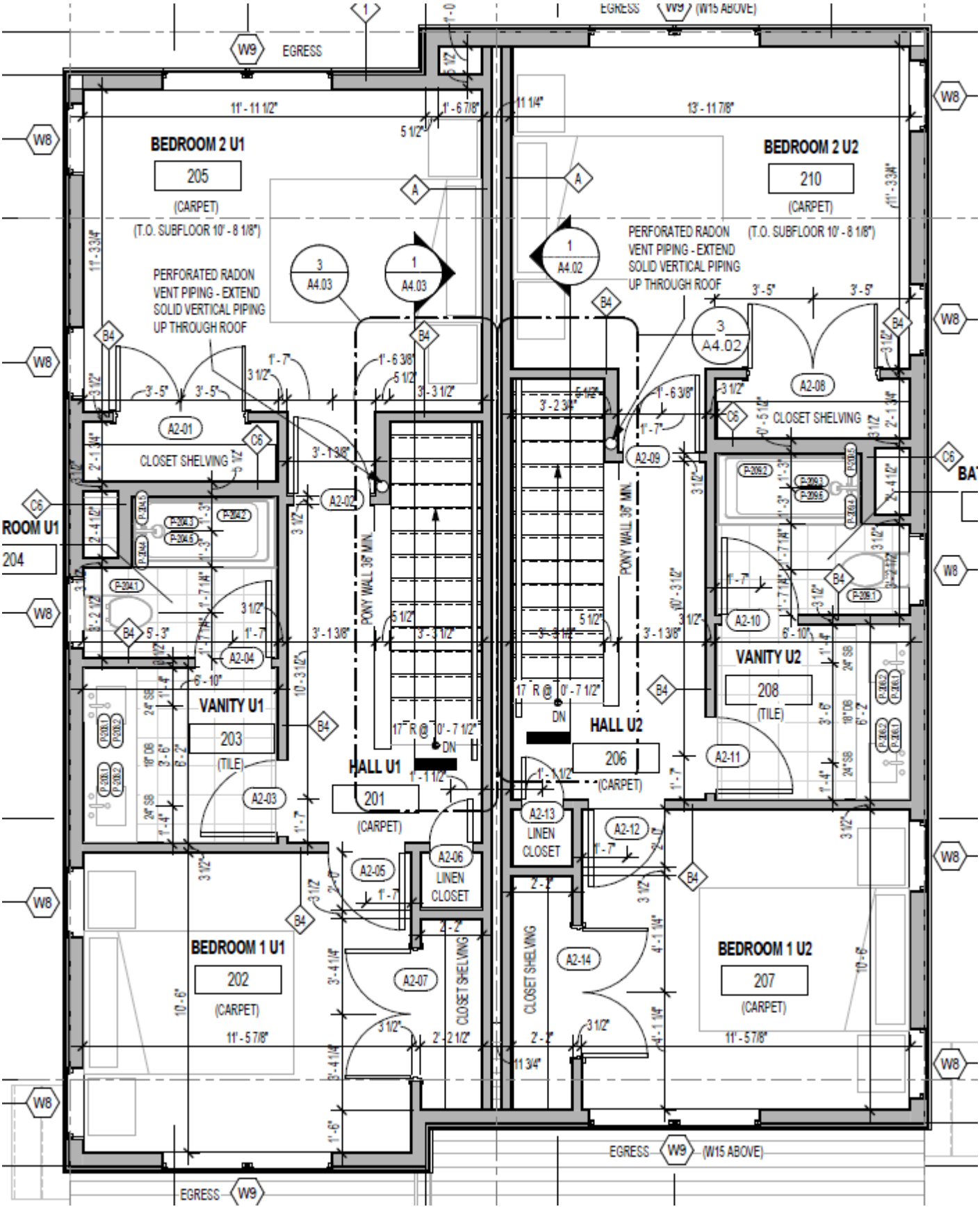
Basement


LAUNDRY U1
001
(CONCRETE)
W/D
LAUNDRY U2
003
(CONCRETE)
HANDRAIL TO BE IN COMPLIANCE WITH 2021 IRC SECTION R311.7.8
TUB/SHOWER HOOKUP
PERFORATED RADON VENT PIPING - EXTEND SOLID VERTICAL PIPING UP THROUGH ROOF
TOILET HOOKUP
SINK HOOKUP
SUMP PUMP
16 R @ 0' - 7"
3' - 3 1/2"
DASHED WALLS NOT TO BE FRAMED
WATER HEATER
AB-01
AB-02
EGRESS
UNFINISHED BASEMENT U1
002
(CONCRETE)
(T.O. SOG -9' - 4")
UNFINISHED BASEMENT U2
004
(CONCRETE)
(T.O. SOG -9' - 4")
NWKS_FLOOR_Slab on Grade

Main Level

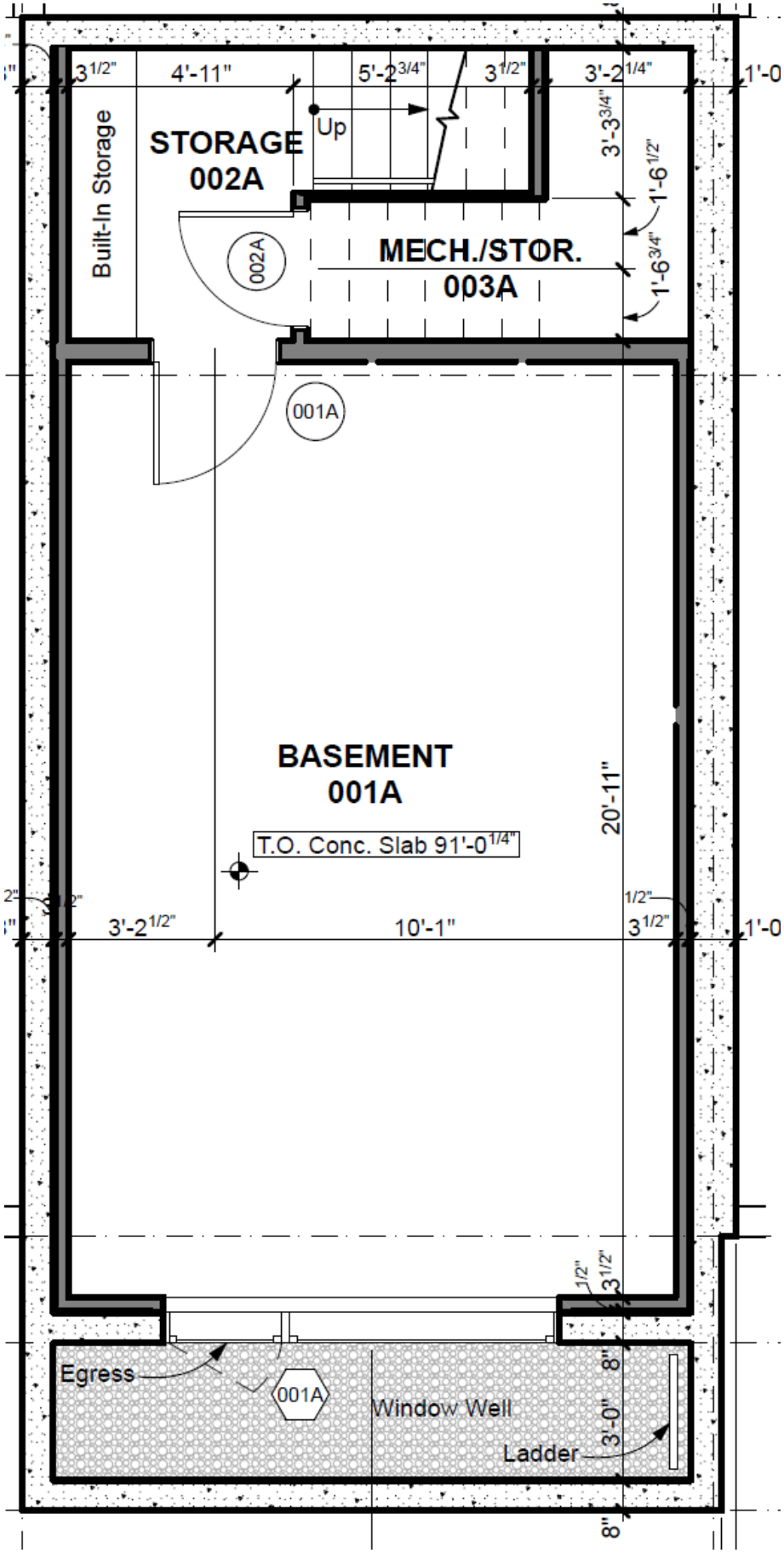

ENTRY U1
101
(WOOD)
ENTRY U2
104
(WOOD)
LIVING U1
102
(WOOD)
(T.O. SUBFLOOR 0' - 0")
LIVING U2
105
(WOOD)
(T.O. SUBFLOOR 0' - 0")
KITCHEN U1
103
(WOOD)
KITCHEN U2
106
(WOOD)
STAIRS (CARPET)
STAIRS (UNFINISHED)
HANDRAIL TO BE IN COMPLIANCE WITH 2021 IRC SECTION R311.7.8
PERFORATED RADON VENT PIPING - EXTEND SOLID VERTICAL PIPING UP THROUGH ROOF
HOOD / MICROWAVE TO BE LESS THAN 400 CFM
FULL HEIGHT STORAGE
36" FRIDGE
ELECTRICAL SERVICE AND METER LOCATION SEE ELECTRICAL
DECK (WOOD)
(T.O. DECK -0-6")
(T.O. DECK -0-1 1/2")

Second Floor

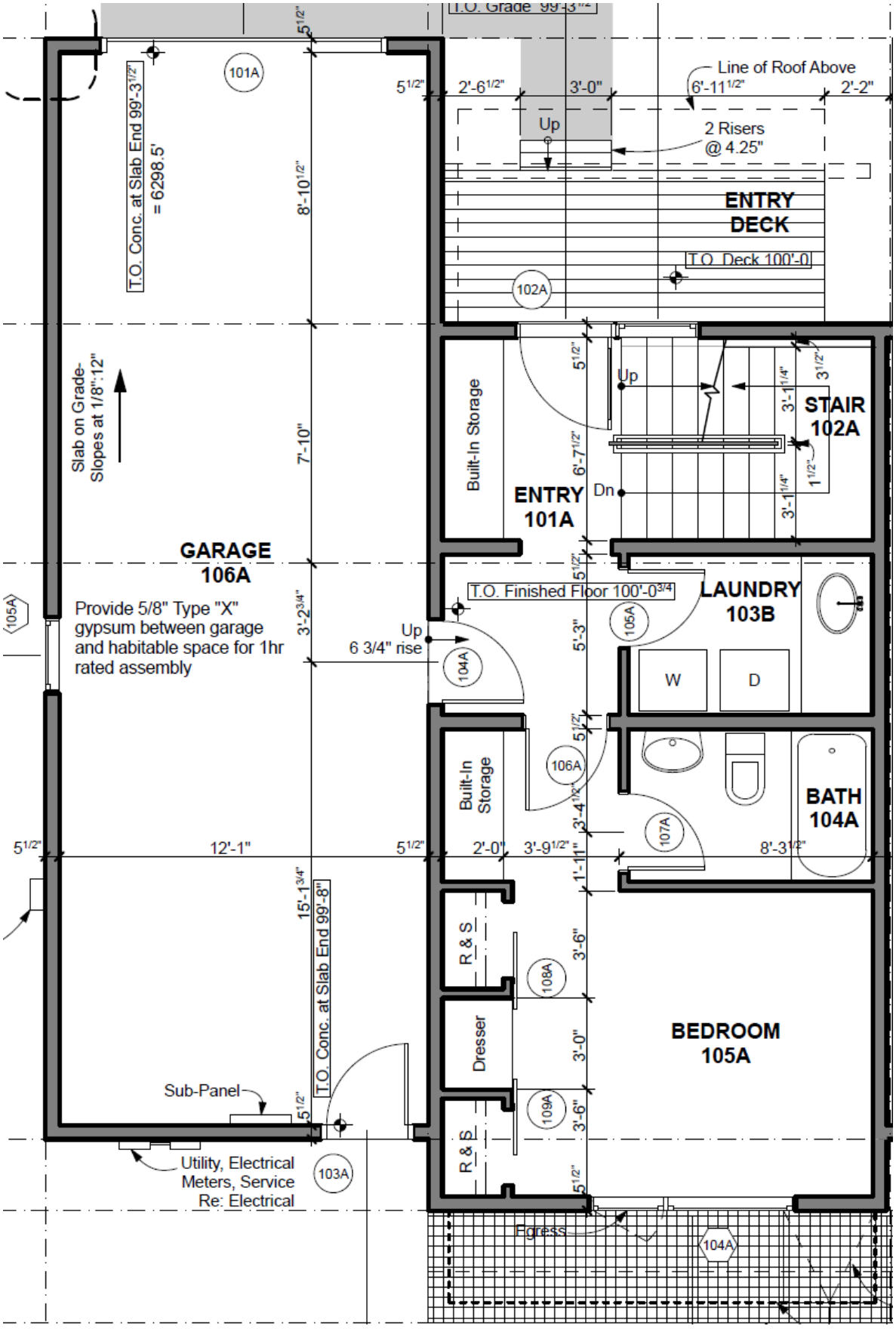


Community Housing Trust / Daisy Bush 2013

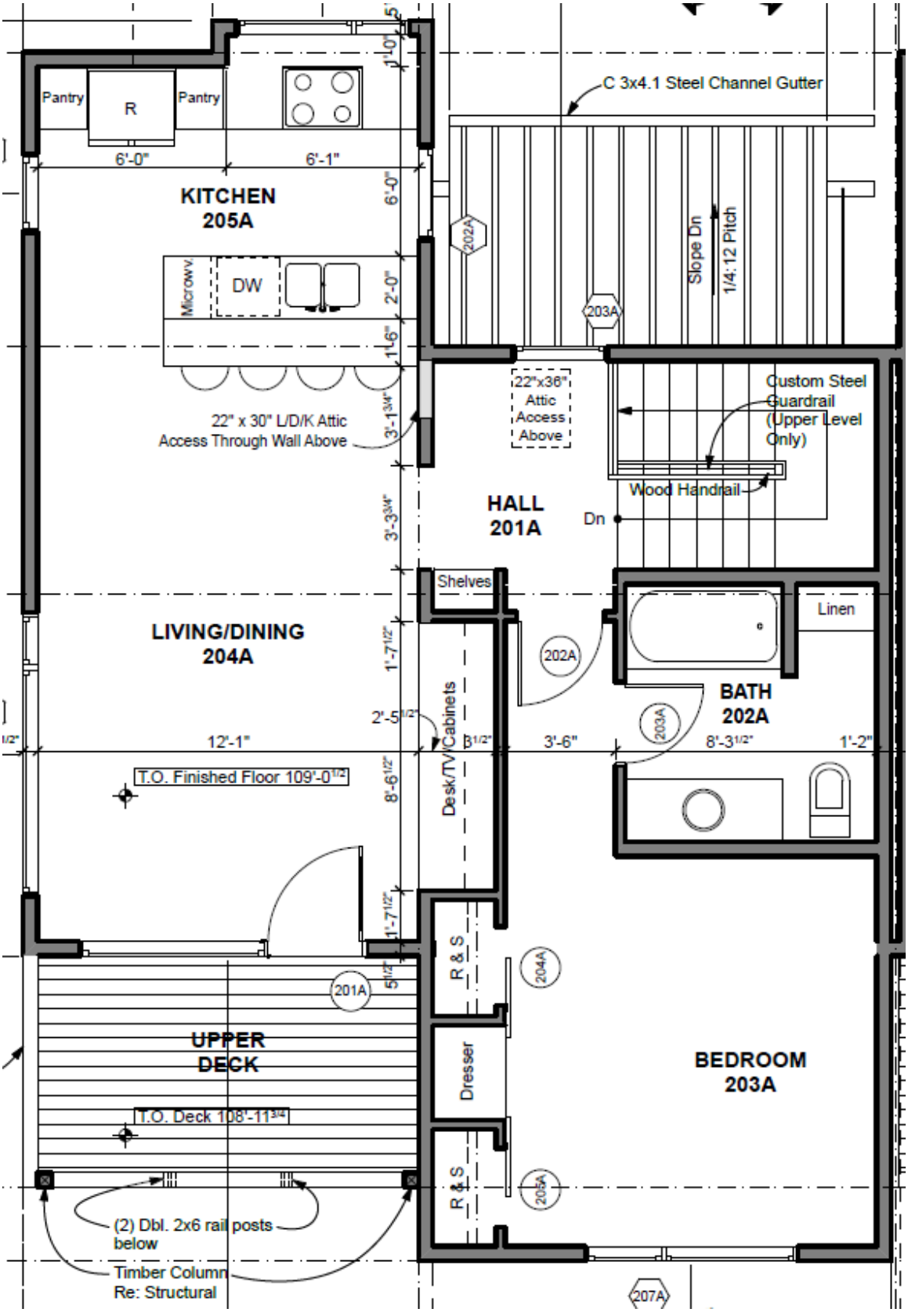
Basement


3 1/2"
4'-11"
5'-2 3/4"
3 1/2"
3'-2 1/4"
1'-0
Built-In Storage
STORAGE
002A
Up
3'-3 3/4"
1'-6 1/2"
1'-6 3/4"
002A
MECH./STOR.
003A
001A
BASEMENT
001A
T.O. Conc. Slab 91'-0 1/4"
20'-11"
3'-2 1/2"
10'-1"
3 1/2"
1'-0
1/2"
3 1/2"
Egress
001A
Window Well
Ladder
3'-0"
8"
8"

Main Level

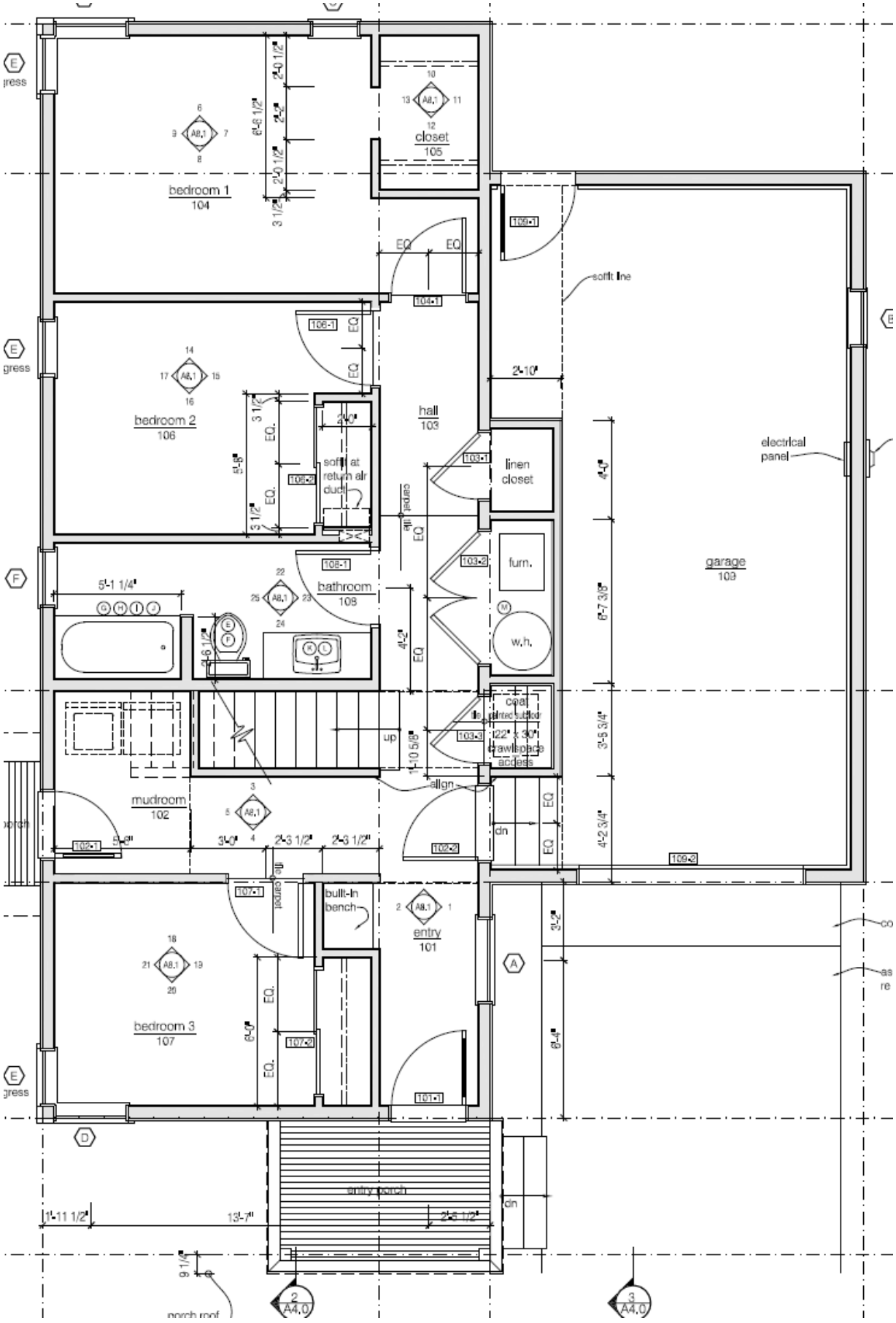

T.O. Grade 99'-3 1/2"
5 1/2"
101A
T.O. Conc. at Slab End 99'-3 1/2" = 6298.5'
8'-10 1/2"
7'-10"
Slab on Grade- Slopes at 1/8":12"
GARAGE 106A
Provide 5/8" Type "X" gypsum between garage and habitable space for 1hr rated assembly
3'-2 3/4"
105A
Up 6 3/4" rise
104A
5 1/2"
12'-1"
5 1/2"
15'-1 3/4"
T.O. Conc. at Slab End 99'-8"
Sub-Panel
Utility, Electrical Meters, Service Re: Electrical
103A
2'-6 1/2"
3'-0"
Line of Roof Above
6'-11 1/2"
2'-2"
Up
2 Risers @ 4.25"
ENTRY DECK
T.O. Deck 100'-0
102A
Built-In Storage
ENTRY 101A
Up
Dn
STAIR 102A
3'-1 1/4"
3 1/2"
1 1/2"
6'-7 1/2"
T.O. Finished Floor 100'-0 3/4"
LAUNDRY 103B
W
D
5'-3"
Built-In Storage
106A
3'-4 1/2"
BATH 104A
107A
2'-0"
3'-9 1/2"
8'-3 1/2"
1'-11"
R & S
108A
3'-6"
Dresser
3'-0"
BEDROOM 105A
109A
3'-6"
R & S
Egress
104A

Second Floor

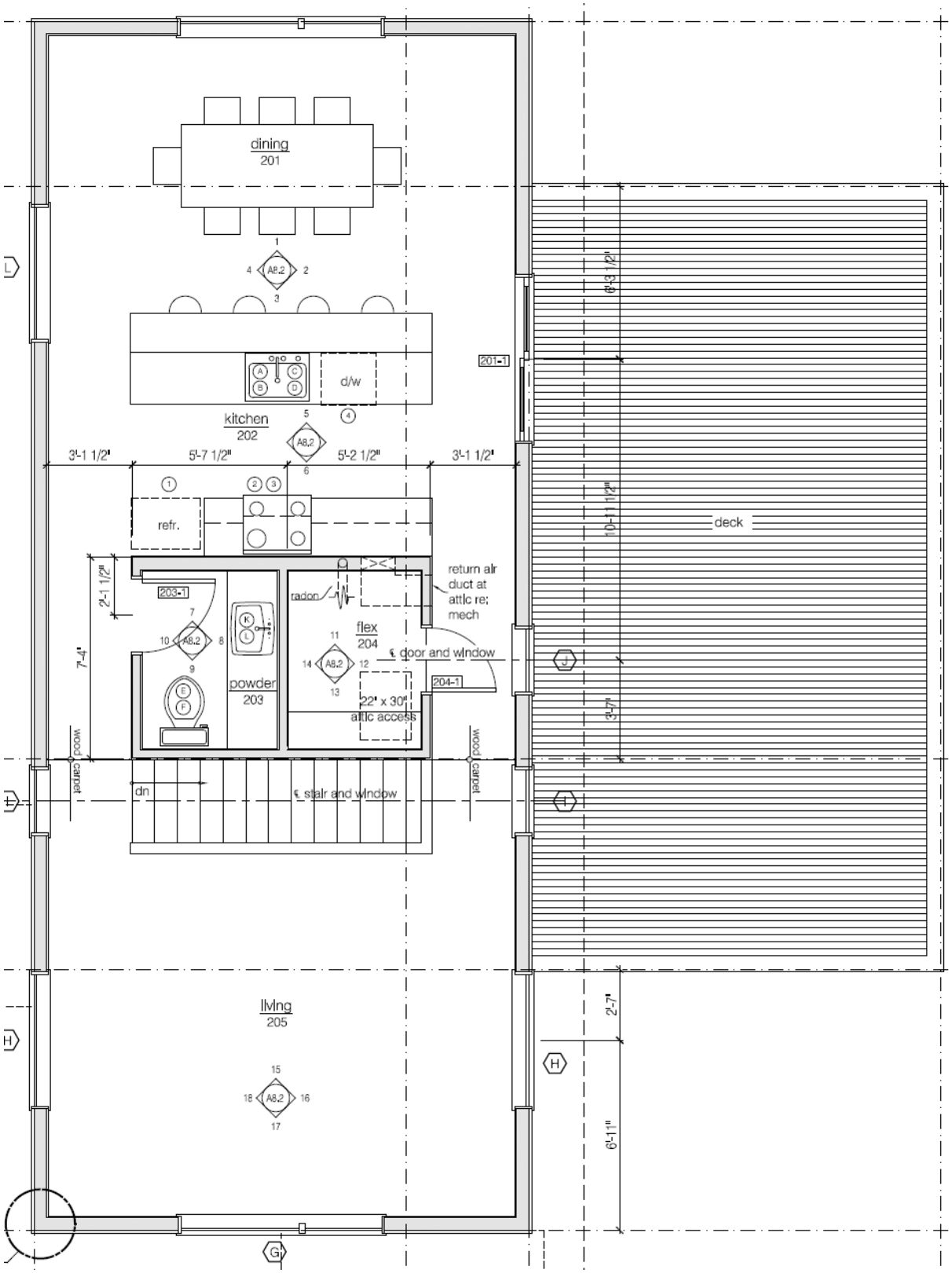


Community Housing Trust / Schwabachers Meadow 2011

Main Level


bedroom 1
104
closet
105
bedroom 2
106
hall
103
linen closet
electrical panel
garage
109
bathroom
108
furn.
w.h.
coat
crawlspace access
mudroom
102
bedroom 3
107
built-in bench
entry
101
entry porch
soffit line
soffit at return air duct
up
dn
align
5'-1 1/4"
2'-10"
13'-7"
2'-3 1/2"
3'-0"
5'-8"
1'-11 1/2"
9 1/4"
porch roof

Second Floor



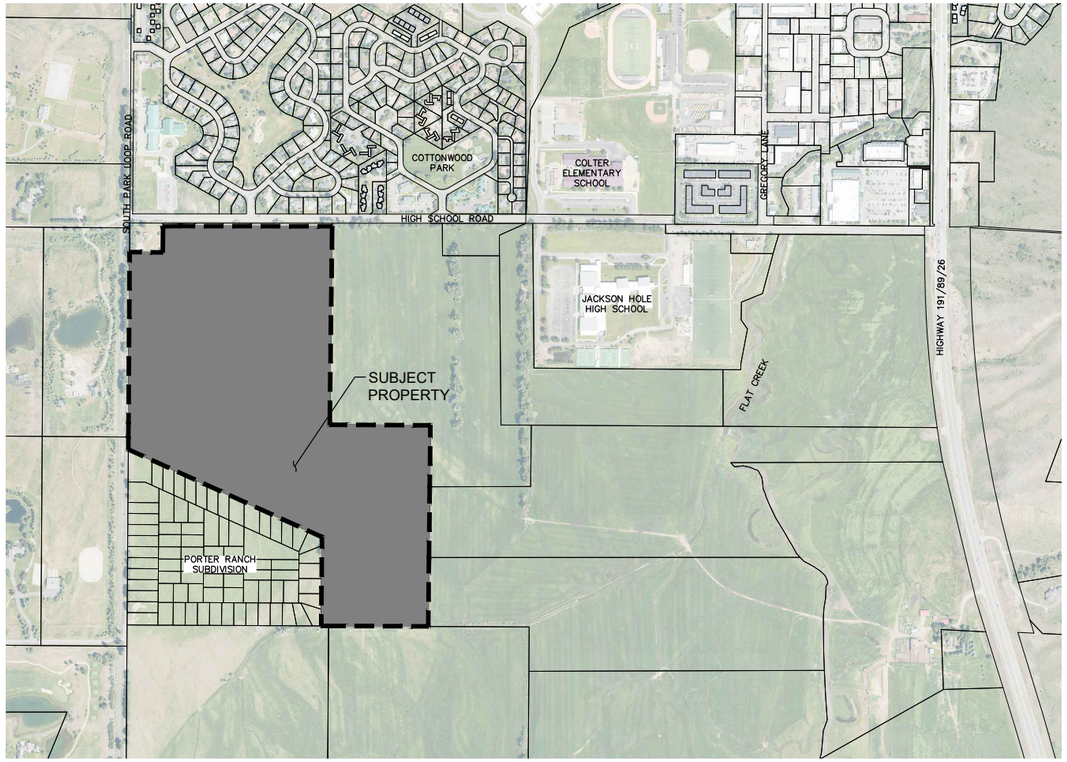
Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:00pm

NORTHERN SOUTH PARK AREA 1
JHHR HOLDINGS I LLC

DEVELOPMENT PLAN

PIDN: 22-40-16-06-3-00-012 & 22-40-16-06-3-00-020

LOCATED WITHIN
NORTH PARCEL
LOT 6 & 7, SE1/4 SW1/4, SECTION 6
T40N, R116W, 6TH P.M.
REVISED HEREFORD RANCH TRACT 10 & 1A
TETON COUNTY, WYOMING



VICINITY MAP
1" = 1000'
SECTION 6 AND 7
T.40N., R.116W., 6TH P.M.
TETON COUNTY, WYOMING

MONDEGREEN LLC

evolve environment :: architecture

WYLIE | BAKER LLP

SJ Planning Solutions

Habitat for Humanity® of the Greater Teton Area

PLACE LANDSCAPE ARCHITECTS

JACKSON HOLE HEREFORD RANCH EST. 1928

JACKSON HOLE COMMUNITY HOUSING TRUST

agrostis, inc.

OWNER:

JHHR Holdings I LLC.
2505 Shootin Iron Ranch Rd,
Jackson, WY 83001-9493

CIVIL ENGINEER:

Jorgensen Associates, Inc.
P.O. Box 9550
1315 Hwy 89 S., Suite 201
Jackson, Wyoming 83002
307.733.5150

SITE DESIGN CONSULTANT:

Evolve EA
224 N. Euclid Avenue
Pittsburgh, PA 15206
412.362.2100

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
TITLE, VICINITY MAP, AND
INDEX OF SHEETS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C1.0

P:\2020\20030-JHHR Holdings 1-N S Road Housing\13- Civil NSP 11\CAD\Infrastructure Improvements\Right of Way\Overview\20030 - JHHR - NSP Cover.dwg

Plotted by ASimmons on Apr 02, 2026 - 12:09pm
Ver.: 18.0

LEGEND

EXISTING		PROPOSED
	SUBJECT PROPERTY BOUNDARY	
	ADJOINING PROPERTY BOUNDARY	
	TREE LINE	
6110	MAJOR CONTOUR	
6117	MINOR CONTOUR	
	EASEMENT	
x x	FENCE	
	IRRIGATION DITCH	
	CONIFER TREE	
	COTTONWOOD	
	GRAVEL DRIVEWAY	
	EDGE OF PAVEMENT	
s	SEWER LINE	S
Ⓢ	SEWER MANHOLE	Ⓢ
	SEWER SERVICE	
6"FM	FORCEMAIN	6"FM
	FORCEMAIN PRESSURE CLEANOUT	Ⓒ
	WATER LINE	W
w	WATER SERVICE	
	FIRE HYDRANT	
	GATE VALVE	
P	POWER LINE	P
gas	GAS LINE	
fo	COMMUNICATIONS LINE	
	SHARED UTILITY TRENCH	UT
	ELECTRICAL TRANSFORMER	
	ELECTRICAL VAULT (+ COMMUNICATIONS	Ⓔ
	STORMWATER INFILTRATION PIPE	
	PARK EXACTION (TETON COUNTY)	
	PARK EXACTION (HOA)	
	SCHOOL EXACTION	

INDEX OF SHEETS

Sheet Number	Sheet Title
C1.0	TITLE, VICINITY MAP, AND INDEX OF SHEETS
C1.1	LEGEND AND INDEX OF SHEETS
C1.2	PROJECT NOTES
C2.0	EXISTING SITE CONDITIONS
C3.0	DEVELOPMENT OVERVIEW
C3.1	EXACTION OVERVIEW
ROW C4.0	ROAD OVERVIEW
ROW C4.1	PEDESTRIAN OVERVIEW
ROW C4.2	ONSTREET PARKING OVERVIEW
ROW C4.3	EAST WEST CONNECTOR ROW
ROW C4.4	HAYSTACK HOUSE ROAD 1 STA 0+00 TO STA 13+00
ROW C4.5	HAYSTACK HOUSE ROAD 2
ROW C4.6	ROAD 1
ROW C4.7	ROAD 2 STA 0+00 TO 12+50
ROW C4.8	ROAD 2 STA 12+50 TO 19+27
ROW C4.9	ROAD 3 AND JH HEREFORD RANCH ROAD
ROW C4.10	ROAD 4
ROW C4.11	ROAD 5
ROW C6.0	SANITARY SEWER OVERVIEW
ROW C6.1	SEWERLINE E
ROW C6.2	SEWERLINE E
ROW C6.3	SEWERLINE N
ROW C6.4	SEWERLINE K
ROW C6.5	SEWERLINE M & G
ROW C6.6	SEWERLINE F
ROW C6.7	SEWERLINE R
ROW C6.8	SEWERLINE I
ROW C7.0	WATER DISTRIBUTION OVERVIEW
ROW C7.1	WATERLINE E
ROW C7.2	WATERLINE E
ROW C7.3	WATERLINE K
ROW C7.4	WATERLINE J
ROW C7.5	WATERLINE M, G & L
ROW C7.6	WATERLINE H
ROW C7.7	WATERLINE F
ROW C7.8	WATERLINE R
ROW C7.9	WATERLINE T
ROW C8.0	PROPOSED CABLE UTILITIES OVERVIEW
A C2.0	EXISTING CONDITIONS BLOCK A
A C4.0	PROPOSED ROADS BLOCK A
A C5.0	PROPOSED STORMWATER BLOCK A
A C6.0	PROPOSED SANITARY SEWER BLOCK A
A C7.0	PROPOSED WATER BLOCK A
A C8.0	PROPOSED CABLE UTILITIES BLOCK A
B C2.0	EXISTING CONDITIONS BLOCK B
B C4.0	PROPOSED ROADS BLOCK B
B C5.0	PROPOSED STORMWATER BLOCK B
B C6.0	PROPOSED SANITARY SEWER BLOCK B
B C7.0	PROPOSED WATER BLOCK B
B C8.0	PROPOSED CABLE UTILITIES BLOCK B
C C2.0	EXISTING CONDITIONS BLOCK C
C C4.0	PROPOSED ROADS BLOCK C
C C5.0	PROPOSED STORMWATER BLOCK C
C C6.0	PROPOSED SANITARY SEWER BLOCK C
C C7.0	PROPOSED WATER BLOCK C
C C8.0	PROPOSED CABLE UTILITIES BLOCK C
D C2.0	EXISTING CONDITIONS BLOCK D
D C4.0	PROPOSED ROADS BLOCK D
D C5.0	PROPOSED STORMWATER BLOCK D
D C6.0	PROPOSED SANITARY SEWER BLOCK D
D C7.0	PROPOSED WATER BLOCK D
D C8.0	PROPOSED CABLE UTILTIES BLOCK D
E C2.0	EXISTING CONDITIONS BLOCK E
E C4.0	PROPOSED ROADS BLOCK E
E C5.0	PROPOSED STORMWATER BLOCK E
E C6.0	PROPOSED SANITARY SEWER BLOCK E
E C7.0	PROPOSED WATER BLOCK E
E C8.0	PROPOSED CABLE UTILITIES BLOCK E
F C2.0	EXISTING CONDITIONS BLOCK F
F C4.0	PROPOSED ROADS BLOCK F
F C5.0	PROPOSED STORMWATER BLOCK F
F C6.0	PROPOSED SANITARY SEWER BLOCK F
F C7.0	PROPOSED WATER BLOCK F
F C8.0	PROPOSED CABLE UTILITIES BLOCK F
G C2.0	EXISTING CONDITIONS BLOCK G
G C3.0	PROPOSED OVERVIEW BLOCK G
H C2.0	EXISTING CONDITIONS BLOCK H
H C4.0	PROPOSED ROADS BLOCK H
H C5.0	PROPOSED STORMWATER BLOCK H
H C6.0	PROPOSED SANITARY SEWER BLOCK H
H C7.0	PROPOSED WATER BLOCK H
H C8.0	PROPOSED CABLE UTILITIES BLOCK H
I C2.0	EXISTING CONDITIONS BLOCK I
I C4.0	PROPOSED ROADS BLOCK I
I C5.0	PROPOSED STORMWATER BLOCK I
I C6.0	PROPOSED SANITARY SEWER BLOCK I
I C7.0	PROPOSED WATER BLOCK I
I C8.0	PROPOSED CABLE UTILITIES BLOCK I
J C2.0	EXISTING CONDITIONS BLOCK J
J C4.0	PROPOSED ROADS BLOCK J
J C5.0	PROPOSED STORMWATER BLOCK J
J C6.0	PROPOSED SANITARY SEWER BLOCK J
J C7.0	PROPOSED WATER BLOCK J
J C8.0	PROPOSED CABLE UTILITIES BLOCK J
K C2.0	EXISTING CONDITIONS BLOCK K
K C4.0	PROPOSED ROADS BLOCK K
K C5.0	PROPOSED STORMWATER BLOCK K
K C6.0	PROPOSED SANITARY SEWER BLOCK K
K C7.0	PROPOSED WATER BLOCK K
K C8.0	PROPOSED CABLE UTILITIES BLOCK K
L C2.0	EXISTING CONDITIONS BLOCK L
L C4.0	PROPOSED ROADS BLOCK L
L C5.0	PROPOSED STORMWATER BLOCK L
L C6.0	PROPOSED SANITARY SEWER BLOCK L
L C7.0	PROPOSED WATER BLOCK L
L C8.0	PROPOSED CABLE UTILITIES BLOCK L
M C2.0	EXISTING CONDITIONS BLOCK M
M C4.0	PROPOSED ROADS BLOCK M
M C5.0	PROPOSED STORMWATER BLOCK M
M C6.0	PROPOSED SANITARY SEWER BLOCK M
M C7.0	PROPOSED WATER BLOCK M
M C8.0	PROPOSED CABLE UTILITIES BLOCK M
N C2.0	EXISTING CONDTITIONS BLOCK N
N C4.0	PROPOSED ROADS BLOCK N
N C5.0	PROPOSED STORMWATER BLOCK N
N C6.0	PROPOSED SANITARY SEWER BLOCK N
N C7.0	PROPOSED WATER BLOCK N
N C8.0	PROPOSED CABLE UTILITIES BLOCK N
O C2.0	EXISTING CONDITIONS BLOCK O
O C4.0	PROPOSED ROADS BLOCK O
O C5.0	PROPOSED STORMWATER BLOCK O
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O C7.0	PROPOSED WATER BLOCK O
O C8.0	PROPOSED CABLE UTILITIES BLOCK O
P C2.0	EXISTING CONDITIONS BLOCK P
P C4.0	PROPOSED ROADS BLOCK P
P C5.0	PROPOSED STORMWATER BLOCK P
P C6.0	PROPOSED SANITARY SEWER BLOCK P
P C7.0	PROPOSED WATER BLOCK P
P C8.0	PROPOSED CABLE UTILITIES BLOCK P
Q C2.0	EXISTING CONDITIONS BLOCK Q
Q C4.0	PROPOSED ROADS BLOCK Q
Q C5.0	PROPOSED STORMWATER BLOCK Q
Q C6.0	PROPOSED SANITARY SEWER Q
Q C7.0	PROPOSED WATER BLOCK Q
Q C8.0	PROPOSED CABLE UTILITIES BLOCK Q
C9.0	EAST WEST CONNECTOR AND ROAD 4 & 5 CROSS SECTION
C9.1	HAYSTACK HOUSE ROAD CROSS SECTION
C9.2	ROAD 1, 2, 3 AND 6 CROSS SECTIONS
C9.3	ROAD DETAILS
C9.4	HARDSCAPES DETAILS
C9.5	PATHWAY DETAILS
C9.6	SEWER DETAILS
C9.7	WATER DETAILS
C9.8	CABLE UTILTIES DETAILS
C9.9	STORM AND EROSION CONTROL DETAILS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
LEGEND AND INDEX OF SHEETS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C1.1

P:\20\20030\30-JHHR Hastings 1-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Right of Way\Overview\20030 - JHHR - NSP Notes.dwg

Ver.: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:16pm

GENERAL PROJECT NOTES:

PROJECT SCOPE: DEVELOPMENT PLAN FOR 559 RESIDENTIAL UNITS CONSISTENT WITH THE MASTER SITE PLAN FOR THE NORTHERN SOUTH PARK AREA 1 (MSC2024-0037).

1. PROPERTY: HEREFORD RANCH TRACT 1 AND 10 (REVISED)

2. PROPERTY ZONE: RURAL-1

3. ZONING OVERLAY: SCENIC RESOURCE OVERLAY, NORTHERN SOUTH PARK OVERLAY, AND THE HIGH & MID TIER OF THE NATURAL RESOURCE OVERLAY. THE NSP OVERLAY HOWEVER EXEMPTS THE PROPERTIES FROM THE NRO.

4. THE PROPERTY IS WITHIN THE WILDLAND URBAN INTERFACE.

5. PROJECT SCHEDULE: SUBMIT DEVELOPMENT PLAN 2026.

6.

PROPERTY DISTURBANCE

LOT	SIZE (ACRES)
HEREFORD RANCH TRACT 1	37.46 ACRES
HEREFORD RANCH TRACT 10 (REVISED)	35.13 ACRES

7. TETON COUNTY DEFINES THE MAJORITY OF THE VEGETATION IN THIS AREA AS IRRIGATED AGRICULTURAL CROP LAND AND PASTURE.

8. FEMA, 2015 FIRM FLOOD INSURANCE RATE MAP, FIRM PANEL 56039C2908E, TETON COUNTY AND INCORPORATED AREAS, HAS IDENTIFIED THE SITE WHERE THE SUBDIVISION IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

9. BASE MAPPING IS FROM JULY 2022 AND NOVEMBER 2025 SURVEY FROM JORGENSEN ASSOCIATES. ELEVATIONS WERE DERIVED USING GPS RTX OBSERVATION METHODS AND REFERENCE NGVD29. SITE BENCHMARK ELEVATION IS 6111.31 AT THE NE CORNER OF 3 ACRE JHHR HOLDINGS I, LLC PARCEL.

10. ALL PROPOSED FENCING SHALL MEET THE WILDLIFE FRIENDLY FENCING STANDARDS AS DEFINED IN SECTION 5.1.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. NO FENCING CURRENTLY PROPOSED FOR THIS PROJECT.

11. ALL PROPOSED REFUSE/RECYCLING CONTAINERS SHALL BE CERTIFIED BEAR-RESISTANT ACCORDING TO SECTION 5.2.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

WATER SUPPLY
1. NOTIFY TOWN OF JACKSON (TOJ) PRIOR TO CONNECTING OR DISTURBING ANY EXISTING WATER SYSTEM COMPONENTS TO COORDINATE INSPECTIONS AND TESTING OF NEW SYSTEMS.

2. ALL WATER MAINS INSTALLED SHALL BE INSTALLED WITH DETECTABLE WARNING TAPE. TAPE SHALL BE BLUE WITH "CAUTION BURIED WATER MAIN" PRINTED CLEARLY AND PERMANENTLY ON THE TAPE AND SHALL BE INSTALLED 3 FEET ABOVE THE PIPE.

3. DEFLECT WATER PIPE AS NECESSARY TO MAINTAIN 10' SEPARATION BETWEEN WATER LINES AND SEWER LINES. MAXIMUM DEFLECTION 3° OR 11 INCHES FOR EACH JOINT FOR ALL PIPE SIZES. DEFLECTION MAY ONLY BE MADE AFTER JOINING.

4. WATER MAINS SHALL BE PRESSURE CLASS 350 DUCTILE IRON PIPE CONFORMING TO AWWA C104, C111, C150, C151. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY ON ALL WATER MAINS SHALL BE SEVEN FEET. DR 25 C-900 PVC MAY BE USED AS AN ALTERNATIVE WATERMAIN PIPE WITH APPROVAL FROM THE ENGINEER.

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

6. WATER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS.

7. ALL WATER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF JACKSON (TOJ) RULES AND REGULATIONS. CONTRACTOR SHALL NOTIFY THE TOJ, PRIOR TO THE START OF CONSTRUCTION OR 48 HOURS PRIOR TO EACH WATER AND SEWER TEST.

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

SEWER COLLECTION AND TREATMENT
1. 8-INCH AND 10-IN PVC SEWER MAINS WILL COLLECT WASTEWATER FROM THE BLOCKS BY GRAVITY TO THE PORTER RANCH LIFT STATION. WASTEWATER FROM THE SITE WILL BE PUMPED TO MIDDLE SCHOOL ROAD AND FLOW DOWN STREAM THROUGH HIGH SCHOOL ROAD TO THE TOWN OF JACKSON'S WASTEWATER TREATMENT PLANT, VIA THE EXISTING INFRASTRUCTURE SOUTH OF GREGORY LANE ON HIGH SCHOOL ROAD.

2. NOTIFY TOJ PRIOR TO CONNECTING OR DISTURBING ANY EXISTING SEWER SYSTEM COMPONENTS TO COORDINATE INSPECTIONS AND TESTING AND FOR INSPECTION AND TESTING OF NEW SEWER SYSTEM COMPONENTS.

3. SANITARY SEWER MAINS AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D-3034.

4. INFILTRATION IN TO THE SEWER SYSTEM, INCLUDING MANHOLES, SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH DIAMETER OF PIPE PER MILE OF SEWER PIPE.

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

6. SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF JACKSON (TOJ) RULES AND REGULATIONS. CONTRACTOR SHALL NOTIFY THE TOJ, PRIOR TO THE START OF CONSTRUCTION OR 48 HOURS PRIOR TO EACH WATER AND SEWER TEST.

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POWER, CABLE, UTILITIES, AND GAS
1. CABLE AND GAS UTILITY SERVICES WILL BE PROVIDED BY THE LOCAL UTILITY COMPANIES: LOWER VALLEY ENERGY (ELECTRICITY AND GAS), LUMEN (f.k.a. CENTURYLINK) COMMUNICATIONS (TELEPHONE AND COMMUNICATIONS), CHARTER COMMUNICATIONS (CABLE TELEVISION AND COMMUNICATIONS), AND SILVERSTAR (FIBER OPTIC AND COMMUNICATIONS). DETAILS OF ROUTING, VAULT, AND TRANSFORMER PLACEMENT WILL BE COORDINATED WITH THE UTILITY COMPANIES DURING FINAL UTILITY DESIGN.

ROAD DESIGN NOTES
1. THE INTERSECTION OF THE ROADS WITH SOUTH PARK LOOP ROAD AND HIGH SCHOOL ROAD WILL BE STOP SIGN CONTROLLED. INTERNAL ROADS WILL HAVE A COMBINATION OF STOP AND YIELD CONTROLLED INTERSECTIONS. PLEASE TRAFFIC STUDY FOR MORE RECOMMENDATIONS.

2. THE ROADS WITHIN THIS DEVELOPMENT ARE MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS' ASSOCIATIONS AND PURSUANT TO AGREEMENTS WITH OTHER USERS OF THE ROAD.

3. LOCATIONS OF CURB AND GUTTER WILL BE SHOWN AT GRADING AND EROSION CONTROL PERMIT ONCE GRADING AND DRAINAGE IS DETERMINED. LOCATION SHOWN ON THESE PLANS ARE SCHEMATIC ONLY.

4. DETECTABLE WARNING TILES WILL BE PLACED WHERE SIDEWALKS CROSS MAJOR ROADS.

STORMWATER NOTES
1. STORMWATER RUNOFF FROM DEVELOPMENT'S ROADS WILL RUN FROM THE ASPHALT TO SWALES AND DITCHES AT THE ROAD SIDE WITH AREA DRAINS TO ASSIST INFILTRATION.

2. SITE IS SLOPED 2-5%, SURROUNDED BY RAISED LAND FEATURES (ROADWAYS). STORMWATER RUNOFF IS DIRECTED TO STORMWATER DETENTION BASINS OR CONTAINED ON SITE AND IS EXPECTED TO INFILTRATE RAPIDLY INTO THE GRAVELLY SUBSURFACE SOILS.

GRADING NOTES
1. BURIED UTILITIES
1.1. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
1.2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.

2. DEWATERING SHALL BE ADDRESSED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PERMITTED THROUGH THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY. THE LANDOWNER HAS SUFFICIENT PROPERTY ON AND ADJACENT TO THE PROPERTY TO PROPERLY DISCHARGE AND CONTAIN DEWATERING DISCHARGE ON SITE. THE SUBSURFACE GRAVELLY SOILS ARE EXPECTED TO RAPIDLY INFILTRATE DEWATERING DISCHARGE WATER.

REVEGETATION NOTES
1. STORE TOPSOIL ON SITE. TOPSOIL SHALL BE REDISTRIBUTED AND USED FOR REVEGETATION.

2. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.

3. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.

4. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.

5. INVASIVE SPECIES IMPACT MORE THAN JUST THE SUBJECT PROPERTIES. PRIOR TO CONSTRUCTION TETON COUNTY WEED AND PEST WILL BE CONTACTED TO IDENTIFY AND ELIMINATE INVASIVE SPECIES. DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. OBSERVED GROWTH OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS. POST CONSTRUCTION ANNUAL INSPECTIONS WILL NEED TO CONTINUE UNTIL REVEGETATION HAS TAKEN HOLD.

6. SEED MIXTURE: (USE THIS SEED MIXTURE IF NO OTHER REVEGETATION PLAN IS PROVIDED FOR THE PROJECT)

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE

7. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.

8. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.

9. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.

10. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

11. EACH BLOCK HAS AN INDIVIDUAL LANDSCAPE PLAN.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROJECT NOTES

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C1.2

P:\20\20030\Jh\HR Holdings, I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Overview\20030 - JHHR - NSP Notes.dwg

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

BIG MOUNTAIN
ENTERPRISES
PND:
22-40-16-05-03-00-014
+/-45.1 ACRES
QCD DOC #:0976083

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

HEREFORD RANCH TRACT 12
JACKSON HOLE HEREFORD
RANCH, LLC
+/-40 ACRES
DOC 0795802

REMAINDER ADJUSTED HEREFORD RANCH TRACT 10
35.13± AC
JHHR HOLDINGS I LLC
QCD DOC#105542

8' WIDE
PATHWAY EASEMENTS
DOC#1060529

60' WIDE
ACCESS & UTILITY EASEMENT
DOC#1060528

CENTERLINE 30' UTILITY EASEMENT
DOC#1060540

PROPOSED WELL HOUSE
BUILDING

WELL EASEMENT TO TOWN
OF JACKSON
DOC#1087292

WELL #10 LOCATION

UPDATED UTILITY EASEMENT
TO ACCOUNT FOR FORCEMAIN ASBUILT

EXACTION PARCEL 1
TETON COUNTY DOC 1060545

HEREFORD RANCH TRACT 1A
JHHR HOLDINGS I LLC
39.00 AC ±

REMAINDER ADJUSTED HEREFORD RANCH TRACT 10
35.13± AC
JHHR HOLDINGS I LLC
QCD DOC#105542

HEREFORD RANCH TRACT 11
JACKSON HOLE HEREFORD
RANCH, LLC
DOC 0795801

RANGEVIEW
DRIVE

WELL #11 LOCATION

HIGHSCHOOL ROAD

PORTER
RANCH
SUBDIVISION

60' WIDE
ACCESS & UTILITY
EASEMENT
FOR ALL
ROADWAYS
DOC#1060528

UTILITY & PATHWAY EASEMENT
DOC#1060539

60' WIDE TEMPORARY
ROAD EASEMENT
DOC#1060538

EXACTION PARCEL 2
TETON COUNTY DOC 1060545

ADJUSTED
PARCEL A
JHHR
HOLDINGS I
LLC

LOT 133
3 CREEK RANCH SUB
GOLF COURSE LOT
PND:
22-40-17-12-01-01-050
+/-215.97 ACRES
DOC: 0905555

STARFALL WYOMING LLC.
PND: 22-40-17-01-01-01-021
+/- 18 ACRES
WARRANTY DEED DOC #:0937000

SUBJECT 10' WIDE
BUS STOP EASEMENT
DOC#1060535

90' WIDE ACCESS & UTILITY
EASEMENT DOC#1060528

BRUINS DEVELOPMENT LLC.
PND: 22-40-17-01-04-01-005
+/- 18 ACRES
WARRANTY DEED DOC #:0997828

52' WIDE
NATURAL VEGETATION BUFFER
EASEMENT
DOC#1060531

0 150 300
SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING SITE CONDITIONS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C2.0

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:10pm

P:\2020\20030-JHHR Holdings 1-HS Road Housing\1.5 - Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Overview\20030 - JHHR - NSP Existing Conditions.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:07pm

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

BIG MOUNTAIN
ENTERPRISES
PND:
22-40-16-05-03-00-014
+/-45.1 ACRES
QCD DOC #:0976083

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

HEREFORD RANCH TRACT 12
JACKSON HOLE HEREFORD
RANCH, LLC
+/-40 ACRES
DOC 0795802

HEREFORD RANCH TRACT 11
JACKSON HOLE HEREFORD
RANCH, LLC
DOC 0795801

EXACTION PARCEL 1
TETON COUNTY DOC 1060545

EXACTION PARCEL 2
TETON COUNTY DOC 1060545

RANGEVIEW
DRIVE

HIGHSCHOOL ROAD

HAYSTACK HOUSE ROAD

EAST-WEST CONNECTOR

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 5

BLOCK A
5.00 AC

BLOCK B
3.85 AC

BLOCK C
5.00 AC

BLOCK D
3.61 AC

BLOCK E
3.93 AC

BLOCK F
4.54 AC

BLOCK G
2.79 AC

BLOCK H
2.72 AC

BLOCK I
4.56 AC

BLOCK J
2.78 AC

BLOCK K
2.61 AC

BLOCK L
3.48 AC

BLOCK M
2.71 AC

BLOCK N
5.00 AC

BLOCK O
3.05 AC

BLOCK P
2.81 AC

BLOCK Q
5.00 AC
(INCLUDES ROAD)

PARK 3
1.02 AC

PORTER
RANCH
SUBDIVISION

ADJUSTED
PARCEL A
JHHR
HOLDINGS I
//LLC

LOT 133
3 CREEK RANCH SUB
GOLF COURSE LOT
PND:
22-40-17-12-01-01-050
+/-215.97 ACRES
DOC: 0905555

STARFALL WYOMING LLC.
PND: 22-40-17-01-01-01-021
+/- 18 ACRES
WARRANTY DEED DOC #:0937000

BRUINS DEVELOPMENT LLC.
PND: 22-40-17-01-04-01-005
+/- 18 ACRES
WARRANTY DEED DOC #:0997828

BLOCKS	NSP DEVELOPMENT STANDARD DESIGNATION	HOUSING ALLOCATION	ACRES	UNITS
A	NSP 3	RESTRICTED	5.00	32
B	NSP 3	RESTRICTED	3.85	38
C	NSP 2	UNRESTRICTED	5.00	17
D	NSP 2	RESTRICTED	3.61	66
E	NSP 3	RESTRICTED	3.93	64
F	NSP 3	RESTRICTED	4.54	32
G	NSP 2	RESTRICTED	2.79	0
H	NSP 2	RESTRICTED	2.72	28
I	NSP 3	RESTRICTED	4.56	65
J	NSP 2	RESTRICTED	2.78	18
K	NSP 2	UNRESTRICTED	2.61	32
L	NSP 2	UNRESTRICTED	3.48	32
M	NSP 1	UNRESTRICTED	2.71	13
N	NSP 1	UNRESTRICTED	5.00	38
O	NSP 1	UNRESTRICTED	3.05	24
P	NSP 1	RESTRICTED	2.81	45
Q	NSP 1	UNRESTRICTED	5.00	15

NOTE:
1. THE ABOVE TABLE IS SUBJECT TO CHANGE FOLLOWING DEV APPROVAL FROM TETON COUNTY.
2. DEVELOPMENT STANDARD DESIGNATION DETERMINES ALLOWABLE DENSITIES WITHIN THE BLOCK.

BLOCK LEGEND

ZONE	COLOR
NSP-1	
NSP-2	
NSP-3	

0 150 300
SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\20252030-JHHR Holdings 1-HS Road Rebuild\13- Civil\NSP 1\CAD\Infrastructure Improvements\Right of Way\Overview\20030 - JHHR - NSP Block Layout.dwg

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
DEVELOPMENT OVERVIEW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C3.0

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:19pm

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

BIG MOUNTAIN
ENTERPRISES
PND:
22-40-16-05-03-00-014
+/-45.1 ACRES
QCD DOC #:0976083

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

HEREFORD RANCH TRACT 12
JACKSON HOLE HEREFORD
RANCH, LLC
+/-40 ACRES
DOC 0795802

BLOCK N
5.00 AC

ROAD 5

BLOCK Q
5.00 AC
(INCLUDES ROAD)

PARK 5
2.00 AC

BLOCK O
3.05 AC

GREENSPACE
0.39 AC

BLOCK P
2.81 AC

ROAD 6

ROAD 4

ROAD 3

BLOCK M
2.71 AC

PARK 7
1.17 AC

BLOCK H
2.72 AC

PARK 4
3.01 AC

BLOCK G
2.79 AC

SCHOOL
EXACTION
5.61 AC

BLOCK F
4.54 AC

BLOCK A
5.00 AC

BLOCK L
3.48 AC

ROAD 2

EXISTING
PARK

HEREFORD RANCH TRACT 11
JACKSON HOLE HEREFORD
RANCH, LLC
DOC 0795801

EXACTION PARCEL 1
TETON COUNTY DOC 1060545

HAYSTACK HOUSE ROAD

RANGEVIEW
DRIVE

HIGHSCHOOL ROAD

BLOCK B
3.85 AC

BLOCK E
3.93 AC

PARK 3
1.02 AC

ROAD 1

EAST WEST CONNECTOR

PARK 2
1.00 AC

PARK 1
5.00 AC

BLOCK K
2.61 AC

PARK 6
.59 AC

PORTER
RANCH
SUBDIVISION

BLOCK I
4.56 AC

EXACTION PARCEL 2
TETON COUNTY DOC 1060545

ADJUSTED
PARCEL A
JHHR
HOLDINGS I
LLC

BLOCK C
5.00 AC

BLOCK D
3.61 AC

BLOCK J
2.78 AC

LOT 133
3 CREEK RANCH SUB
GOLF COURSE LOT
PND:
22-40-17-12-01-01-050
+/-215.97 ACRES
DOC: 0905555

STARFALL WYOMING LLC.
PND: 22-40-17-01-01-01-021
+/- 18 ACRES
WARRANTY DEED DOC #:0937000

BRUINS DEVELOPMENT LLC.
PND: 22-40-17-01-04-01-005
+/- 18 ACRES
WARRANTY DEED DOC #:0997828

EXACTION LEGEND

EXACTION	COLOR
PARK EXACTION	
SCHOOL EXACTION	
EXISTING PARK EXACTION	

0 150 300
SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

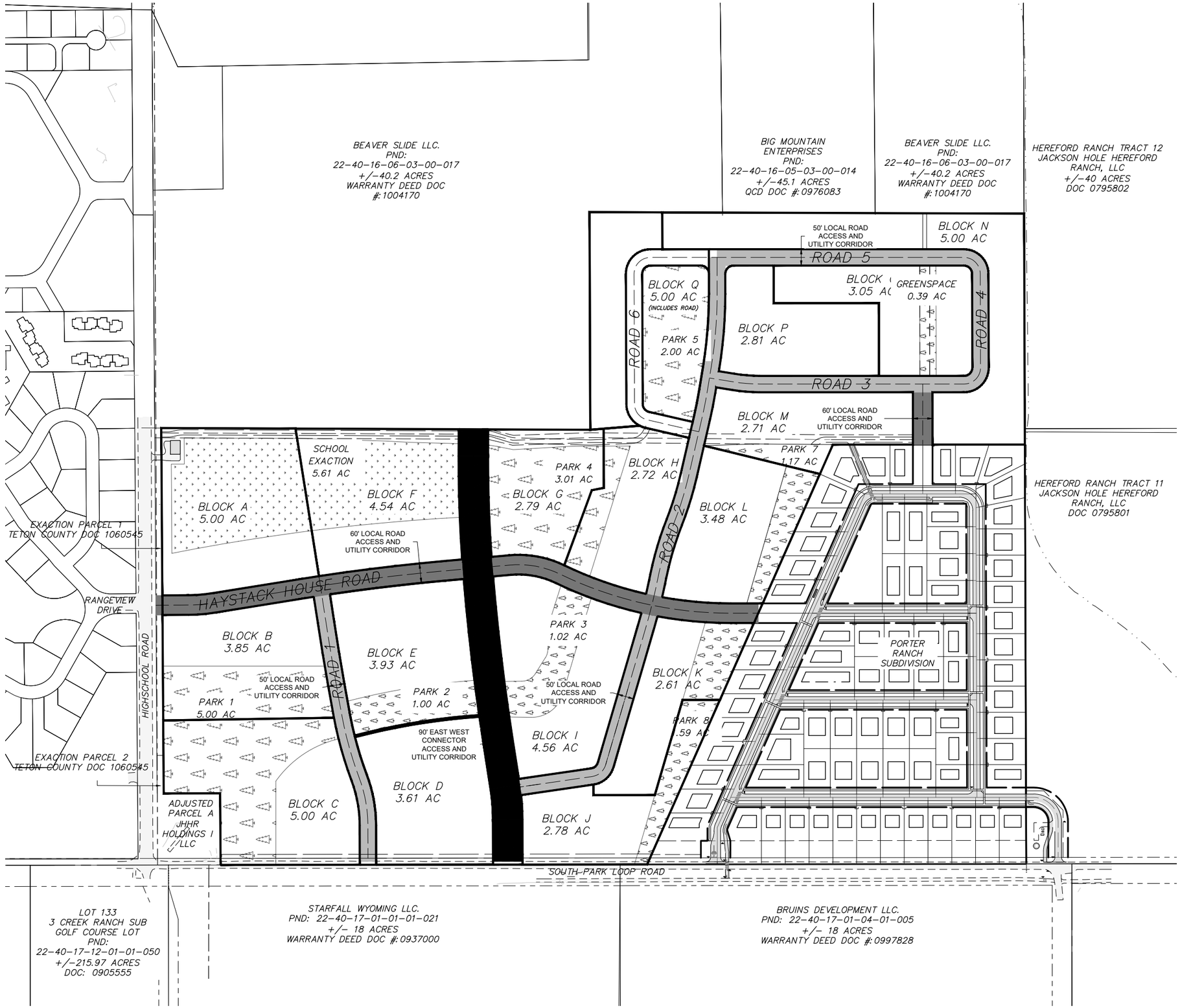
SHEET TITLE:
EXACTION OVERVIEW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C3.1

P:\20252\20030-JHHR Holdings 1-HS Road Housing\13- Civil\NSP 1\CAD\Infrastructure Improvements\Right of Way\Overview\20030 - JHHR - NSP Exactions Layout.dwg



ROAD LEGEND

ROAD	COLOR
EAST WEST CONNECTOR (90' ROW)	
LOCAL ROAD (60' ROW)	
LOCAL ROAD (50' ROW)	
MINOR ROAD CONNECTIONS	

0 150 300

SCALE: 1 INCH = 300 FEET
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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD OVERVIEW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm
P:\20030\20030-JHHR Hastings I-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Right-of-Way\Roads\20030 - JHHR - NSP Overview.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:00pm
P:\20\20\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Right of Way\Roads\20030 - JHHR - NSP Overview.dwg

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

BIG MOUNTAIN
ENTERPRISES
PND:
22-40-16-05-03-00-014
+/-45.1 ACRES
QCD DOC #:0976083

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

HEREFORD RANCH TRACT 12
JACKSON HOLE HEREFORD
RANCH, LLC
+/-40 ACRES
DOC 0795802

BLOCK N
5.00 AC

ROAD 5

BLOCK Q
5.00 AC
(INCLUDES ROAD)

BLOCK O
3.05 AC

GREENSPACE
0.39 AC

ROAD 6

PARK 5
2.00 AC

BLOCK P
2.81 AC

ROAD 4

ROAD 3

BLOCK M
2.71 AC

PARK 7
1.17 AC

SCHOOL
EXACTION
5.61 AC

BLOCK A
5.00 AC

BLOCK F
4.54 AC

PARK 4
3.01 AC

BLOCK G
2.79 AC

BLOCK H
2.72 AC

BLOCK L
3.48 AC

ROAD 2

HEREFORD RANCH TRACT 11
JACKSON HOLE HEREFORD
RANCH, LLC
DOC 0795801

EXACTION PARCEL 1
TETON COUNTY DOC 1060545

RANGEVIEW
DRIVE

HAYSTACK HOUSE ROAD

HIGH SCHOOL ROAD

BLOCK B
3.85 AC

ROAD 1

BLOCK E
3.93 AC

PARK 3
1.02 AC

EAST-WEST CONNECTOR

PARK 2
1.00 AC

PARK 1
5.00 AC

BLOCK I
4.56 AC

BLOCK K
2.61 AC

PORTER
RANCH
SUBDIVISION

PARK 8
.59 AC

EXACTION PARCEL 2
TETON COUNTY DOC 1060545

ADJUSTED
PARCEL A
JHHR
HOLDINGS I
//LLC

BLOCK C
5.00 AC

BLOCK D
3.61 AC

BLOCK J
2.78 AC

SOUTH PARK LOOP ROAD

LOT 133
3 CREEK RANCH SUB
GOLF COURSE LOT
PND:
22-40-17-12-01-01-050
+/-215.97 ACRES
DOC: 0905555

STARFALL WYOMING LLC.
PND: 22-40-17-01-01-01-021
+/- 18 ACRES
WARRANTY DEED DOC #:0937000

BRUINS DEVELOPMENT LLC.
PND: 22-40-17-01-04-01-005
+/- 18 ACRES
WARRANTY DEED DOC #:0997828

PEDESTRIAN FACILITY LEGEND

FACILITY	COLOR
PROPOSED 10' PATHWAY	
PROPOSED 5' SIDEWALK	

NOTE:
1. LOCATE RECTANGULAR RAPID FLASHING BEACON (RRFB) AT CROSSINGS IN CONJUNCTION WITH OTHER BEACONS ON SOUTH PARK LOOP ROAD AND TETON COUNTY COMMUNITY PATHWAYS COORDINATOR

0 150 300
SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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www.jorgeng.com

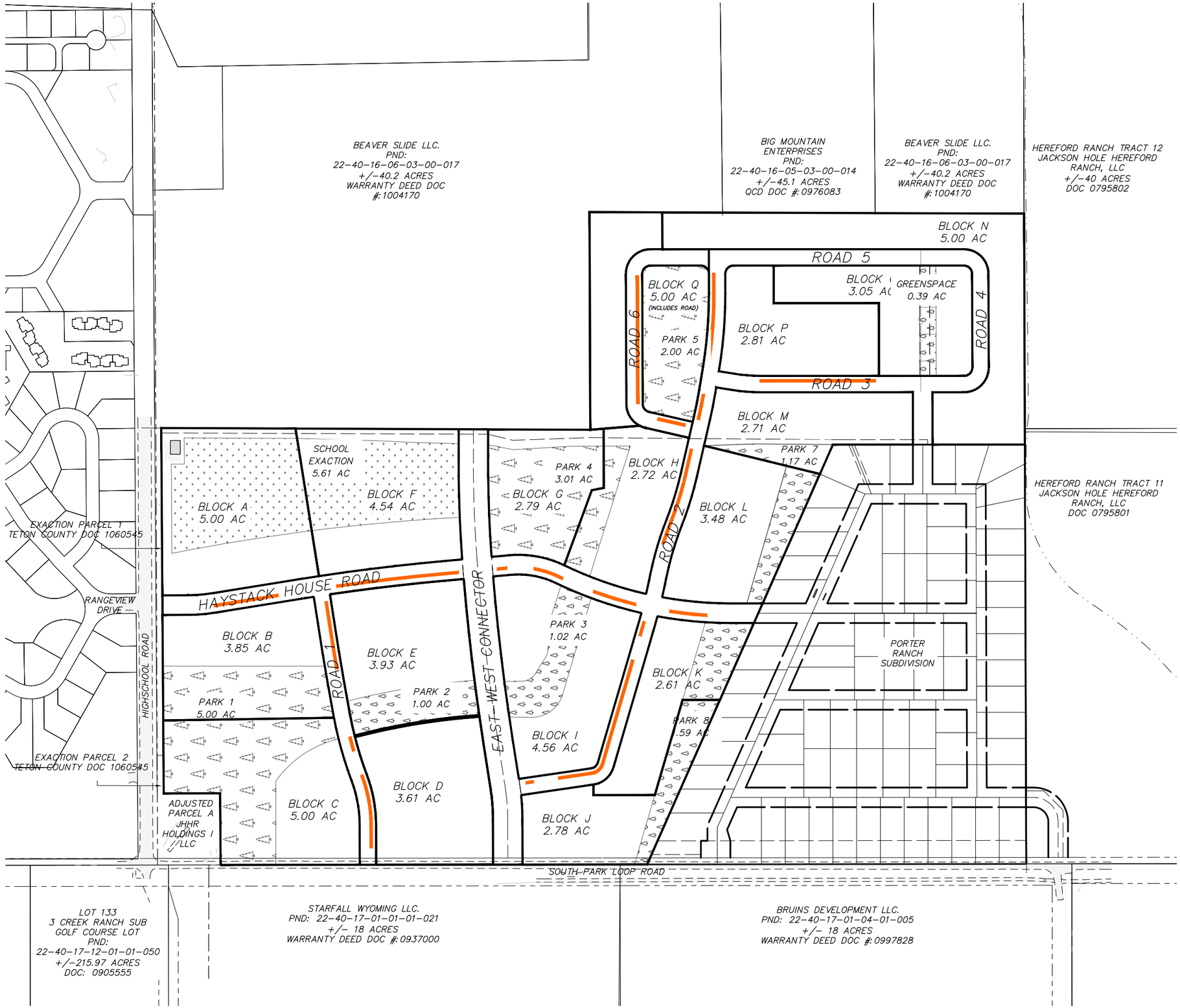
PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PEDESTRIAN OVERVIEW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.1



ON-STREET PARKING PER BLOCK

Block	Required On-Street Parking (30% Block Face LF)	Provided Parking (LF)
A	145	145
B	205	205
C	118	136
D	121	136
E	174	248
F	84	188
G	-	-
H	296	381
I	330	400
J	67	67
K	214	246
L	223	230
P	N/A	354
Q	N/A	735
Total	1,977	3,471

ON-STREET PARKING LEGEND

FACILITY	COLOR
PROPOSED ON-STREET PARKING	

NOTE:
1. SEE ENGINEER'S REPORT FOR DESCRIPTION OF HOW ON-STREET PARKING IS ALLOCATED BETWEEN BLOCKS.
2. SOME ON-STREET PARKING LOCATIONS MAY BE DELETED PENDING FINAL BLOCK DESIGN AND SIGHT DISTANCES. MINIMUM REQUIRED PARKING WILL BE MAINTAINED.

0 150 300
SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ONSTREET PARKING OVERVIEW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.2

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:46pm
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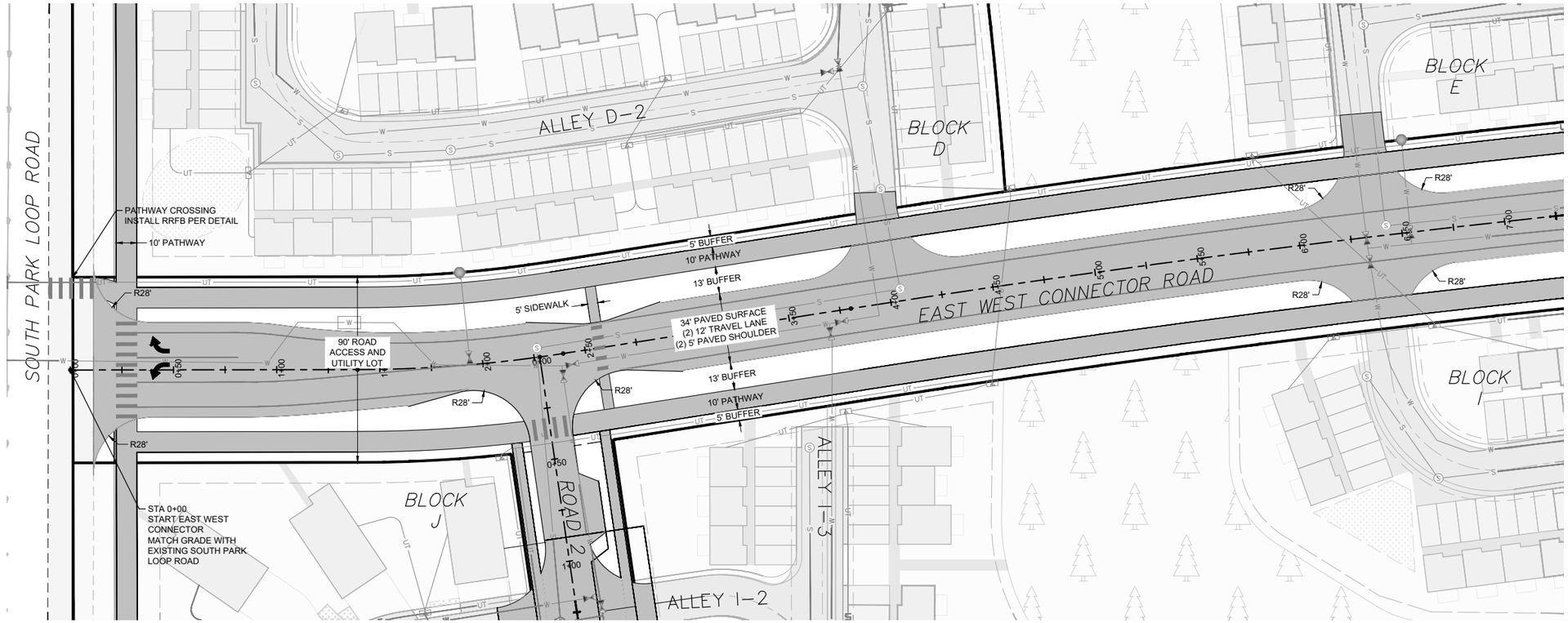

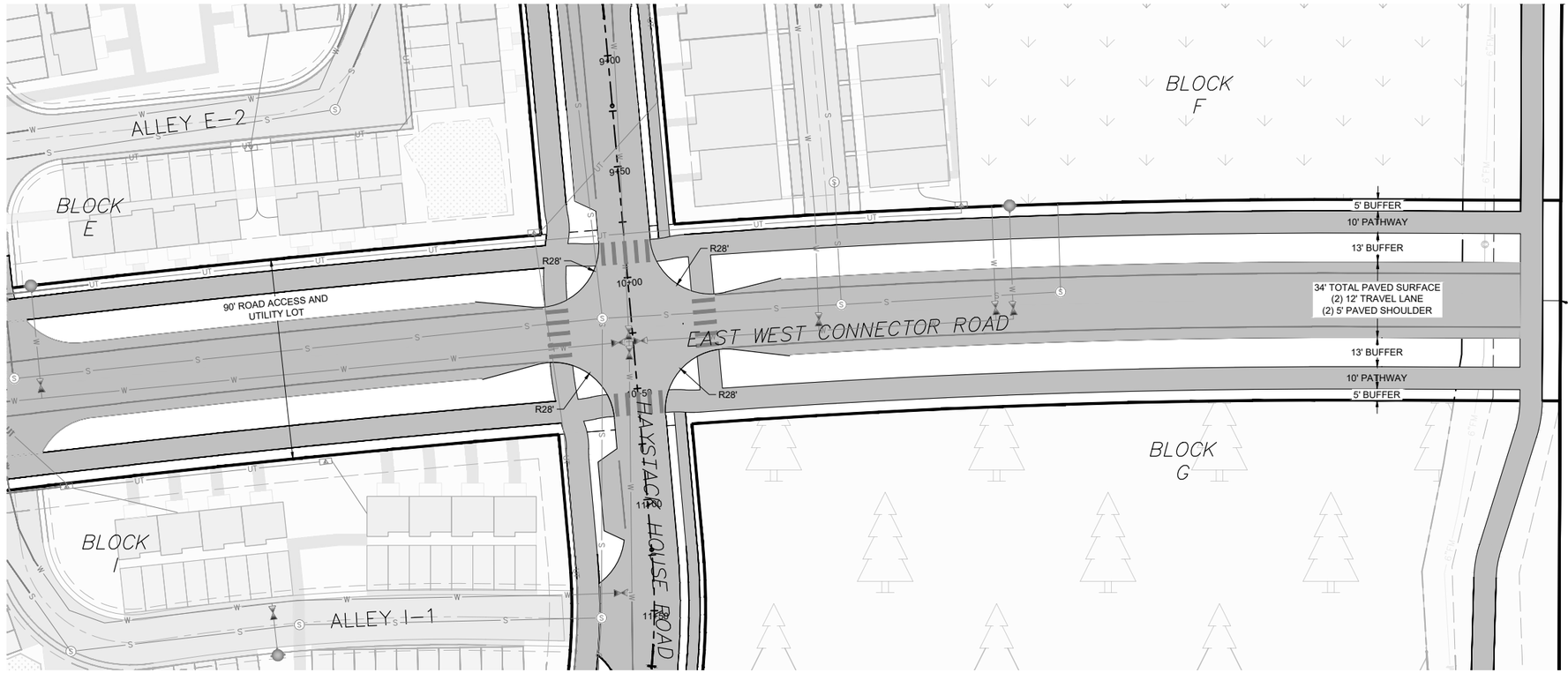

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EAST WEST CONNECTOR ROW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.3

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:29pm
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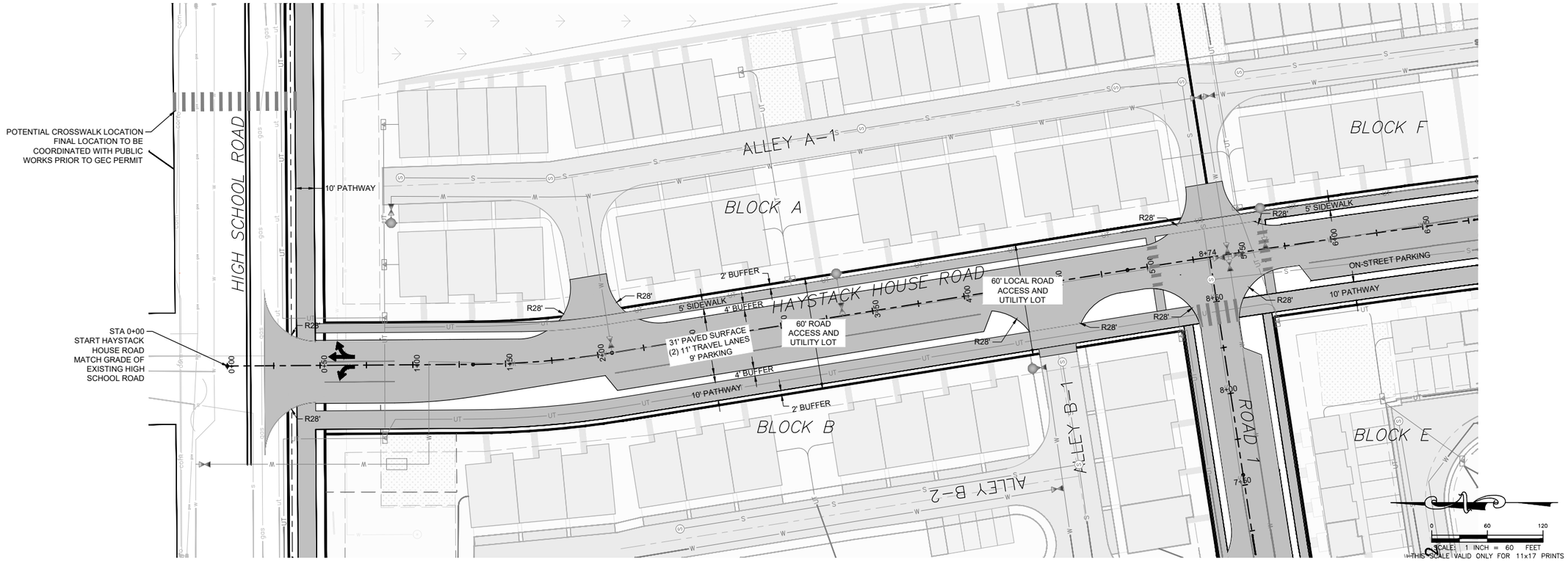

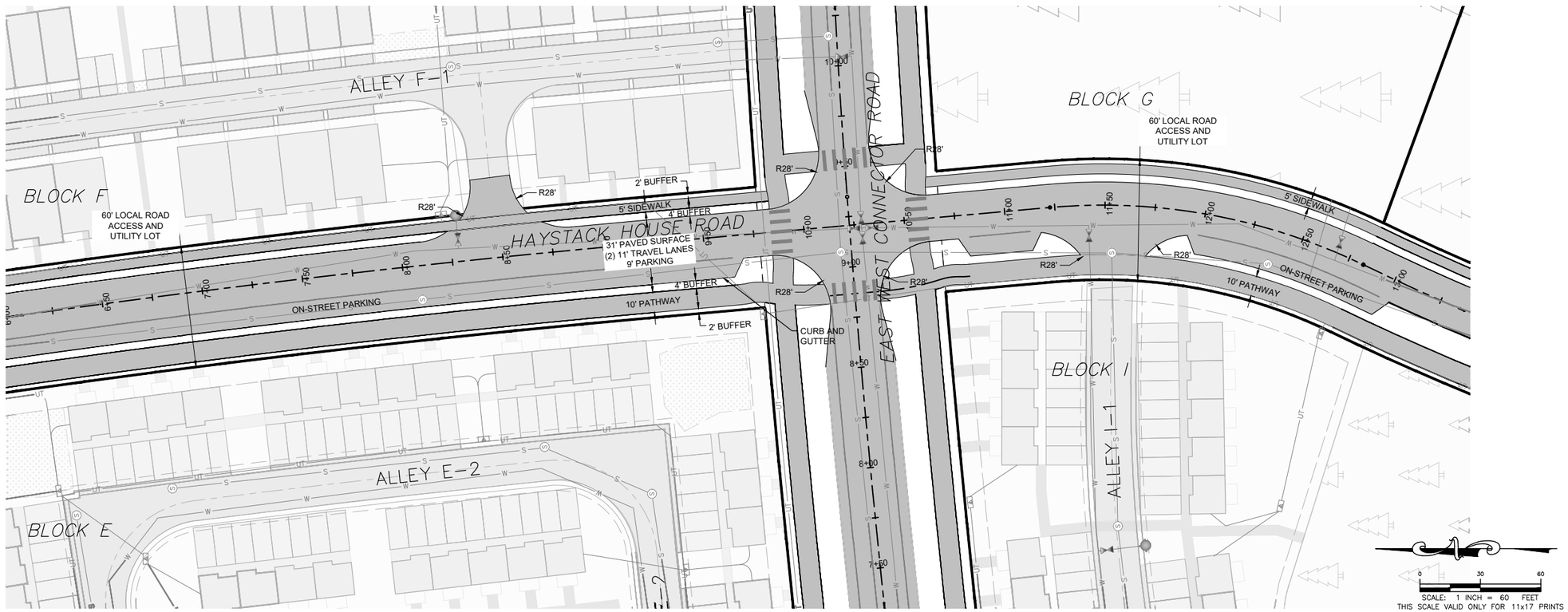

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
HAYSTACK HOUSE ROAD 1
STA 0+00 TO STA 13+00

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.4

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:45pm
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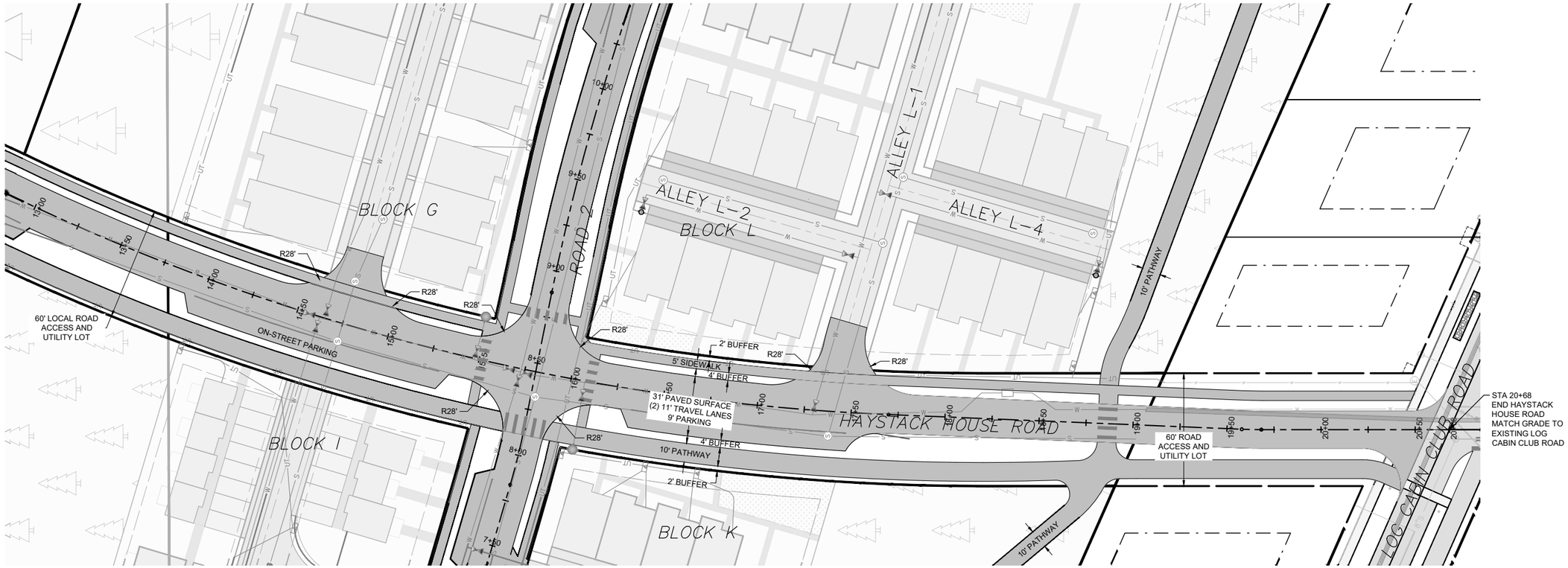

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
HAYSTACK HOUSE ROAD 2

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.5

Ver - 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:49pm
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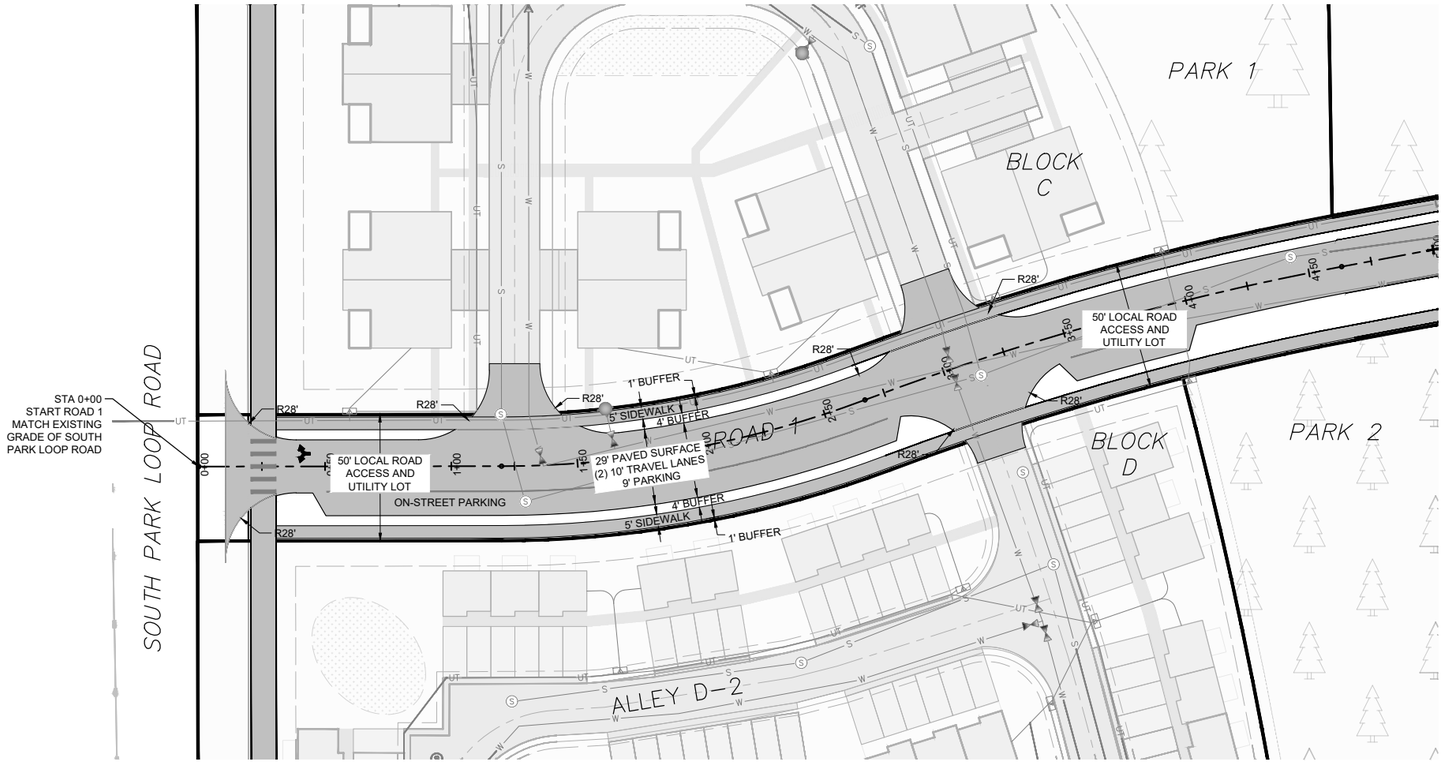

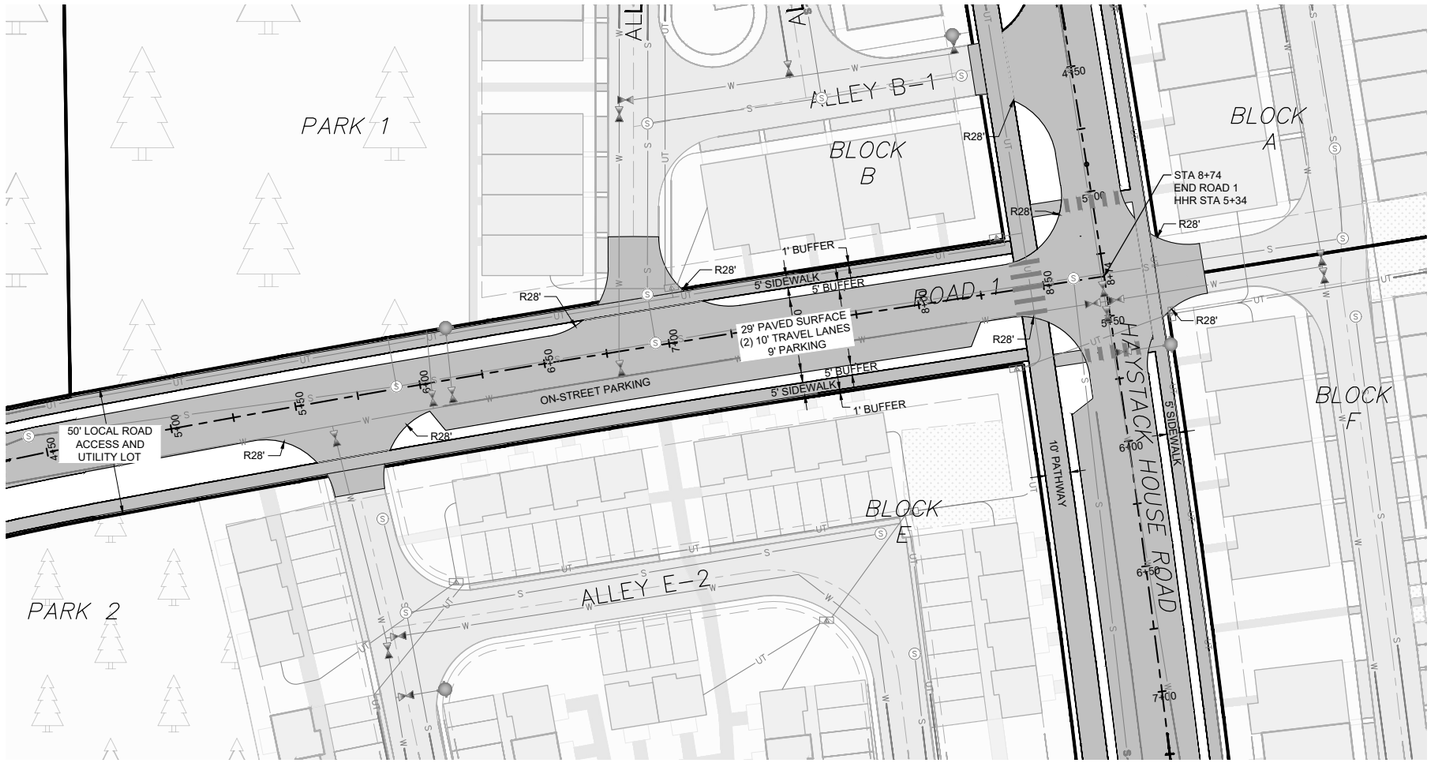

0 60 120
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD 1

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.6

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:34pm
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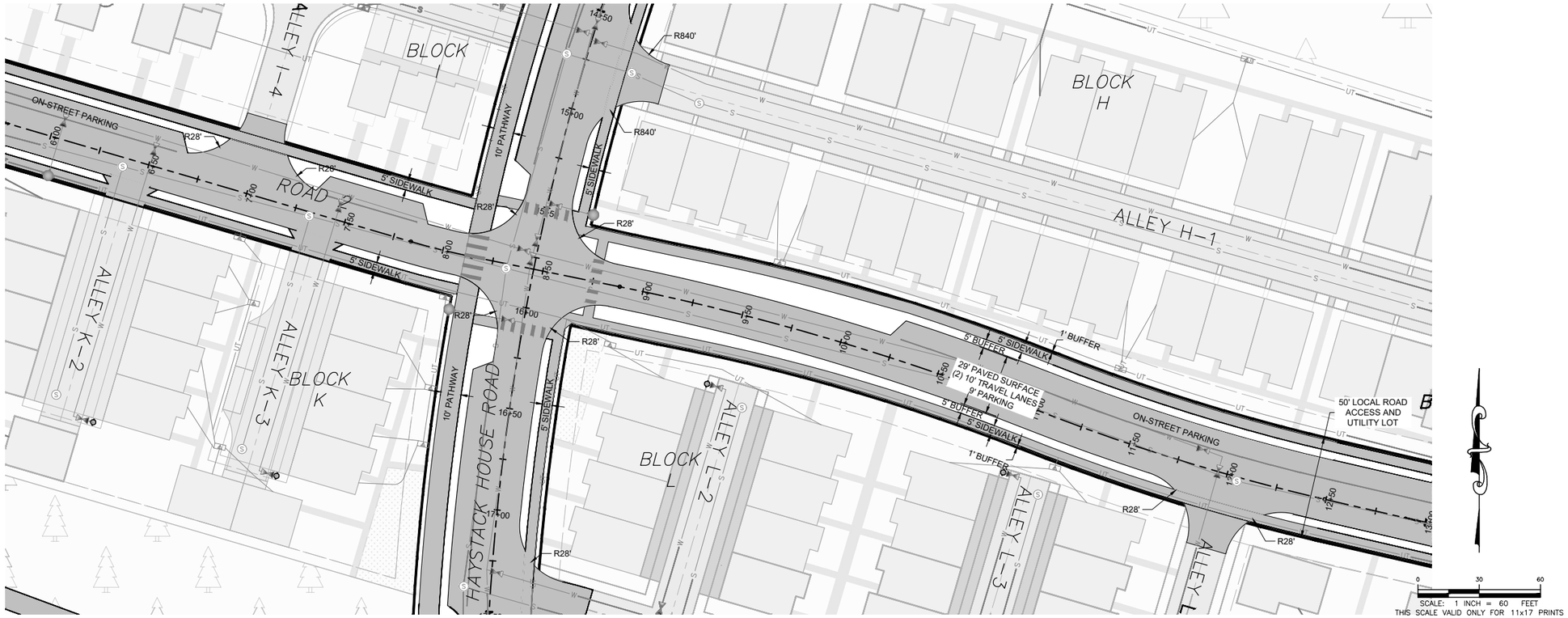

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD 2 STA 0+00 TO 12+50

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.7

Ver - 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:54pm
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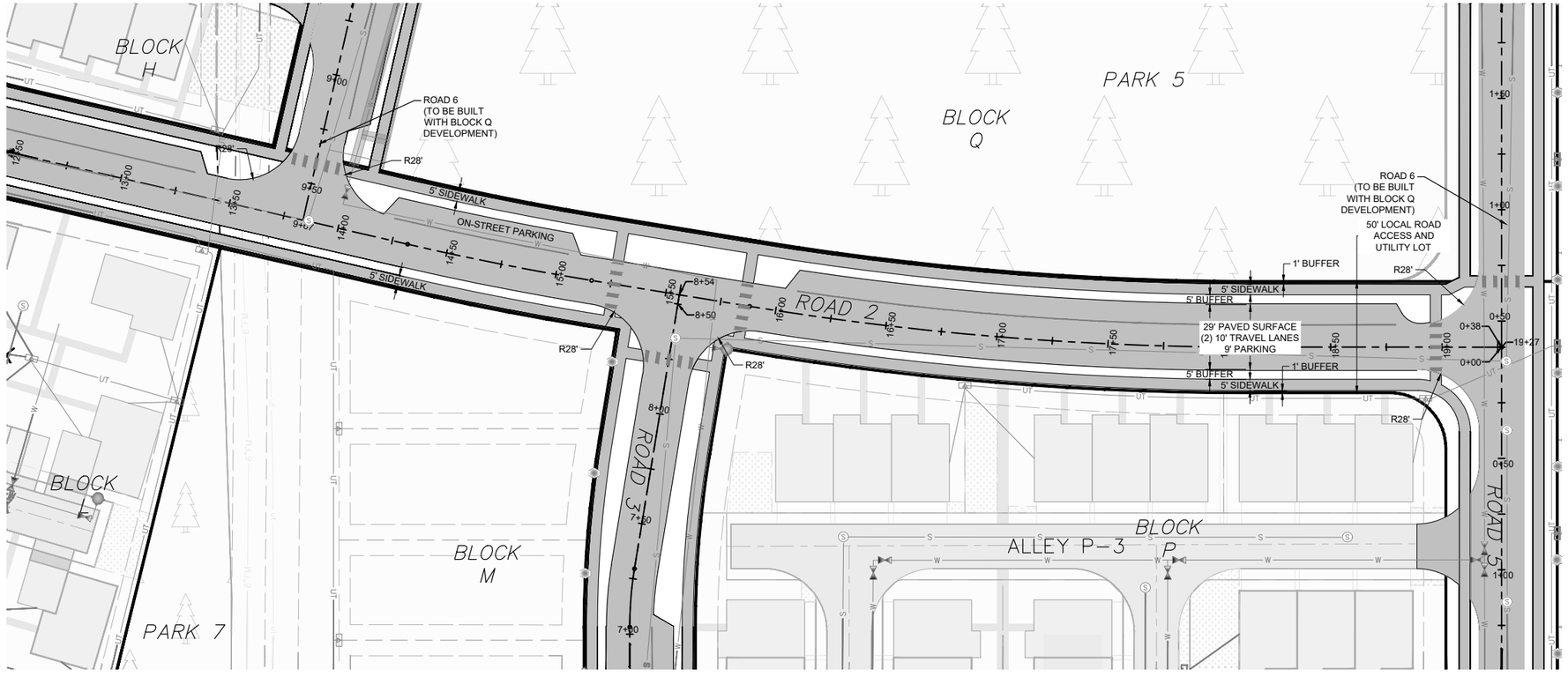

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD 2 STA 12+50 TO 19+27

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.8

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm
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Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:31pm
P:\20\20030\00-JHHR Holdings I-HS Road Housing\13 -Civil NSP 1\CAD\Infrastructure Improvements\Right of Way\Roads\20030 - JHHR - Road Detail.dwg

ALLEY P–2
BLOCK P
BLOCK O
PARK 6
10' PATHWAY
ROAD 4
STA 0+00
BEGIN ROAD 3
END ROAD 4
STA 2+91
1' BUFFER
5' SIDEWALK
4' BUFFER
R28'
ON-STREET PARKING
29' PAVED SURFACE
(2) 10' TRAVEL LANES
9' PARKING
ROAD 3
405' BUFFER
135' BUFFER
5' BUFFER
50' LOCAL ROAD
ACCESS AND
UTILITY LOT
BLOCK M
BLOCK N
JH HEREFORD RANCH ROAD
60' LOCAL ROAD
ACCESS AND
UTILITY LOT
PARK 7
PORTER RANCH
SUBDIVISION

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD 3 AND JH HEREFORD RANCH ROAD

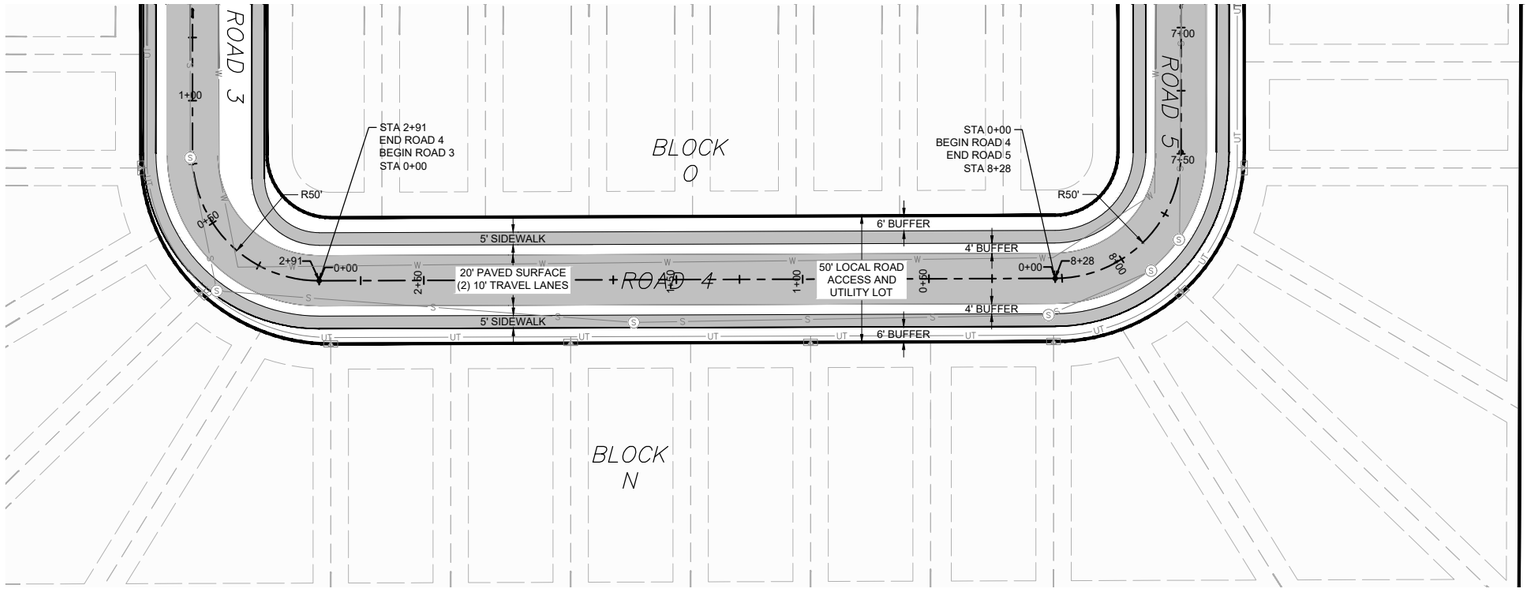
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.9

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:33pm



0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD 4

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

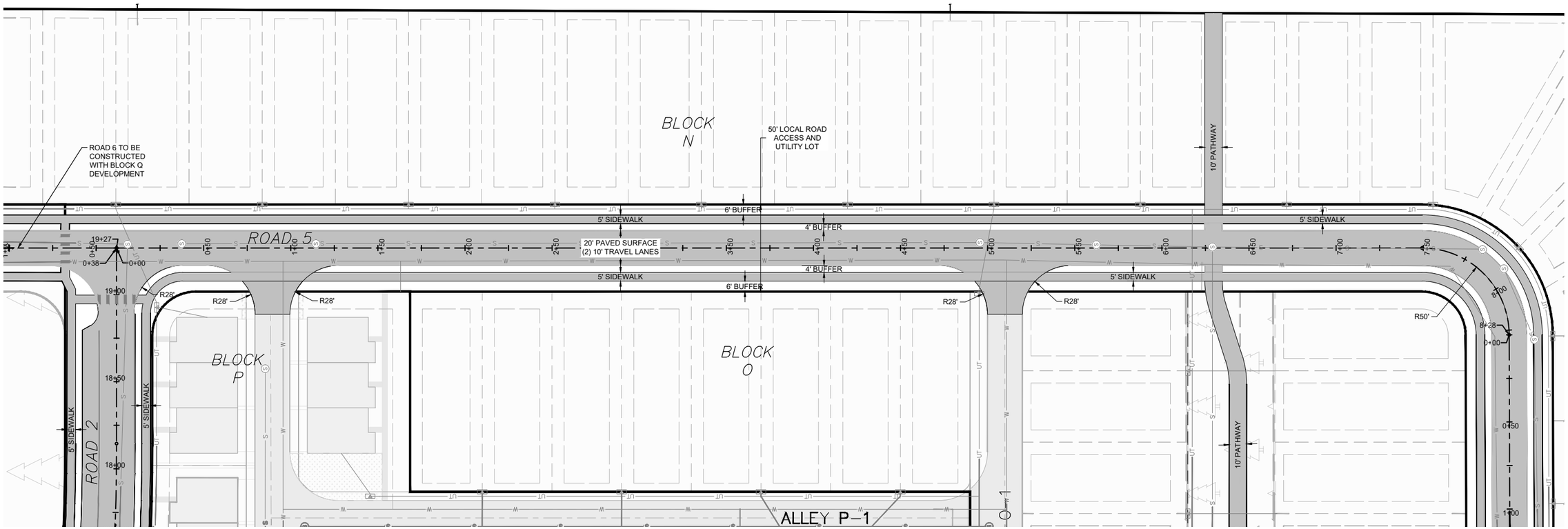
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.10

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 11\CAD\Infrastructure Improvements\Right-of-Way\Roads\20030 - JHHR - Road Detail.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:11pm



0 30 60
SCALE: 1 INCH = 60 FEET
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JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD 5

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C4.11

P:\20\20030\00-JHHR Holdings, LHS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Roads\20030 - JHHR - Road Detail.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:59pm
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EXISTING FORCEMAIN CONNECTING TO TOWN OF JACKSON WASTEWATER COLLECTION SYSTEM AND TREATMENT FACILITY

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

BIG MOUNTAIN ENTERPRISES
PND:
22-40-16-05-03-00-014
+/-45.1 ACRES
QCD DOC #:0976083

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

EXISTING 6" FORCEMAIN

EXACTION PARCEL 1
TETON COUNTY DOC 1060545

EXACTION PARCEL 2
TETON COUNTY DOC 1060545

RANGEVIEW DRIVE

HIGHSCHOOL ROAD

HAYSTACK HOUSE ROAD

ADJUSTED PARCEL A
JHHR HOLDINGS I
//LLC

MH- XC-3

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
BLOCK H
BLOCK I
BLOCK J
BLOCK K
BLOCK L
BLOCK M
BLOCK N
BLOCK O
BLOCK P
BLOCK Q

ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5

SEWERLINE E
SEWERLINE F
SEWERLINE G
SEWERLINE H
SEWERLINE I
SEWERLINE J
SEWERLINE K
SEWERLINE L
SEWERLINE M
SEWERLINE R

EAST WEST CONNECTOR

WASTEWATER COLLECTION SYSTEM CONNECTION TO EXISTING PORTER RANCH SUBDIVISION VIA JH HEREFORD RANCH ROAD

WASTEWATER COLLECTION SYSTEM CONNECTION TO EXISTING PORTER RANCH SUBDIVISION VIA HAYSTACK HOUSE ROAD

PORTER RANCH SUBDIVISION

EXISTING LIFT STATION TO SERVE PORTER RANCH SUBDIVISION AND NSP AREA 1

SOUTH PARK LOOP ROAD

LOT 133
3 CREEK RANCH SUB
GOLF COURSE LOT
PND:
22-40-17-12-01-01-050
+/-215.97 ACRES
DOC: 0905555

STARFALL WYOMING LLC.
PND: 22-40-17-01-01-01-021
+/- 18 ACRES
WARRANTY DEED DOC #:0937000

BRUINS DEVELOPMENT LLC.
PND: 22-40-17-01-04-01-005
+/- 18 ACRES
WARRANTY DEED DOC #:0997828

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - E1	6102.47'	8" 10"	OUT: 6093.18' IN: 6093.28'
MH - E2	6103.46'	10" 10"	OUT: 6093.74' IN: 6093.84'
MH - E3	6103.81'	10" 10"	OUT: 6094.28' IN: 6094.38'
MH - E4	6105.51'	10" 8" 8" 10"	OUT: 6094.69' IN: 6094.79' IN: 6094.79' IN: 6094.79'
MH - E5	6099.25'	10" 10"	OUT: 6095.46' IN: 6095.56'
MH - E6	6107.02'	10" 8" 10"	OUT: 6095.78' IN: 6095.88' IN: 6095.88'
MH - E7	6106.76'	10" 10"	OUT: 6096.26' IN: 6096.27'
MH - E8	6108.01'	10" 8"	OUT: 6096.85' IN: 6096.96'
MH - E9	6108.65'	8" 8"	OUT: 6098.06' IN: 6098.16'
MH - E10	6109.32'	8" 8"	OUT: 6098.83' IN: 6098.93'
MH - E11	6109.72'	8" 8"	OUT: 6099.35' IN: 6099.45'
MH - E12	6108.78'	8" 8"	OUT: 6100.04' IN: 6100.14'
MH - E13	6107.99'	8" 8"	OUT: 6100.67' IN: 6100.77'
MH - E14	6108.08'	8"	OUT: 6101.52'

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - N1	6103.54'	8" 8"	OUT: 6095.31' IN: 6095.41'
MH - N2	6103.51'	8" 8"	OUT: 6095.97' IN: 6096.07'
MH - N3	6103.48'	8" 8"	OUT: 6096.79' IN: 6096.89'
MH - N4	6104.19'	8" 8"	OUT: 6097.74' IN: 6097.84'
MH - N5	6104.64'	8" 8"	OUT: 6098.83' IN: 6098.93'
MH - N6	6105.00'	8"	OUT: 6099.77'

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - K1	6104.43'	8" 8" 8"	OUT: 6094.77' IN: 6094.87' IN: 6094.87'
MH - K2	6105.34'	8" 8" 8"	OUT: 6095.24' IN: 6095.34' IN: 6095.34'
MH - K3	6104.89'	8" 8" 8"	OUT: 6095.96' IN: 6096.06' IN: 6096.06'
MH - K4	6105.62'	8" 8" 8"	OUT: 6096.63' IN: 6096.73' IN: 6096.73'
MH - K5	6105.02'	8" 8"	OUT: 6096.91' IN: 6097.01'
MH - K6	6105.42'	8" 8"	OUT: 6097.16' IN: 6097.26'
MH - K7	6105.94'	8" 8" 8"	OUT: 6097.80' IN: 6097.90' IN: 6097.90'
MH - K8	6106.89'	8" 8"	OUT: 6098.43' IN: 6098.53'
MH - K9	6105.26'	8" 8"	OUT: 6099.44' IN: 6099.34'

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - G2	6106.63'	8"	OUT: 6097.19'

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - M1	6105.85'	8"	OUT: 6097.63'

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - F1	6100.50'	8" 8"	OUT: 6093.19' IN: 6093.29'
MH - F2	6101.49'	8" 8" 8" 8"	OUT: 6094.05' IN: 6094.15' IN: 6094.15' IN: 6094.15'
MH - F3	6102.17'	8" 8"	OUT: 6094.66' IN: 6094.76'
MH - F4	6101.55'	8" 8"	OUT: 6095.81' IN: 6095.91'
MH - F5	6102.68'	8" 8"	OUT: 6096.89' IN: 6096.99'
MH - F6	6103.09'	8" 8"	OUT: 6098.48' IN: 6098.58'
MH - F7	6104.99'	8"	OUT: 6099.59'

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - I1	6100.87'	8" 8"	OUT: 6094.44' IN: 6094.54'
MH - I2	6100.56'	8" 8"	OUT: 6094.76' IN: 6094.86'
MH - I3	6100.80'	8" 8"	OUT: 6095.52' IN: 6095.62'
MH - I4	6100.89'	8" 8"	OUT: 6096.27' IN: 6096.37'
MH - I5	6100.66'	8"	OUT: 6096.54'

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - R1	6100.51'	8"	OUT: 6096.34'
MH - R2	6100.25'	8" 8" 8"	OUT: 6095.62' IN: 6095.72' IN: 6095.72'
MH - R3	6100.31'	8" 8"	OUT: 6095.99' IN: 6096.09'
MH - R4	6100.32'	8" 8"	OUT: 6096.36' IN: 6096.46'
MH - R5	6102.32'	8" 8"	OUT: 6097.98' IN: 6098.08'
MH - R6	6102.39'	8"	OUT: 6098.39'

WASTEWATER NOTES:

1. SEWER MAINS ARE 10" OR 8" WITH 4" SEWER SERVICE TO EACH SINGLE FAMILY LOT.
2. SEWER INFRASTRUCTURE WILL MEET TOWN OF JACKSON, WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, AND WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.
3. INFRASTRUCTURE HIGHLIGHTED ON THIS SHEET AND ROW C6.2-C6.5 WILL BE INSTALLED BY JHHR HOLDINGS TO SERVE EACH BLOCK BEFORE LAND CONVEYANCE.

SEWERLINE LEGEND

ZONE	COLOR
SEWER MAIN LINE INFRASTRUCTURE	

0 150 300
SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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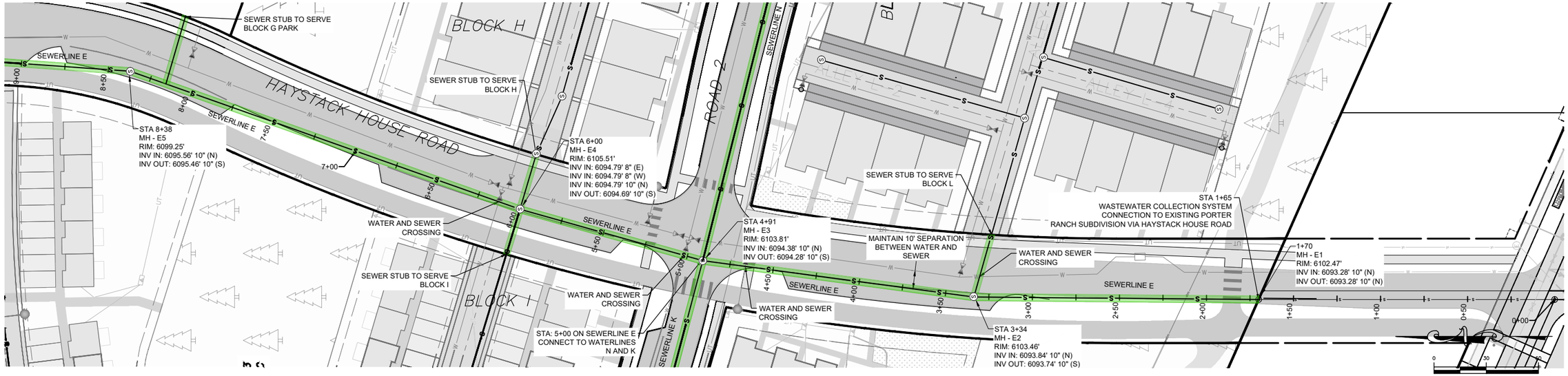
PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

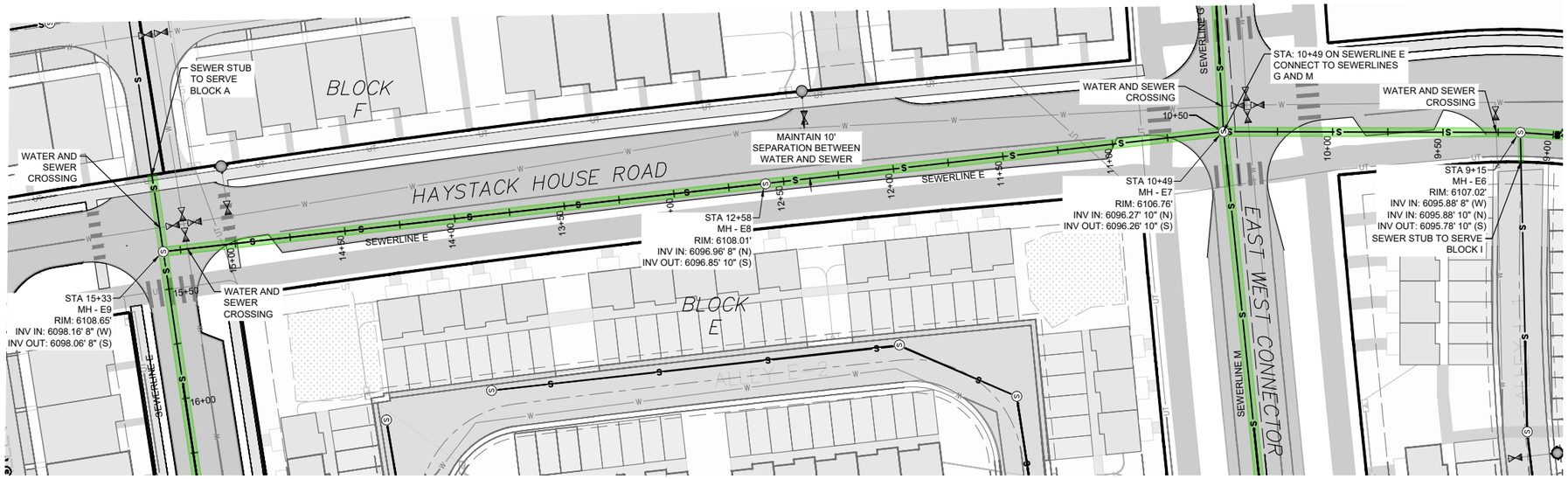
SHEET TITLE:
SANITARY SEWER OVERVIEW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C6.0





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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
SEWERLINE E
STA: 0+00 TO STA: 15+00

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

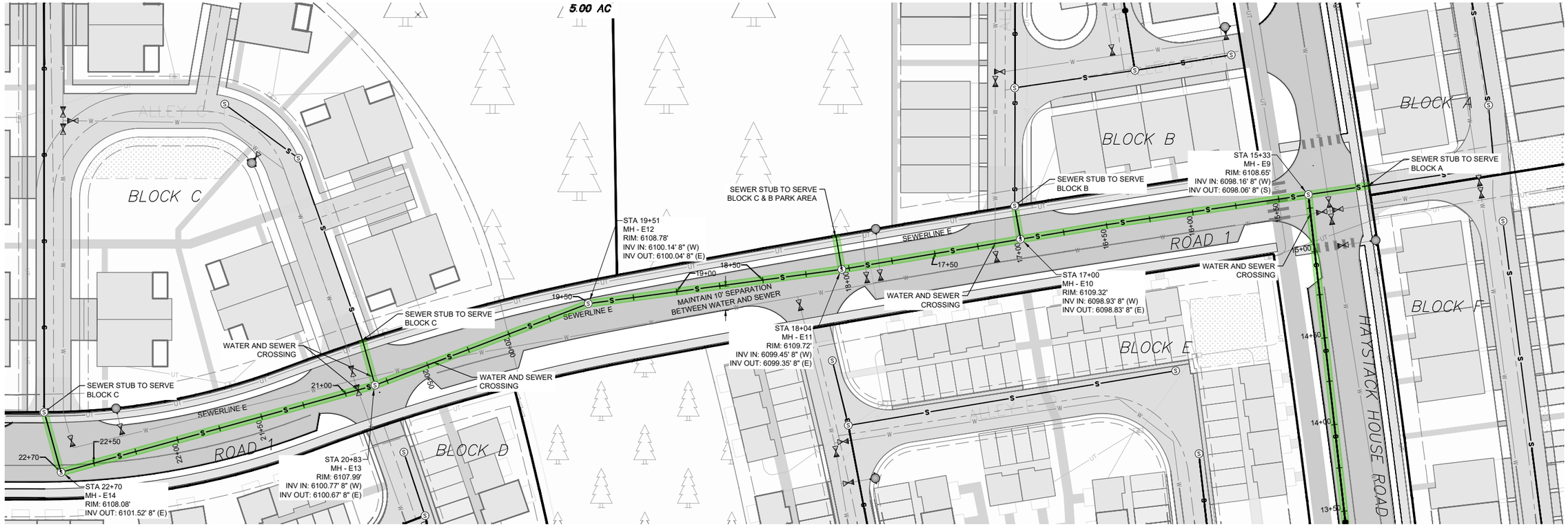
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

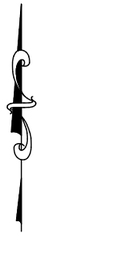
PROJECT NUMBER
20030

SHEET
ROW C6.1

Plotted by ASimmons on Apr 02, 2026 - 12:09pm
Ver - 18.0
P:\20030\20030-JHHR Hoidridge, LHS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right of Way\Sewer\20030 - JHHR - ROW Sewer.dwg

Ver.: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:18pm





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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
SEWERLINE E
STA: 15+33 TO STA: 20+70

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

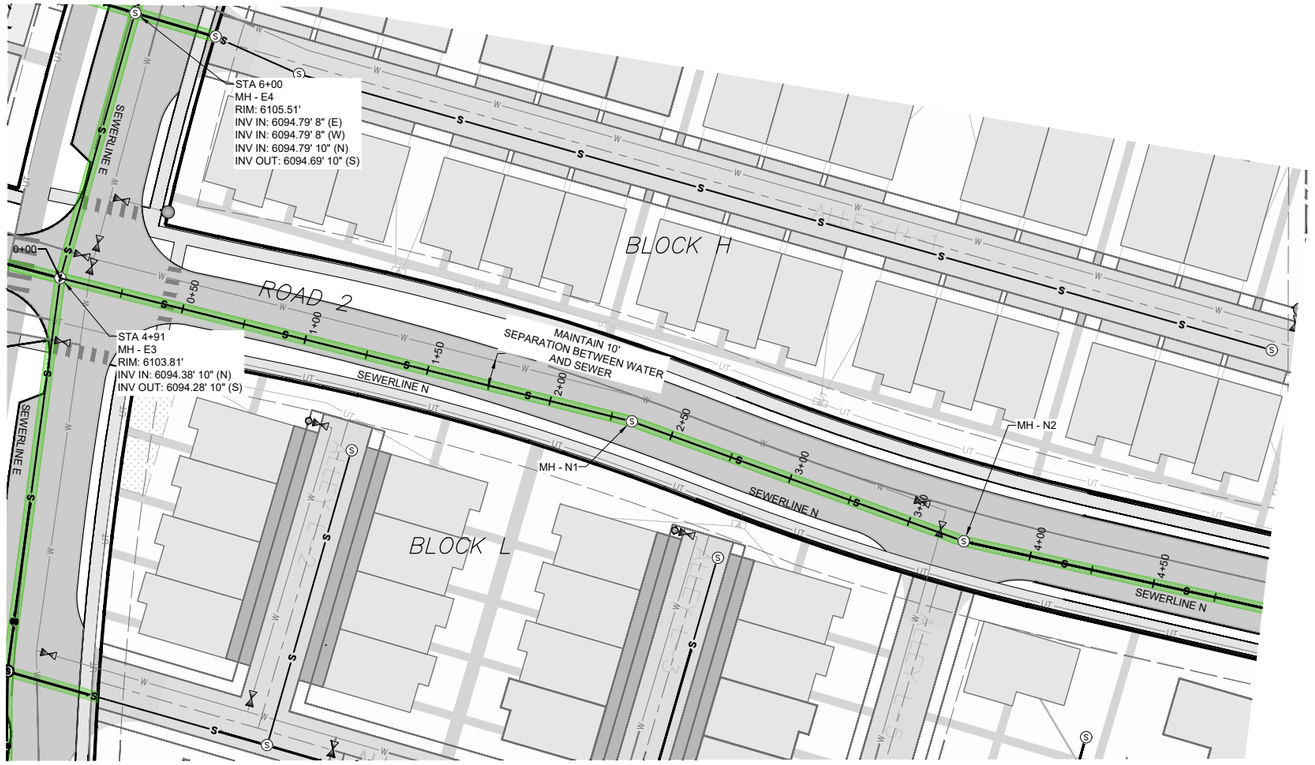
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

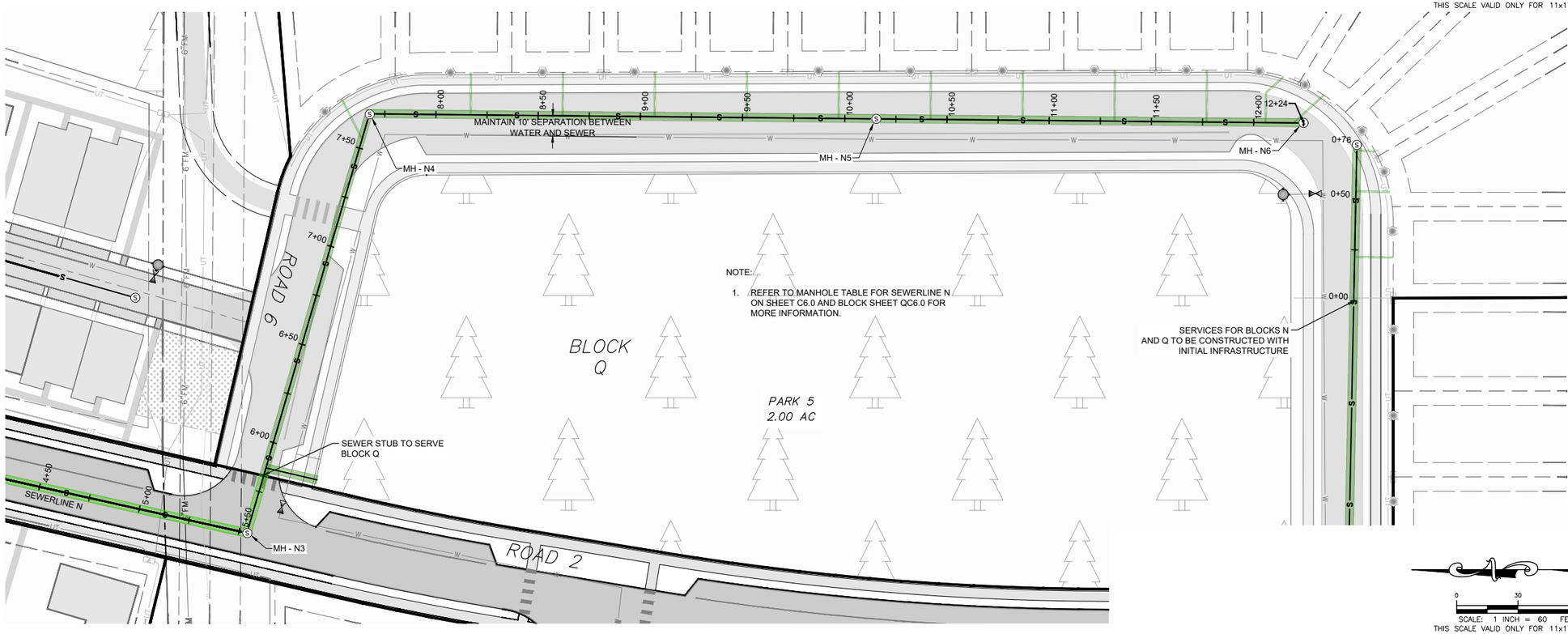
SHEET
ROW C6.2

P:\20\20030-JHHR Holdings LHS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Sewer\20030 - JHHR - ROW Sewer.dwg

Ver.: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:17pm



0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS



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SCALE: 1 INCH = 60 FEET
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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
SEWERLINE N
STA: 0+00 TO STA: 12+24

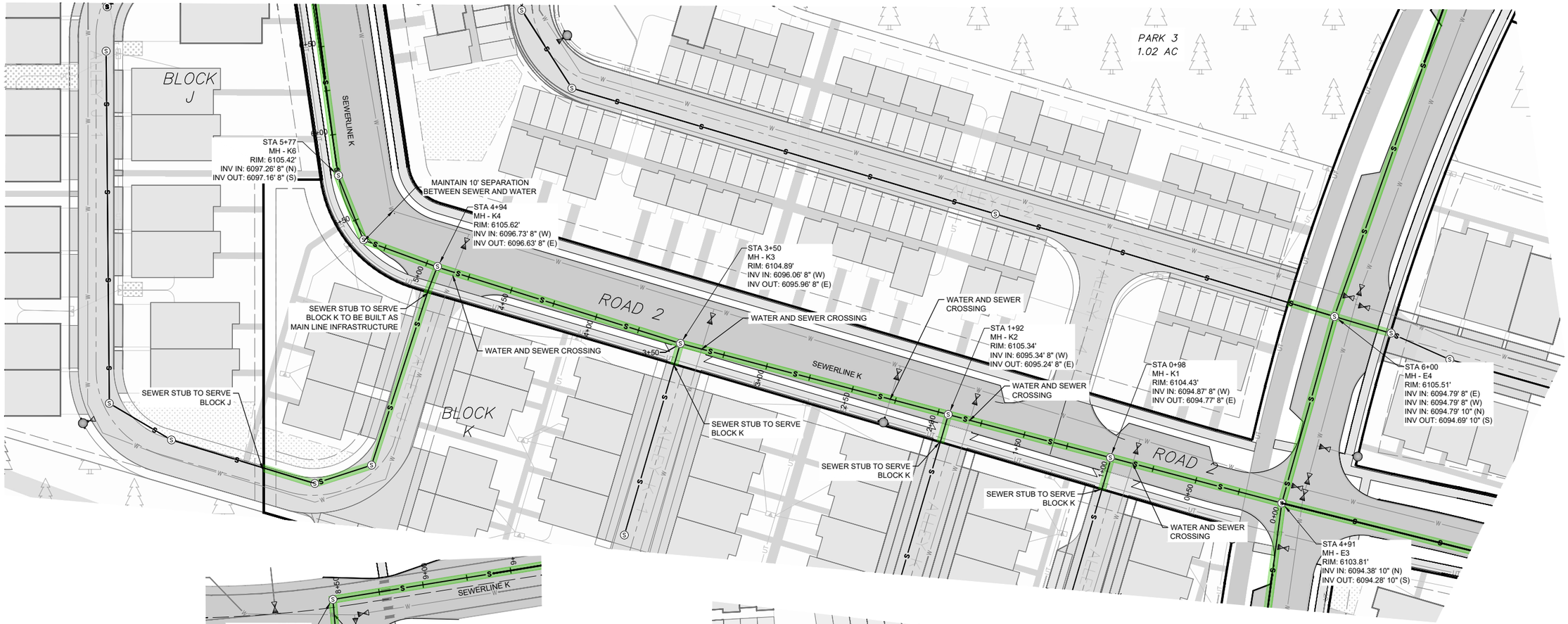
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

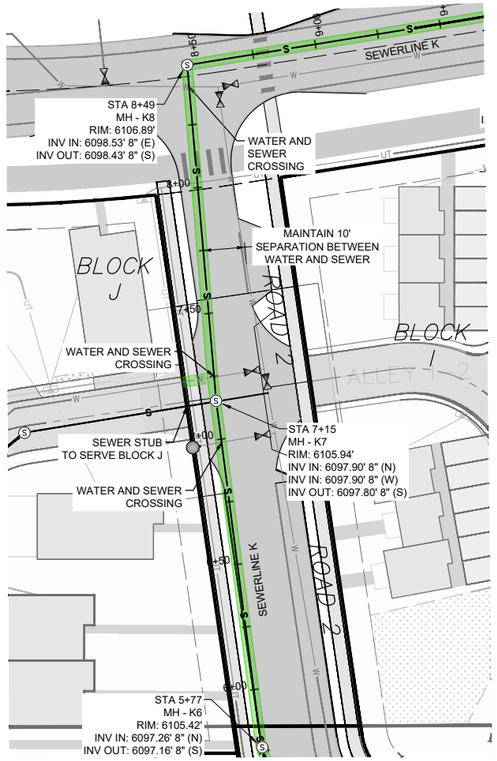
PROJECT NUMBER
20030

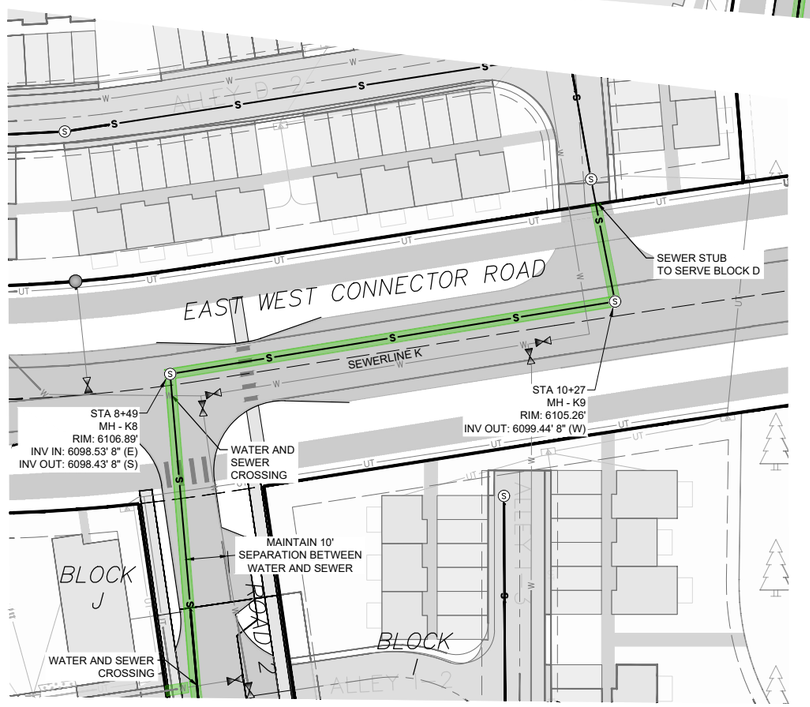
SHEET
ROW C6.3

P:\2020\20030-JHHR Hastings 1-HS Road Reusing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Sewer\20030 - JHHR - ROW Sewer.dwg

Plotted by ASimmons on Apr 02, 2026 - 12:29pm
Ver: 18.0







SCALE: 1 INCH = 60 FEET
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DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
SEWERLINE K

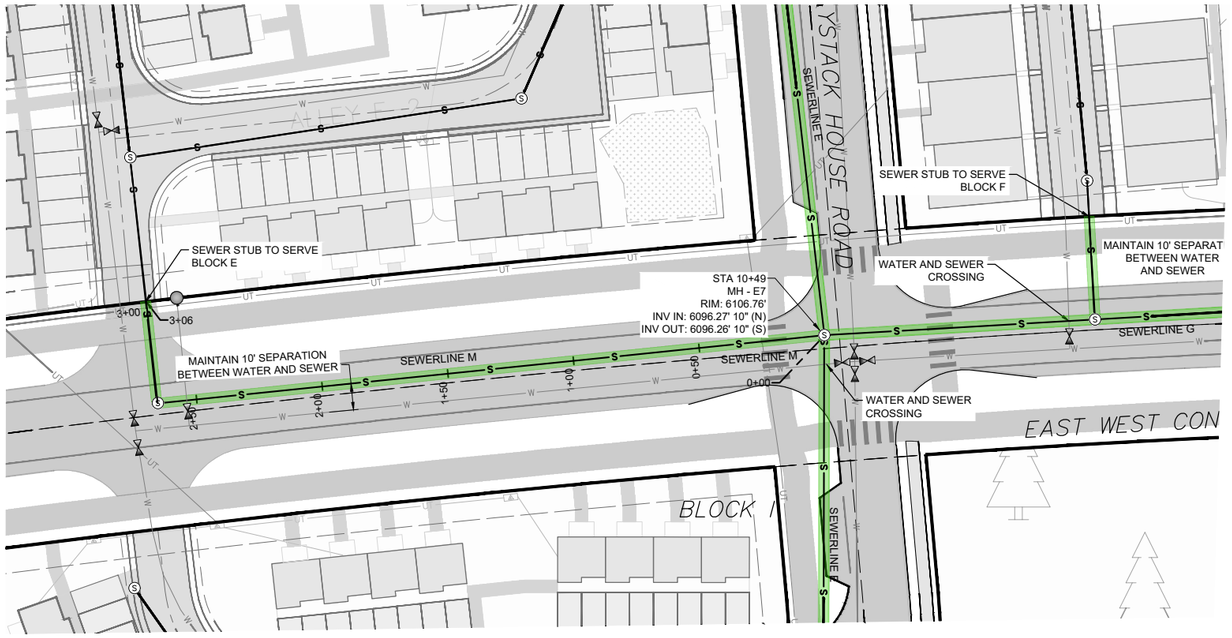
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

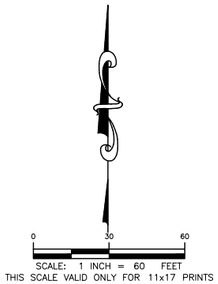
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

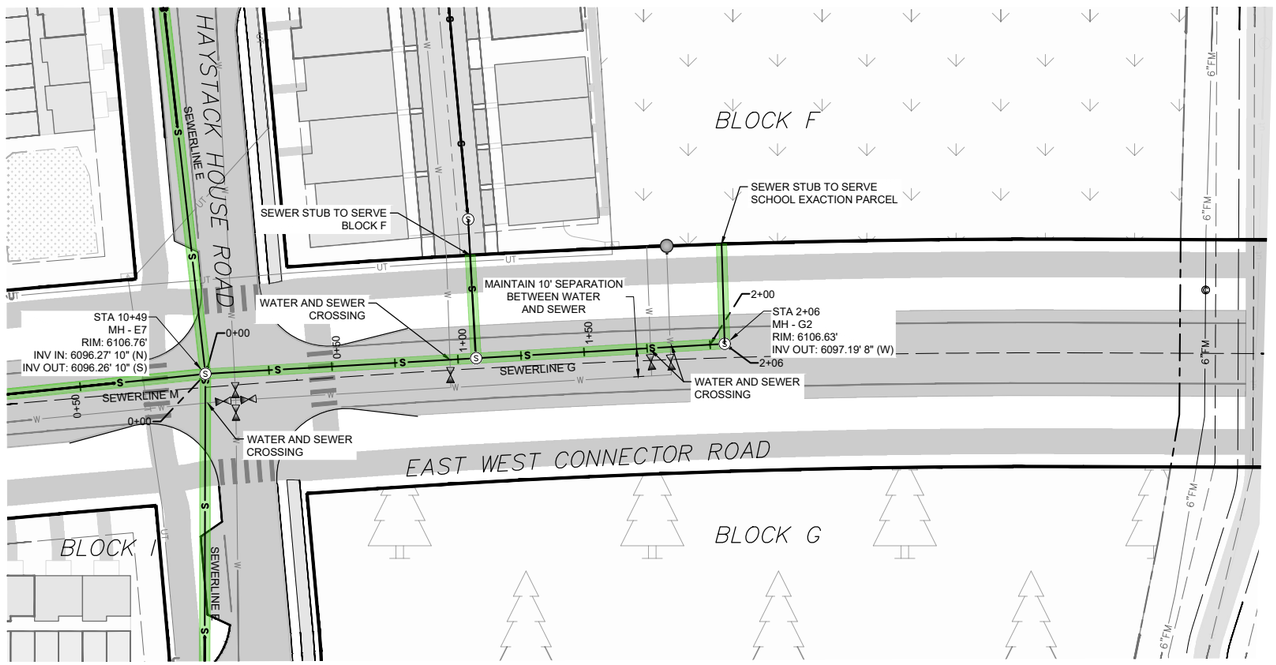
PROJECT NUMBER
20030

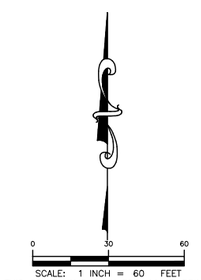
SHEET
ROW C6.4

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Sewer\20030 - JHHR - ROW Sewer.dwg









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TETON COUNTY, WYOMING

SHEET TITLE:
SEWERLINE M & G

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C6.5

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:07pm
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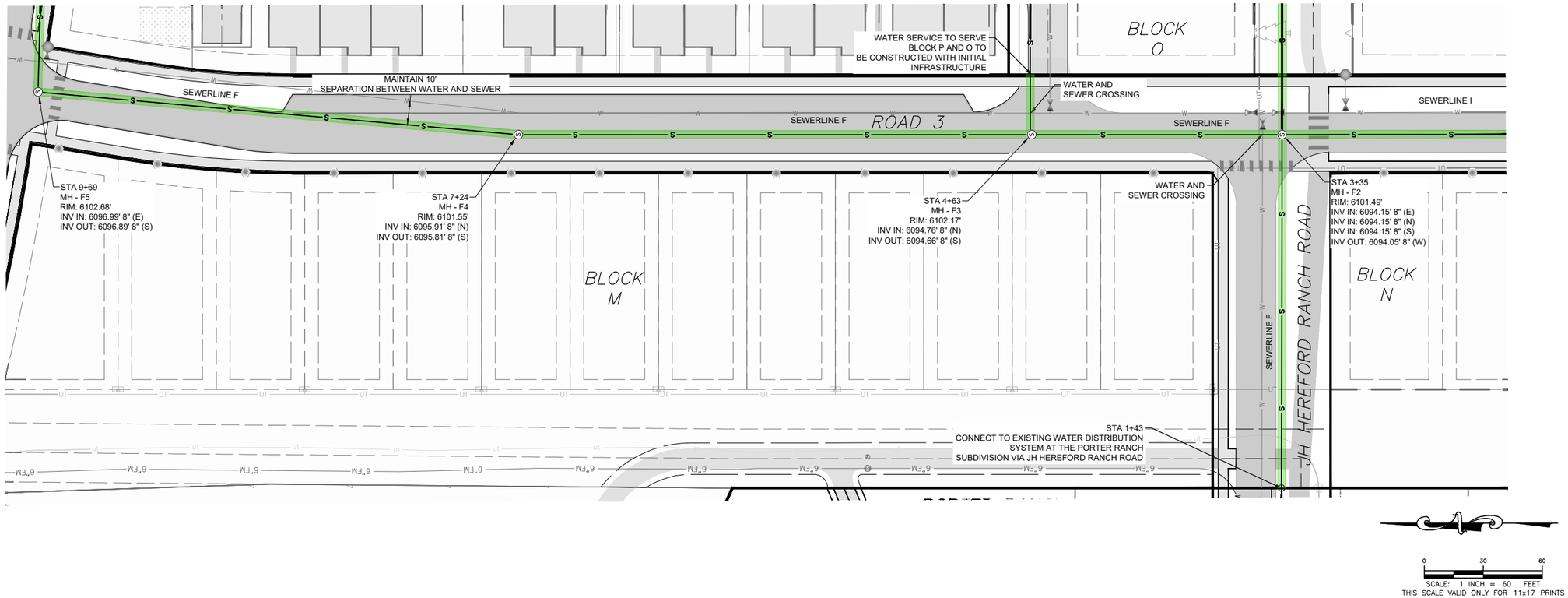

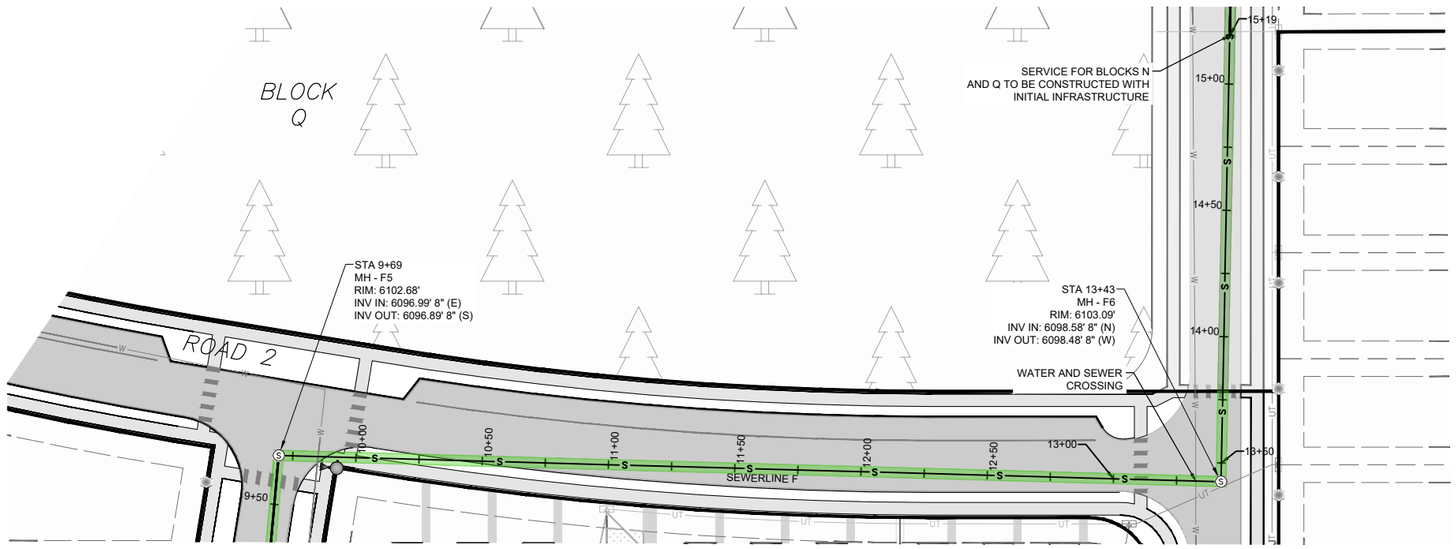

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TETON COUNTY, WYOMING

SHEET TITLE:
SEWERLINE F
STA: 0+00 TO STA: 15+19

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

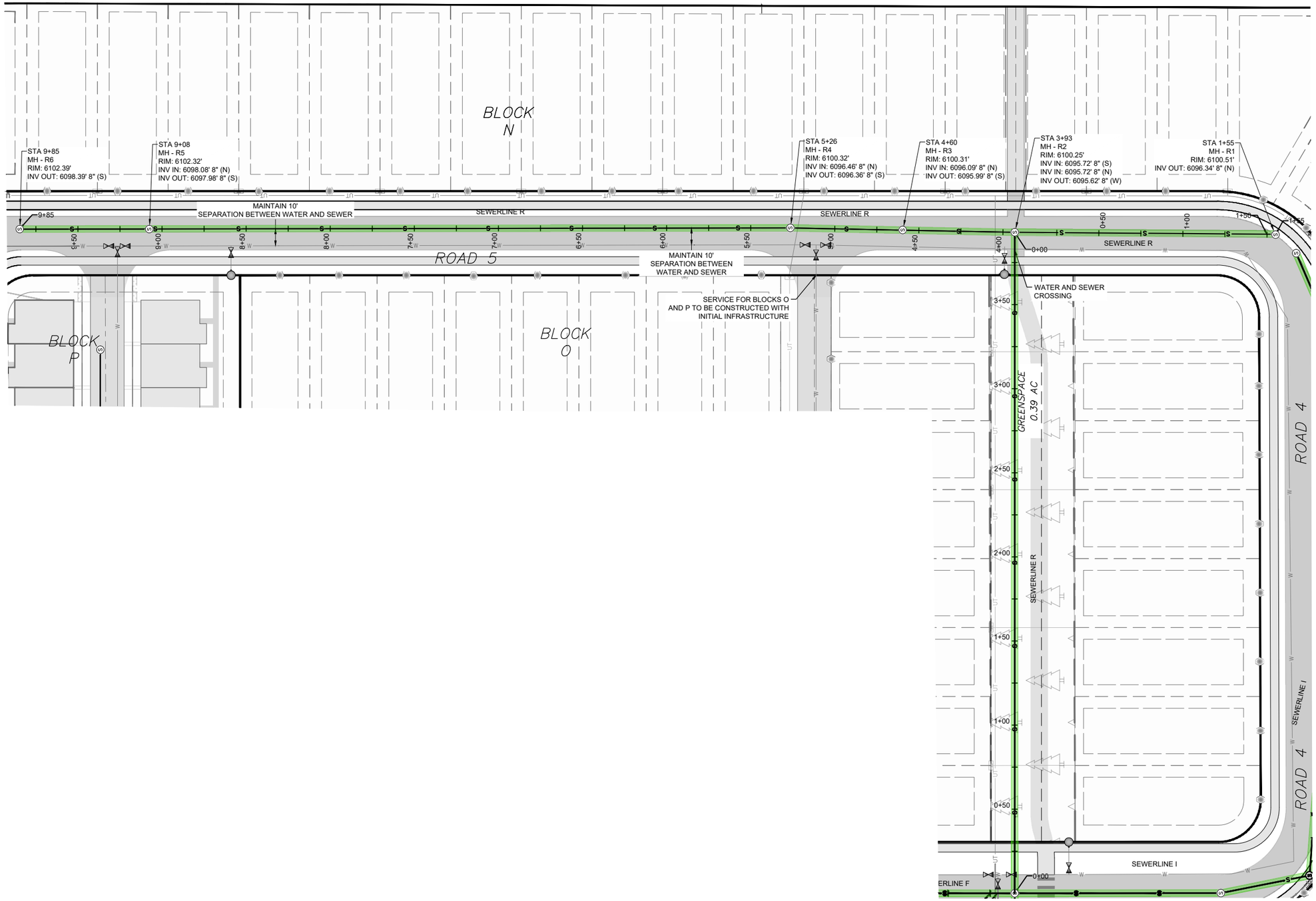
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C6.6

Plotted by ASHmmon on Apr 02, 2026 - 10:40am
Ver. 18.0
P:\2020\20030-JHHR Holdings, I-HIS Road Housing\15- Civil NSP 11\CAD\Infrastructure Improvements\Right-of-Way\Sheet\20030 - JHHR - ROW Sheet.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:30pm



SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
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SHEET TITLE:
SEWERLINE R

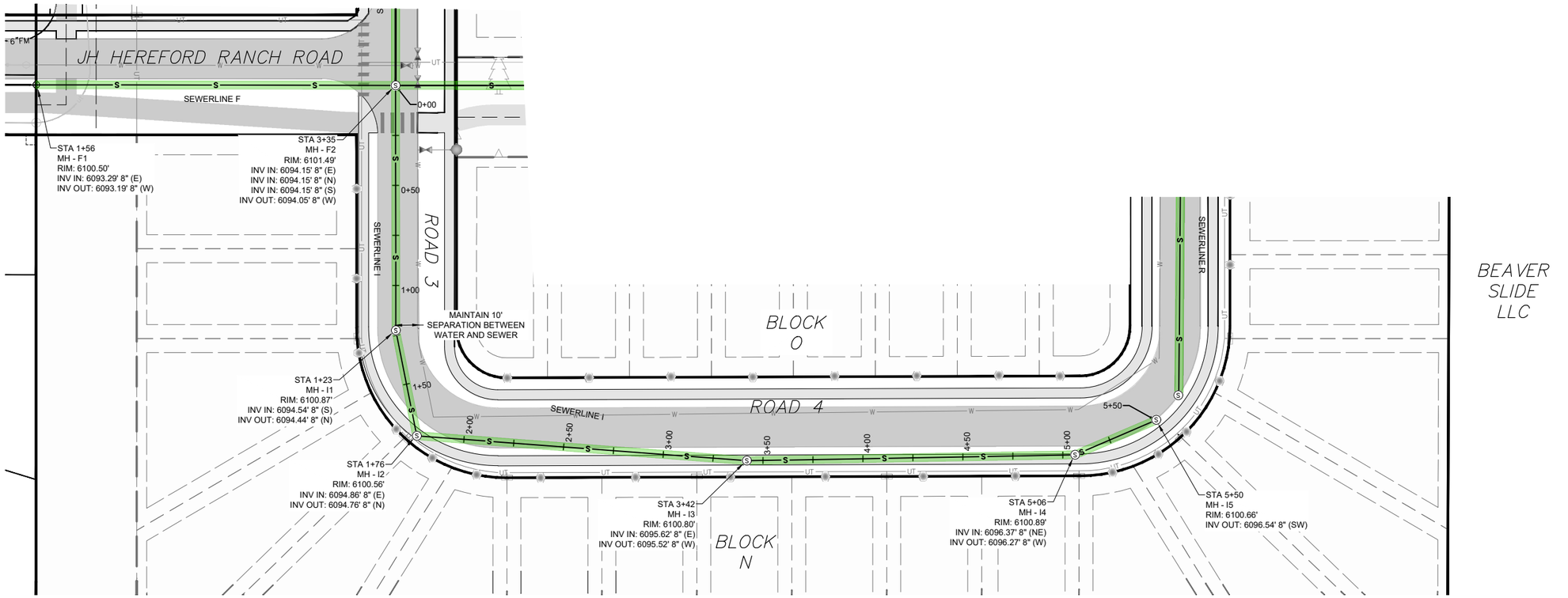
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C6.7

P:\20\20030\30-JHHR Holdings I-II\S Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Sewer\20030 - JHHR - ROW Sewer.dwg



0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11X17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

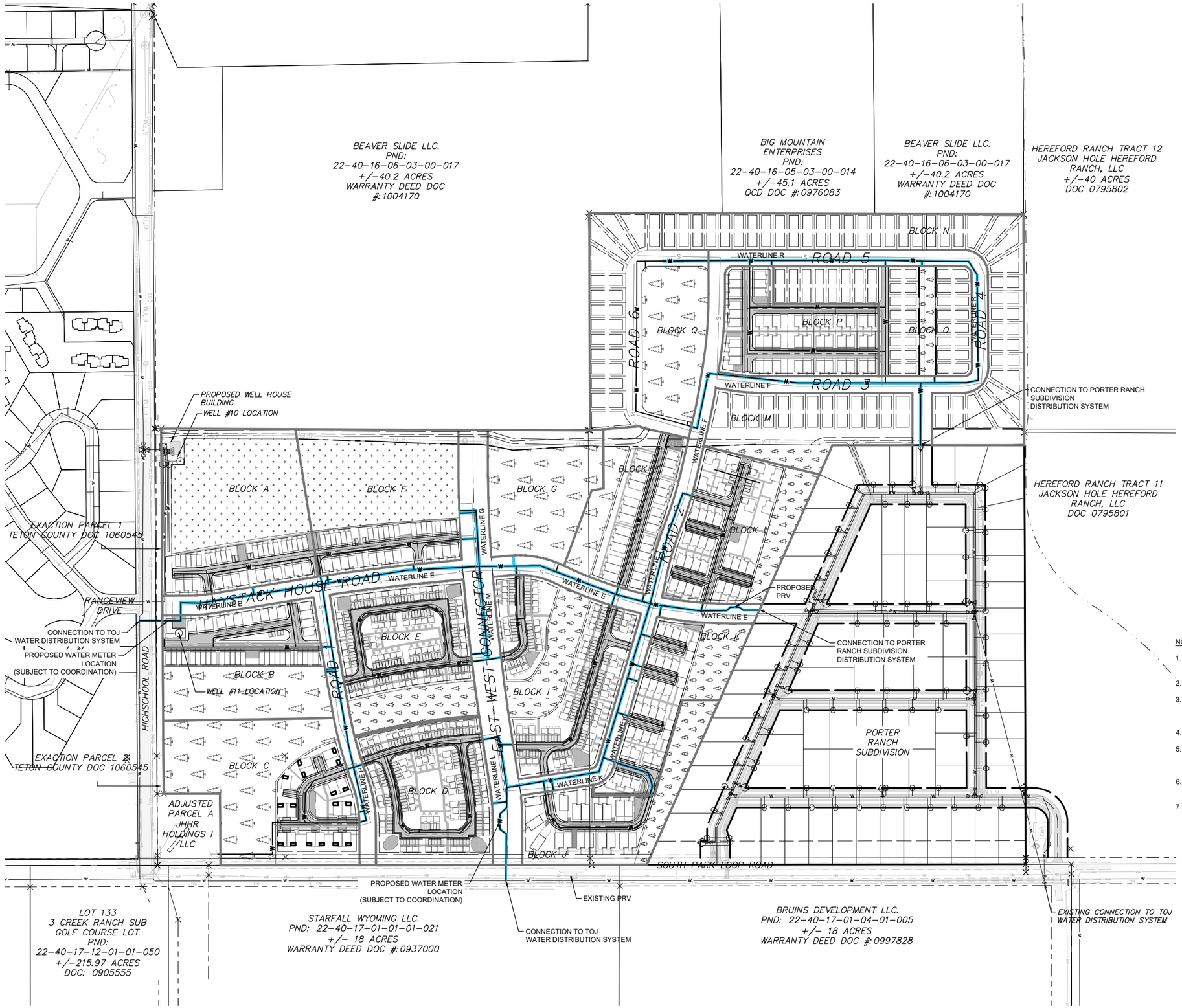
SHEET TITLE:
SEWERLINE I
STA: 0+00 TO STA: 5+50

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C6.8

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 10:41am
P:\20\20300\30-JHHR Holdings I-HS Road Housing\13 -Civil NSP 1\CAD\Infrastructure Improvements\Right of Way\Sewer\20300 - JHHR - ROW Sewer.dwg



NOTES:

1. WATERMAIN SIZING IS 8" OR 12" OR AS DETERMINED THROUGH HYDRAULIC ANALYSIS.
2. 6" WATER LINES TO EACH HYDRANT.
3. ALL SYSTEMS WILL CONFORM TO TOWN OF JACKSON STANDARDS, WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.
4. ALL SERVICES SHALL BE INDIVIDUALLY METERED.\
5. INFRASTRUCTURE HIGHLIGHTED ON THIS SHEET AND ROW C7.1-7.7 WILL BE INSTALLED BY JHHR HOLDINGS TO SERVE EACH INDIVIDUAL BLOCK BEFORE LAND CONVEYANCE.
6. MASTER METER LOCATION WILL BE DETERMINED DURING SWP PROCESS AND WILL BE IN AN ABOVE GROUND VAULT.
7. PRESSURE REDUCING VALVE LOCATION TO BE DETERMINED DURING SWP AND DEQ PERMITTING PROCESS.

WATERLINE LEGEND

ZONE	COLOR
WATER MAIN LINE INFRASTRUCTURE	

0 150 300

SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
WATER DISTRIBUTION OVERVIEW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:49pm
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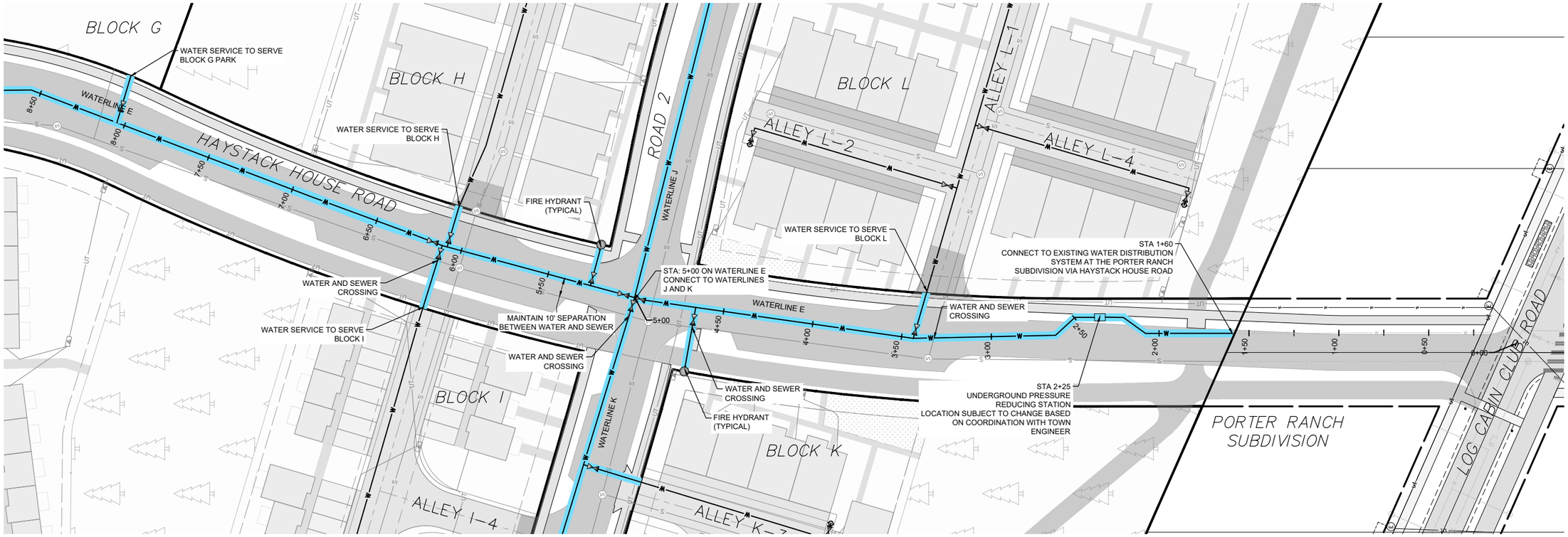

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
WATERLINE E
STA: 0+00 TO STA: 8+50

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.1

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:58pm
P:\20\20030\Jh\HR Holdings, LHS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right of Way\Water\20030 - JHHR - ROW Water.dwg

Ver. 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:06pm
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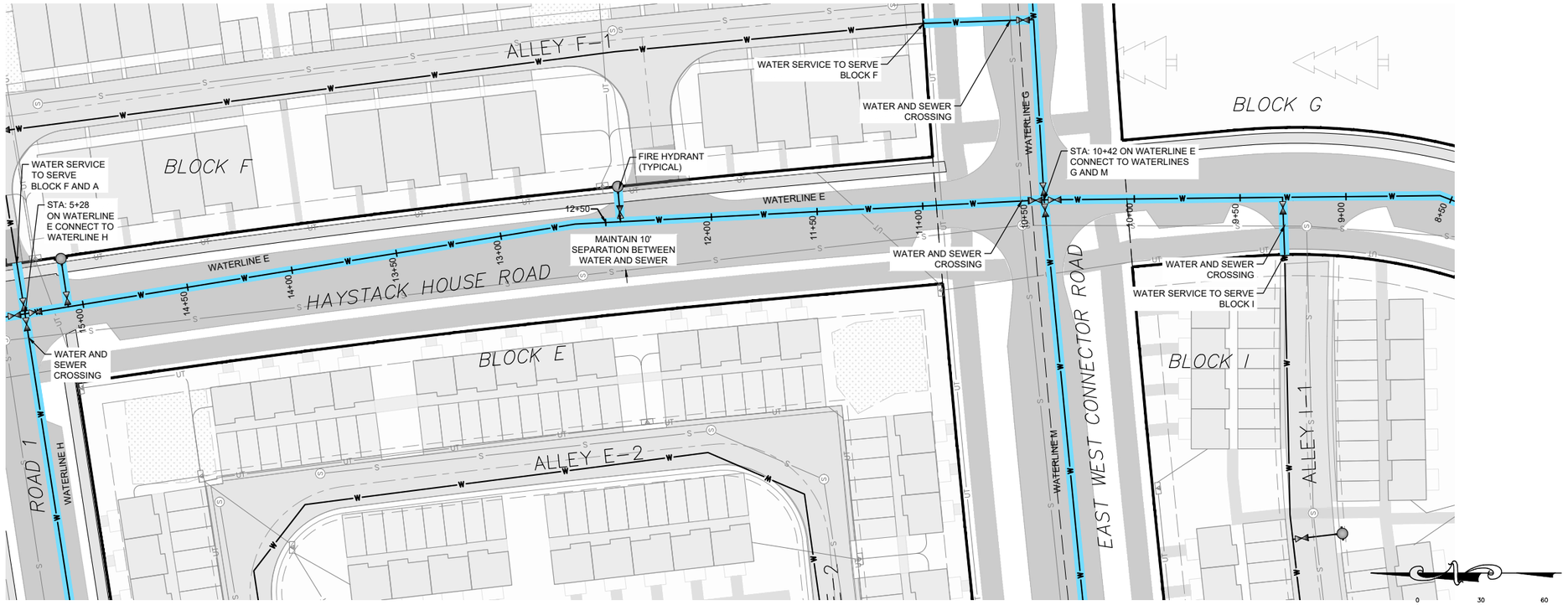
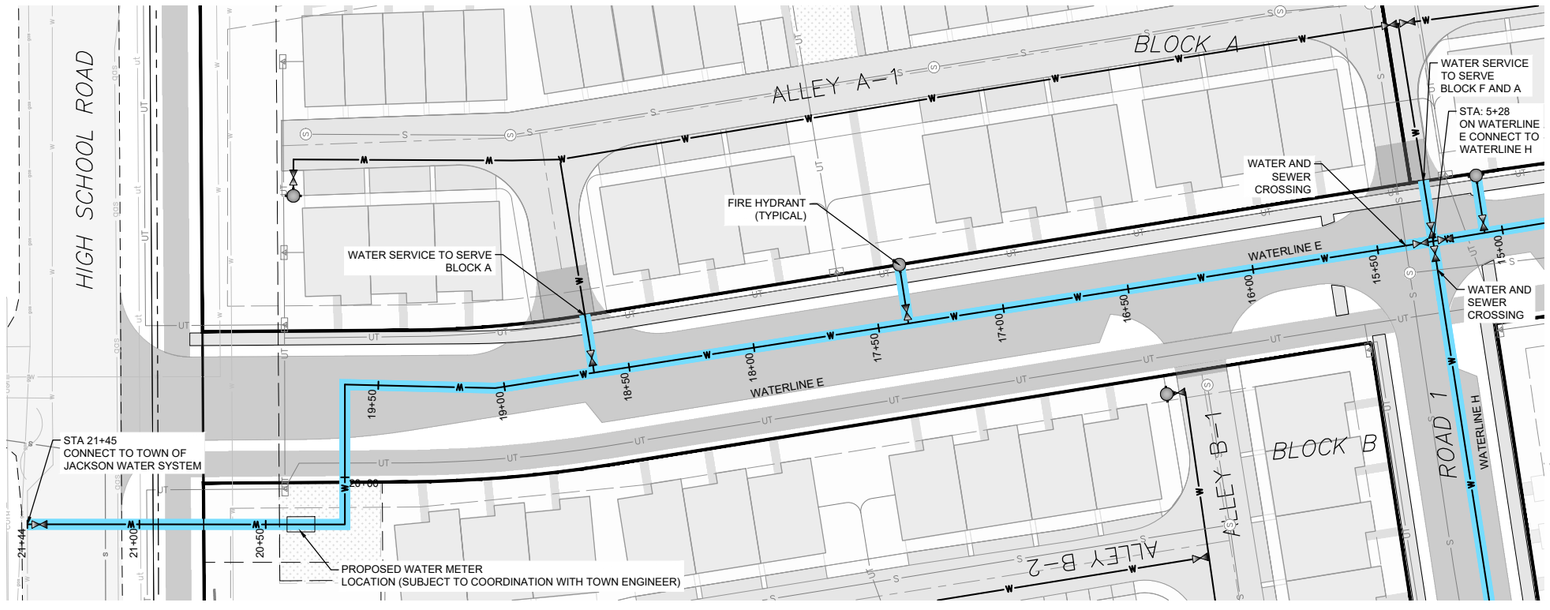




WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

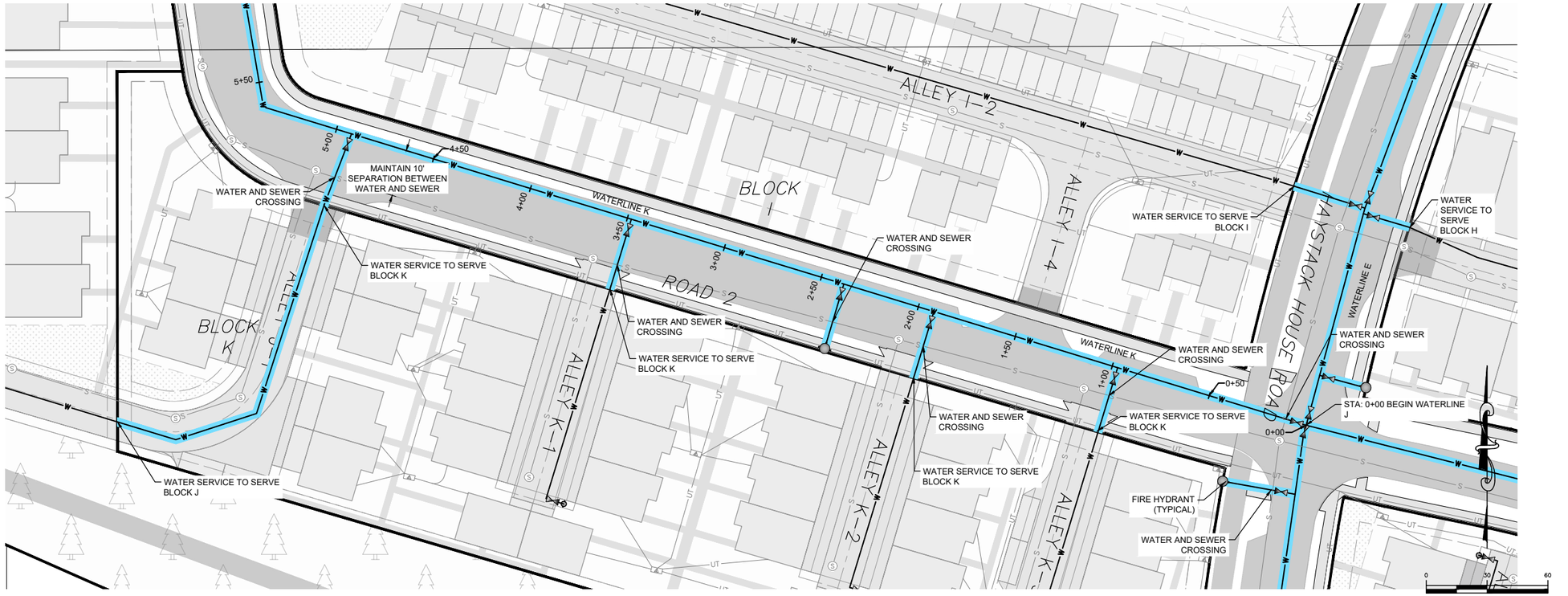
SHEET TITLE:
WATERLINE E
STA: 8+50 TO STA: 21+45

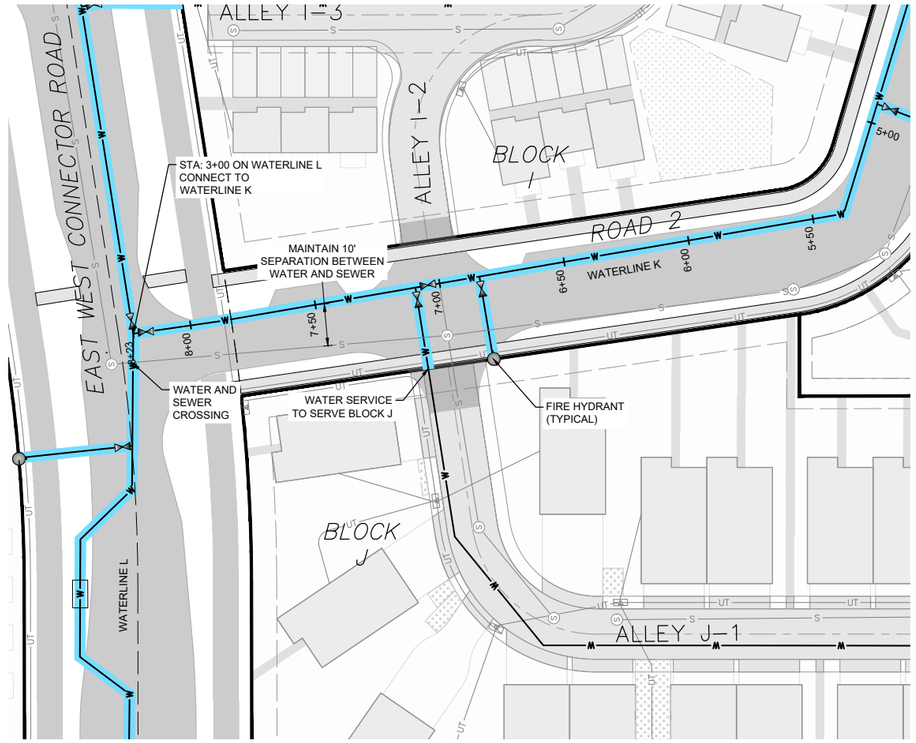
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.2





WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

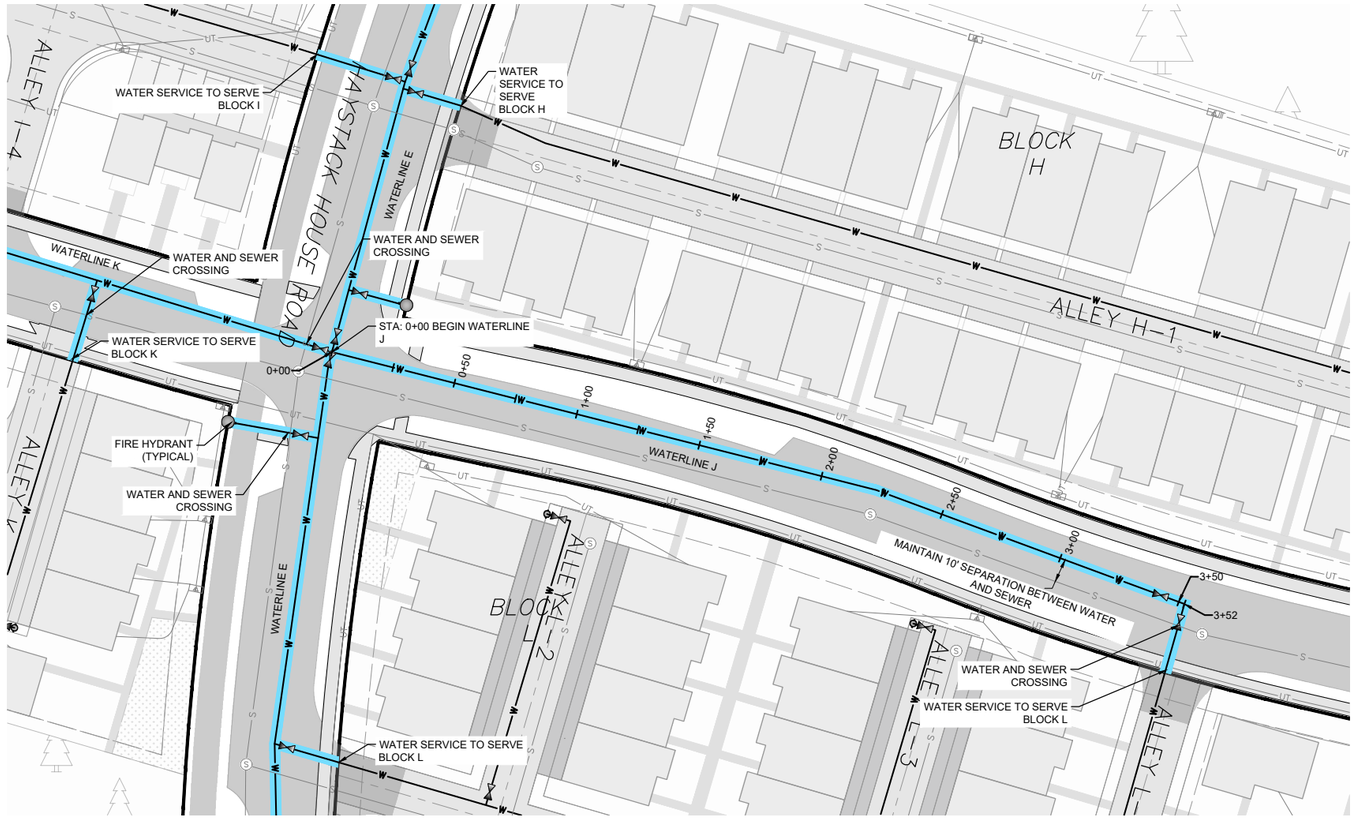
SHEET TITLE:
WATERLINE K
STA: 0+00 TO STA: 8+23

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.3

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:30pm
P:\20030\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right of Way\Water\20030 - JHHR - ROW Water.dwg



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
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0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
WATERLINE J
STA: 0+00 TO STA: 3+52

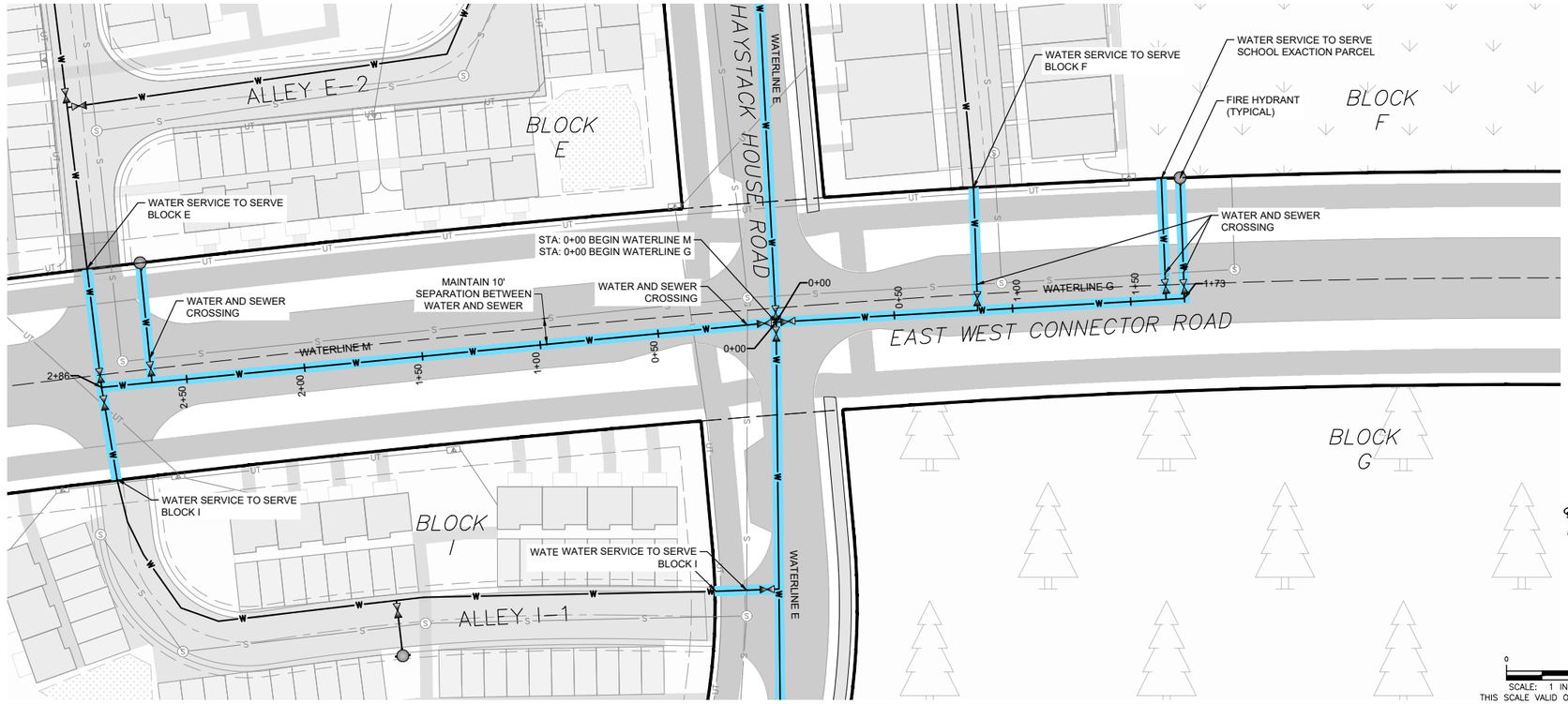
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

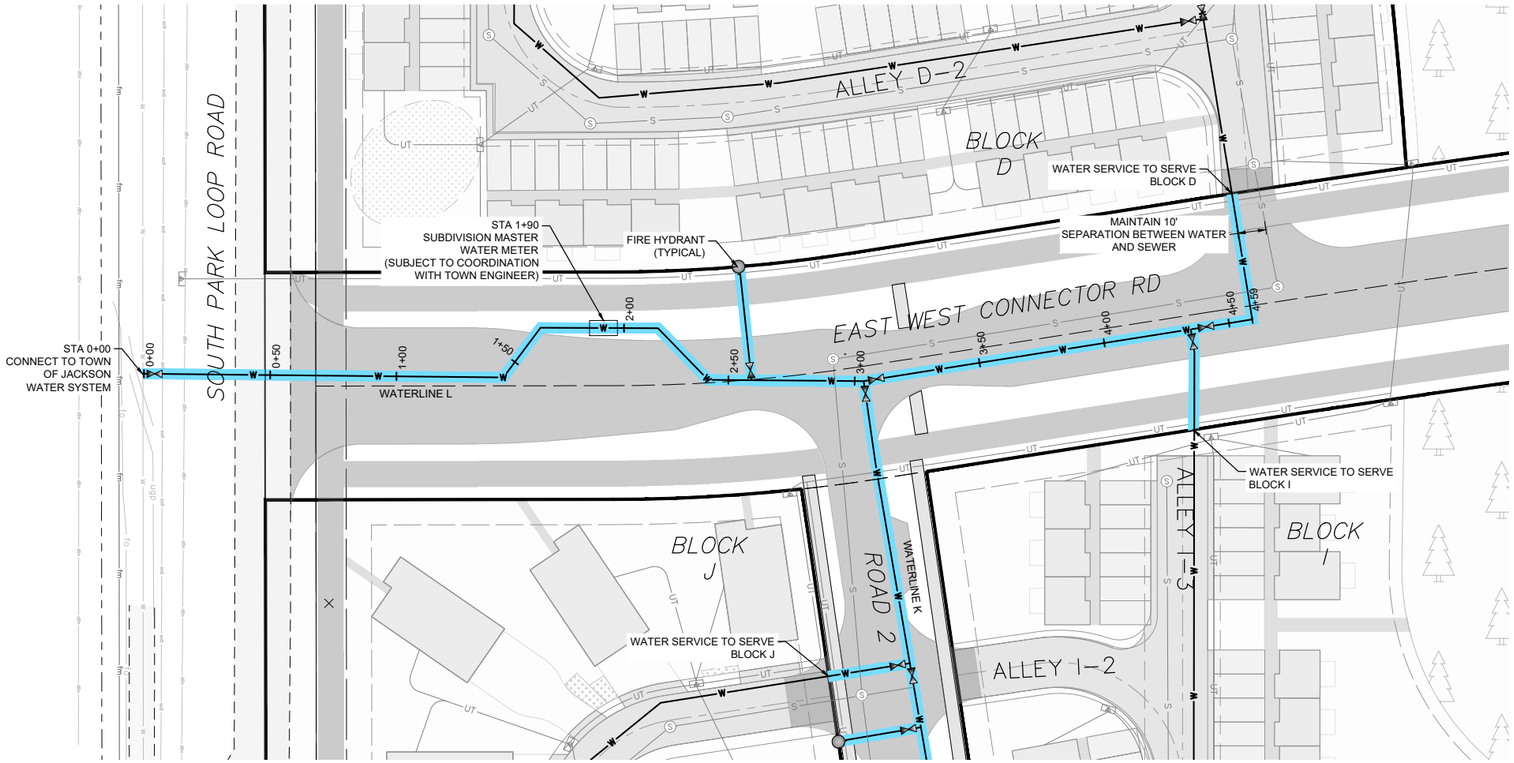
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.4

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:33pm
P:\20\20030\Jkhhr Holdings 1\HS Road Housing\15 Civil NSP 1\CAD\Infrastructure Improvements\Right of Way\Water\20030 - JKHR - ROW Water.dwg





WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
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JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
WATERLINE M, G & L
M-STA: 0+00 TO STA: 2+86
G-STA: 0+00 TO STA: 1+73
L-STA: 0+00 TO STA: 4+59

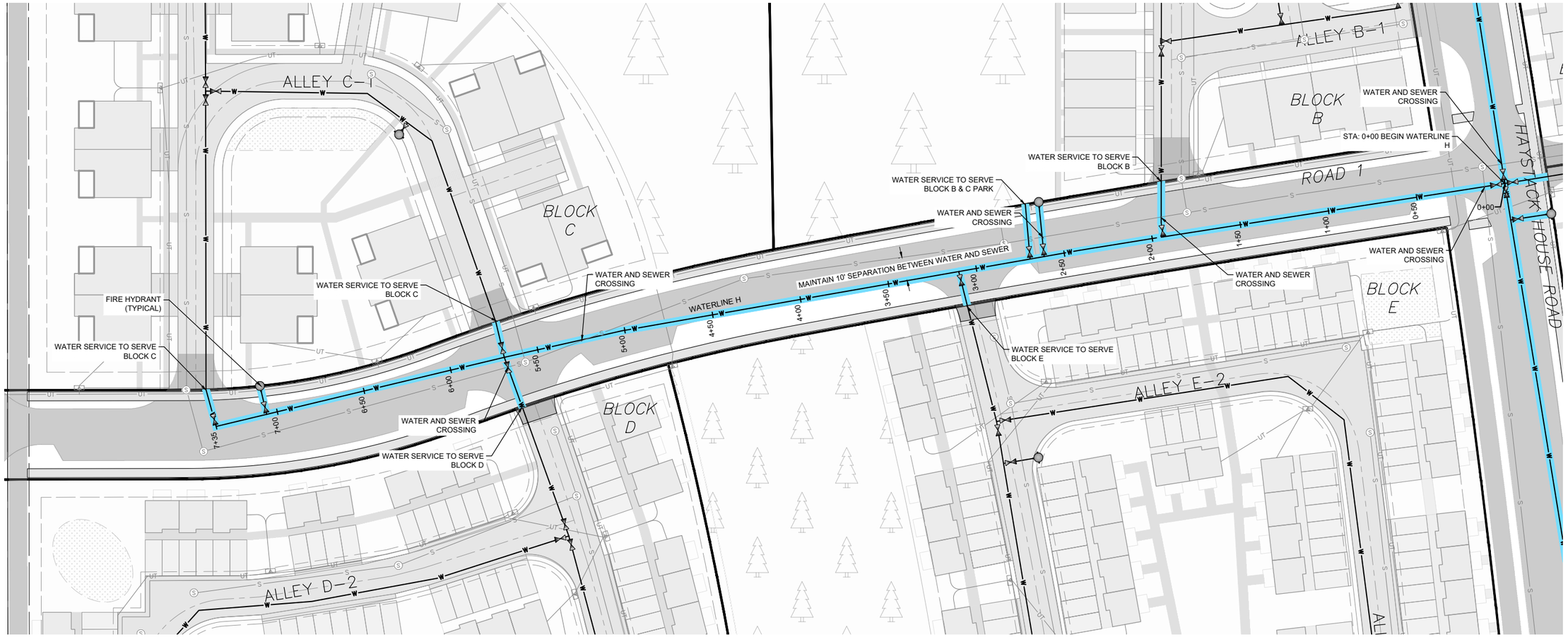
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.5

Ver - 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:31pm
P:\20030\20030-JHHR Headings 1-HIS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\ROW\Water\20030 - JHHR - ROW Water.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:33pm



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
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0 30 60
SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
WATERLINE H
STA: 0+00 TO STA: 7+35

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

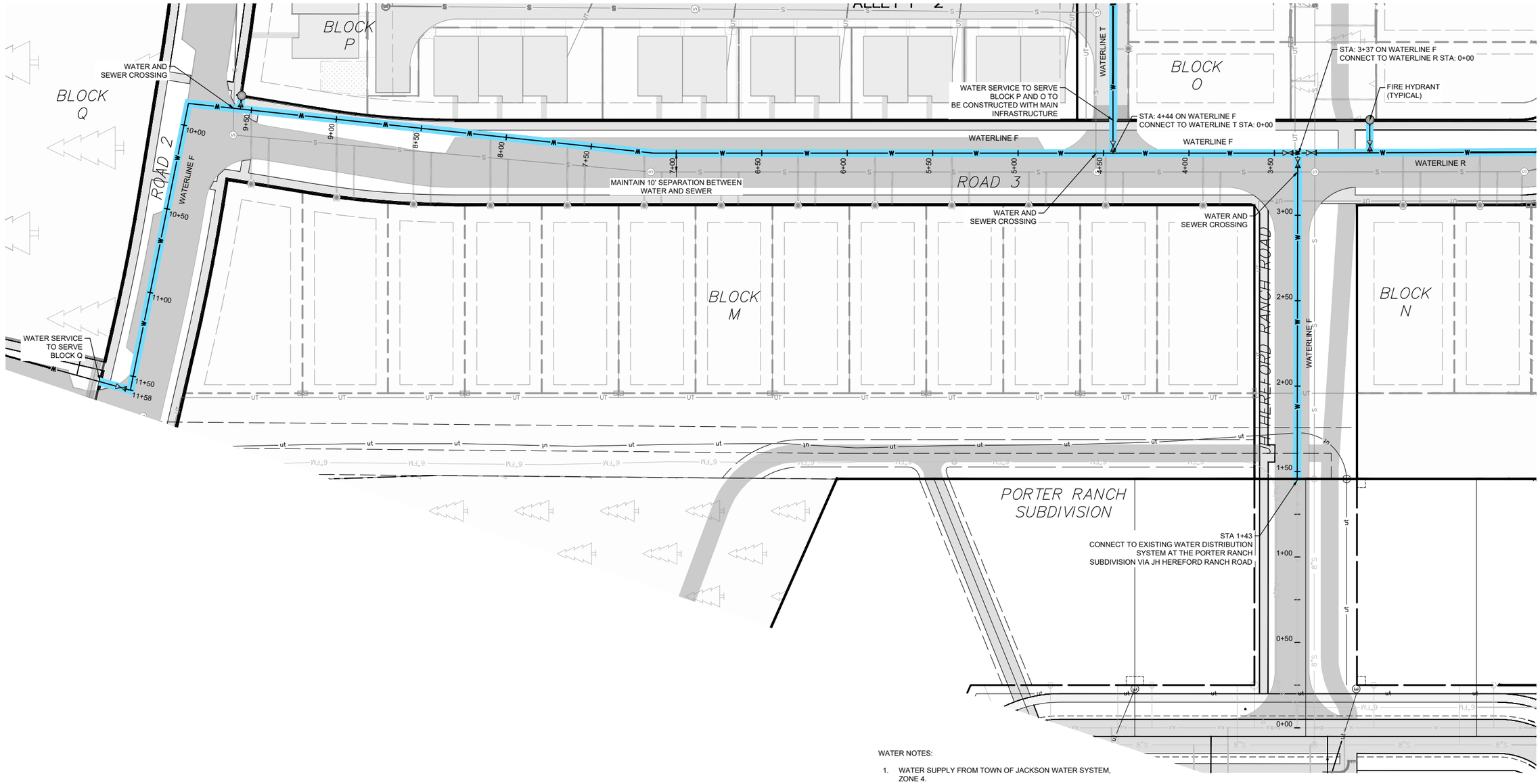
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.6

P:\20\20030\Jhhr Holdings 1-HS Road Reuse\gl13- Civil NSP 1\CAD\Infrastructure Improvements\Rights of Way\Water\20030 - JHHR - ROW Water.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:23pm



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
WATERLINE F

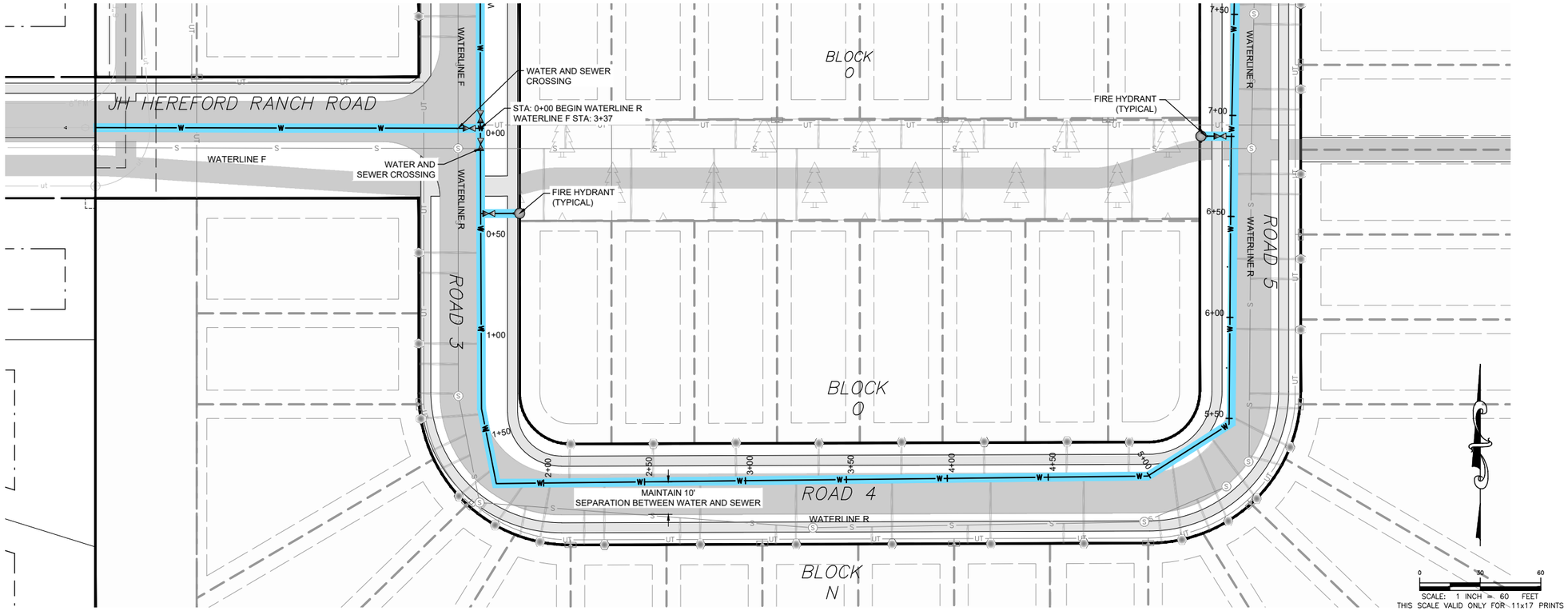
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

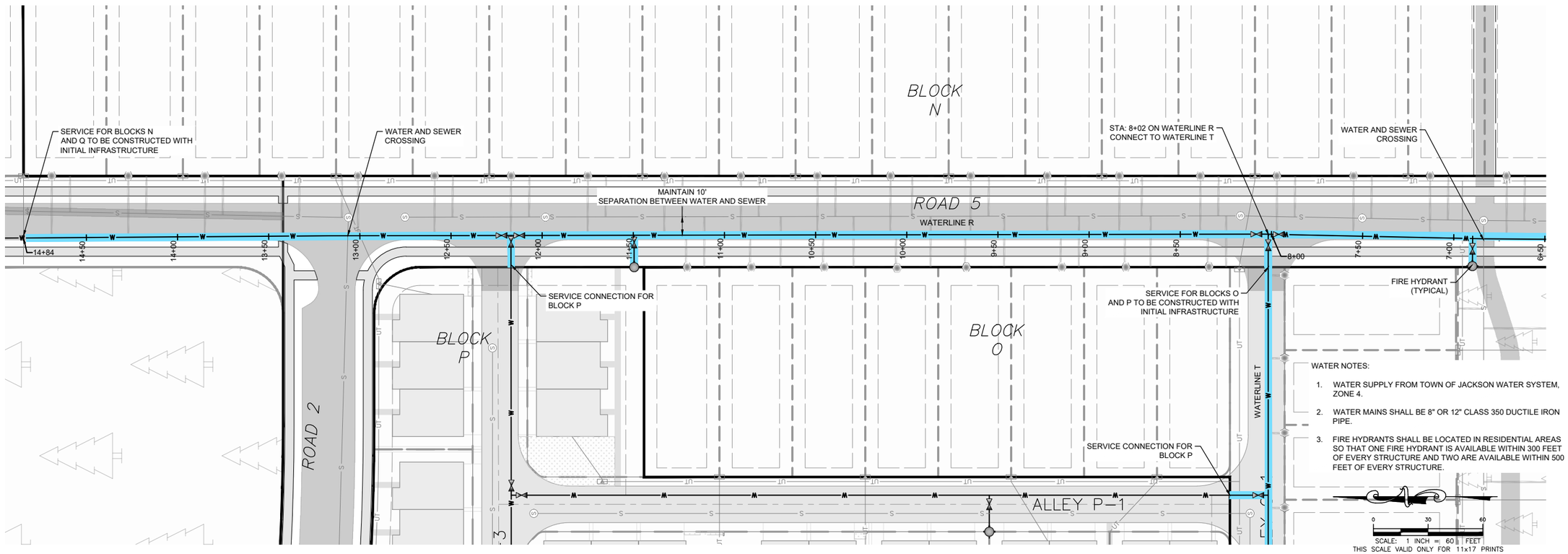
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.7

P:\20030\20030-JHHR Holdings I-I\03 Road H housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Water\20030 - JHHR - ROW Water.dwg





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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

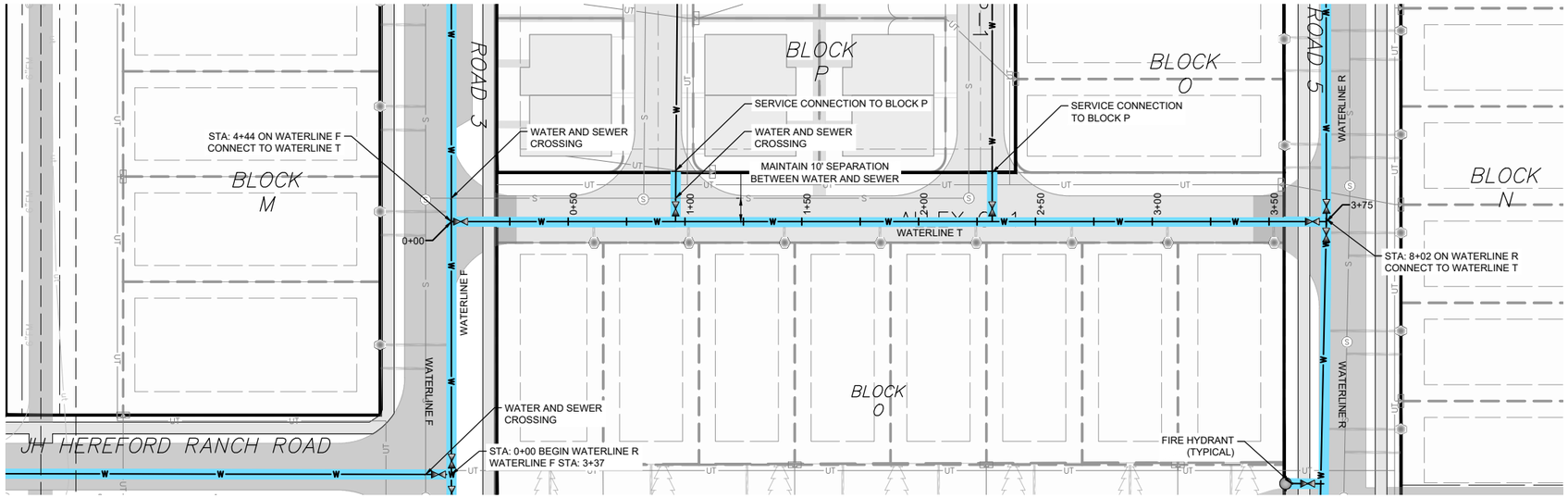
SHEET TITLE:
WATERLINE R

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.8

Plotted by ASimmons on Apr 02, 2026 - 12:39pm
Ver: 18.0
P:\20\20030\30-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Water\20030 - JHHR - ROW Water.dwg



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
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0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
WATERLINE T
STA: 0+00 TO STA: 3+75

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C7.9

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:27pm
P:\20\20030\Jkhhlr Holdings, I\HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right of Way\Water\20030 - jkhhlr - ROW Water.dwg

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

BIG MOUNTAIN
ENTERPRISES
PND:
22-40-16-05-03-00-014
+/-45.1 ACRES
QCD DOC #:0976083

BEAVER SLIDE LLC.
PND:
22-40-16-06-03-00-017
+/-40.2 ACRES
WARRANTY DEED DOC
#:1004170

HEREFORD RANCH TRACT 12
JACKSON HOLE HEREFORD
RANCH, LLC
+/-40 ACRES
DOC 0795802

HEREFORD RANCH TRACT 11
JACKSON HOLE HEREFORD
RANCH, LLC
DOC 0795801

EXACTION PARCEL 1
TETON COUNTY DOC 1060545

EXACTION PARCEL 2
TETON COUNTY DOC 1060545

ADJUSTED
PARCEL A
JHHR
HOLDINGS I
//LLC

LOT 133
3 CREEK RANCH SUB
GOLF COURSE LOT
PND:
22-40-17-12-01-01-050
+/-215.97 ACRES
DOC: 0905555

STARFALL WYOMING LLC.
PND: 22-40-17-01-01-01-021
+/- 18 ACRES
WARRANTY DEED DOC #:0937000

BRUINS DEVELOPMENT LLC.
PND: 22-40-17-01-04-01-005
+/- 18 ACRES
WARRANTY DEED DOC #:0997828

PORTER
RANCH
SUBDIVISION

ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
EAST-WEST CONNECTOR
HAYSTACK HOUSE ROAD
HIGHSCHOOL ROAD
SOUTH PARK LOOP ROAD
RANGEVIEW DRIVE

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
BLOCK H
BLOCK I
BLOCK J
BLOCK K
BLOCK L
BLOCK M
BLOCK N
BLOCK O
BLOCK P
BLOCK Q

NOTES:

1. A 30-FOOT EASEMENT IS LOCATED ALONG THE EASTERN BOUNDARY OF THE NSP AREA 1 FROM PORTER RANCH SUBDIVISION TO HIGH SCHOOL ROAD. THIS EASEMENT ALLOWS FOR THE CONNECTIVITY AND REDUNDANCY OF THESE UTILITIES AND WAS DESIGNED TO ACCOMMODATE NSP AREA 1.
2. UTILTIES SHOWN ON THIS SHEET ARE MAIN LINE INFRASTRUCTURE TO SERVE EACH BLOCK BEFORE LAND CONVEYANCE.

0 150 300
SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES OVERVIEW

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
ROW C8.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:30pm
P:\2020\20030-JHHR Holdings I-HS Road Housing\13 Civil NSP 1\CAD\Infrastructure Improvements\Right of Way\Cable Utilities\20030 - JHHR - NSP Cable Utilities.dwg

HIGHSCHOOL ROAD

TETON COUNTY EXACTION PARCEL

TOJ WELL CONTROL BUILDING

WELL #11 LOCATION

WELL #10 LOCATION

WELL EASEMENT TO TOWN OF JACKSON DOC#1087292

60' ROAD LOT

HAYSTACK HOUSE ROAD

BLOCK B

BLOCK A
5.00 ACRES

BEAVER SLIDE LLC.

30' UTILITY EASEMENT DOC #1060540

SCHOOL EXACTION
5.61 AC

BLOCK F

ROAD 1

50' ROAD LOT

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C2.0

Plotted by ASimmons on Apr 02, 2026 - 12:26pm
Ver: 18.0
P:\2020\20030-JHHR Hedrick\ - I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block A\20030 - JHHR - Block A - Existing Conditions.dwg

HIGHSCHOOL ROAD

10' PATHWAY (WITH MAIN INFRASTRUCTURE PHASE)

TETON COUNTY EXACTION PARCEL

TOJ WELL CONTROL BUILDING

ACCESS TO HAYSTACK HOUSE ROAD

HAYSTACK HOUSE ROAD

ON-STREET PARKING

R28' (TYP)

WALKWAY (TYPICAL)

ALLEY A-1

9'

20'

SNOW STORAGE (TYPICAL)

PARKING (TYPICAL)

30' ALLEY LOT (TYPICAL)

20' PAVEMENT

BLOCK A

BLOCK B

ALLEY B-3

ALLEY B-2

ALLEY B-1

ROAD 1

16' PATHWAY EASEMENT

10' PATHWAY (WITH MAIN INFRASTRUCTURE PHASE)

BEAVER SLIDE LLC.

SCHOOL EXACTION
5.61 AC

BLOCK F

SHARED ACCESS WITH BLOCK F TO HAYSTACK HOUSE ROAD

NOTE:

1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.
4. SCHOOL EXACTION IN BLOCK A TO BE ACCESSED THROUGH BLOCK F'S SCHOOL EXACTION PARCEL.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C4.0

Plotted by ASimmons on Apr 02, 2026 - 12:59pm
Ver: 18.0
P:\20\20\20030-JHHR Holdings 1-HS Road Hwang\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block A\20030 - JHHR - Block A - Roads.dwg

Plotted by ASimmons on Apr 02, 2026 - 12:31pm
Ver: 18.0

HIGHSCHOOL ROAD

TETON COUNTY EXACTION PARCEL

TOJ WELL CONTROL BUILDING

BLOCK B

BLOCK A

BLOCK F

BEAVER SLIDE LLC.

SCHOOL EXACTION 5.61 AC

HAYSTACK HOUSE ROAD

ALLEY A-1

ALLEY B-1

ALLEY B-2

ALLEY B-3

ROAD 1

30' ALLEY LOT

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
SHARED WITH BLOCK F
257 CFT
1 FT DEEP
5:1 MAX SLOPE

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C5.0

P:\20\20030\0-JHHR Holdings 1-HS Road Housing\13-Civil NBP\1CAD\Infrastructure Improvements\Blocks\Block A\20030 - JHHR - Block A - Stormwater.dwg

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XA-1	6109.53'	8" 8"	OUT: 6098.59' IN: 6098.69'
MH - XA-2	6109.75'	8" 8"	OUT: 6098.83' IN: 6098.93'
MH - XA-3	6110.48'	8" 8"	OUT: 6099.49' IN: 6099.59'
MH - XA-4	6110.96'	8" 8"	OUT: 6100.27' IN: 6100.37'
MH - XA-5	6111.67'	8"	OUT: 6100.69'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.
3. SCHOOL EXACTION SEWER SERVICE IS THROUGH BLOCK F.

0 30 60
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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C6.0

Plotted by ASimmons on Apr 02, 2026 - 12:01pm
Ver: 18.0
P:\20\20030\9-JHHR Holdings 1-HS Road Reuing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block A\20030 - JHHR - Block A - Sewer.dwg

Plotted by ASimmons on Apr 02, 2026 - 12:59pm
Ver: 18.0

HIGHSCHOOL ROAD

TETON COUNTY EXACTION PARCEL

FIRE HYDRANT (TYPICAL)

TOJ WELL CONTROL BUILDING

WELL #10 LOCATION

50' WELL OFFSET

WELL EASEMENT TO TOWN OF JACKSON DOC#1087292

30' ALLEY WITH UTILITY ACCESS

CONNECT TO MAIN LINE INFRASTRUCTURE

WATERLINE XA 8" DIP

MAINTAIN 10' SEPARATION FROM WATER AND SEWER

WATERLINE XA 8" DIP

HAYSTACK HOUSE ROAD

ALLEY A-1

BLOCK B

BLOCK A

BEAVER SLIDE LLC.

ROW FIRE HYDRANT (WITH INITIAL INFRASTRUCTURE CONSTRUCTION,TYPICAL)

ALLEY B-3

ALLEY B-2

ALLEY B-1

ROAD 1

SCHOOL EXACTION 5.61 AC

BLOCK F

30' UTILITY EASEMENT DOC #1060540

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.
6. SCHOOL EXACTION WATER SERVICE IS THROUGH BLOCK F.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER BLOCK A

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C7.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block A\20030 - JHHR - Block A - Water.dwg

Plotted by ASimmons on Apr 02, 2026 - 12:30pm
Ver: 18.0

HIGHSCHOOL ROAD

TETON COUNTY EXACTION PARCEL

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

TOJ WELL CONTROL BUILDING

TRANSFORMER TO BE INSTALLED DURING BLOCK DEVELOPMENT (TYPICAL)

BLOCK B

HAYSTACK HOUSE ROAD

ALLEY A-1

BLOCK A

BEAVER SLIDE LLC.

30' ALLEY LOT (TYPICAL)

ALLEY B-3

ALLEY B-2

ALLEY B-1

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

UTILITY VAULT TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

ROAD 1

SCHOOL EXACTION
5.61 AC

BLOCK F

30' UTILITY EASEMENT DOC #1060540

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block A\20030 - JHHR - Block A - Cable Utilities.dwg

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES BLOCK A

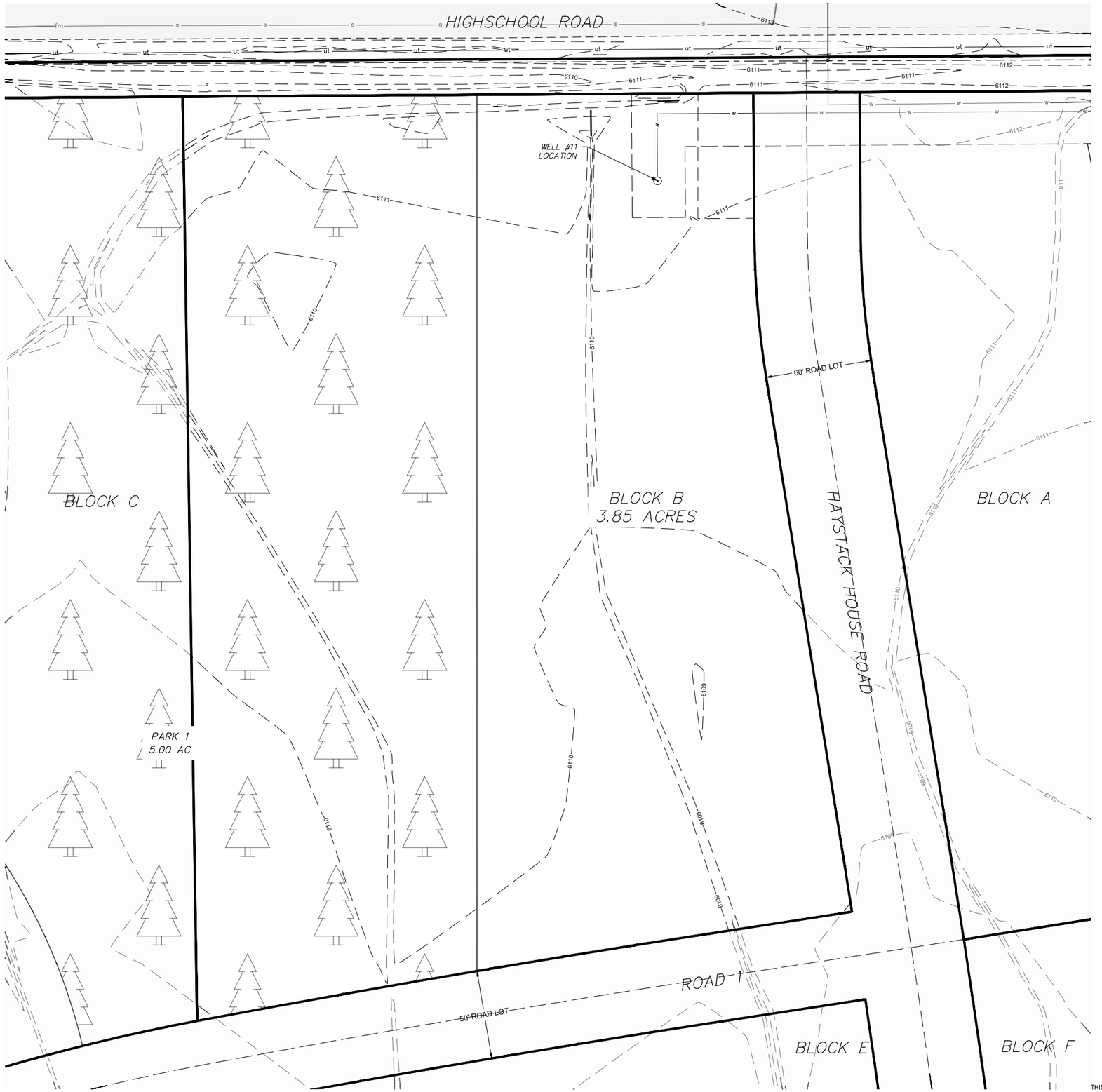
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
A C8.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:58pm



JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C2.0

P:\20252030-JHHR Holdings 1-HS Road Reuning\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block B\20030 - JHHR - Block B - Existing Conditions.dwg

NOTE:

1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C4.0

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:11pm
P:\20\20030\00-JHHR Hastings 1-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block B\20030 - JHHR - Block B - Roads.dwg

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C5.0

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:16pm
P:\2020\20030-JHHR Hastings 1-HS Road Rezoning\13- Civil\NSP 1\CAD\Infrastructure Improvements\Blocks\Block B\20030 - JHHR - Block B - Stormwater.dwg

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XB-1	6109.47'	8" 8"	OUT: 6099.01' IN: 6099.11'
MH - XB-2	6109.82'	8" 8" 8"	OUT: 6099.38' IN: 6099.48' IN: 6099.48'
MH - XB-3	6111.04'	8"	OUT: 6100.72'
MH - XB-4	6109.39'	8" 8" 12"	OUT: 6099.76' IN: 6099.86' IN: 6099.86'
MH - XB-5	6109.31'	12"	OUT: 6100.08'
MH - XB-6	6110.56'	8"	OUT: 6100.73'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.
3. TOWN OF JACKSON WELL EASEMENT FOR WELL #11. ALL SEWER INFRASTRUCTURE SHALL BE A MINIMUM OF 50' FROM FUTURE WELL LOCATIONS AS SHOWN.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C6.0

Ver.: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:33pm
P:\20\20\20030-JHHR Hastings 1-HS Road Housing\1-5 Civil NSP 11CAD\Infrastructure Improvements\Blocks\Block B\20030 - JHHR - Block B - Sewer.dwg

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK B

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C7.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:28pm
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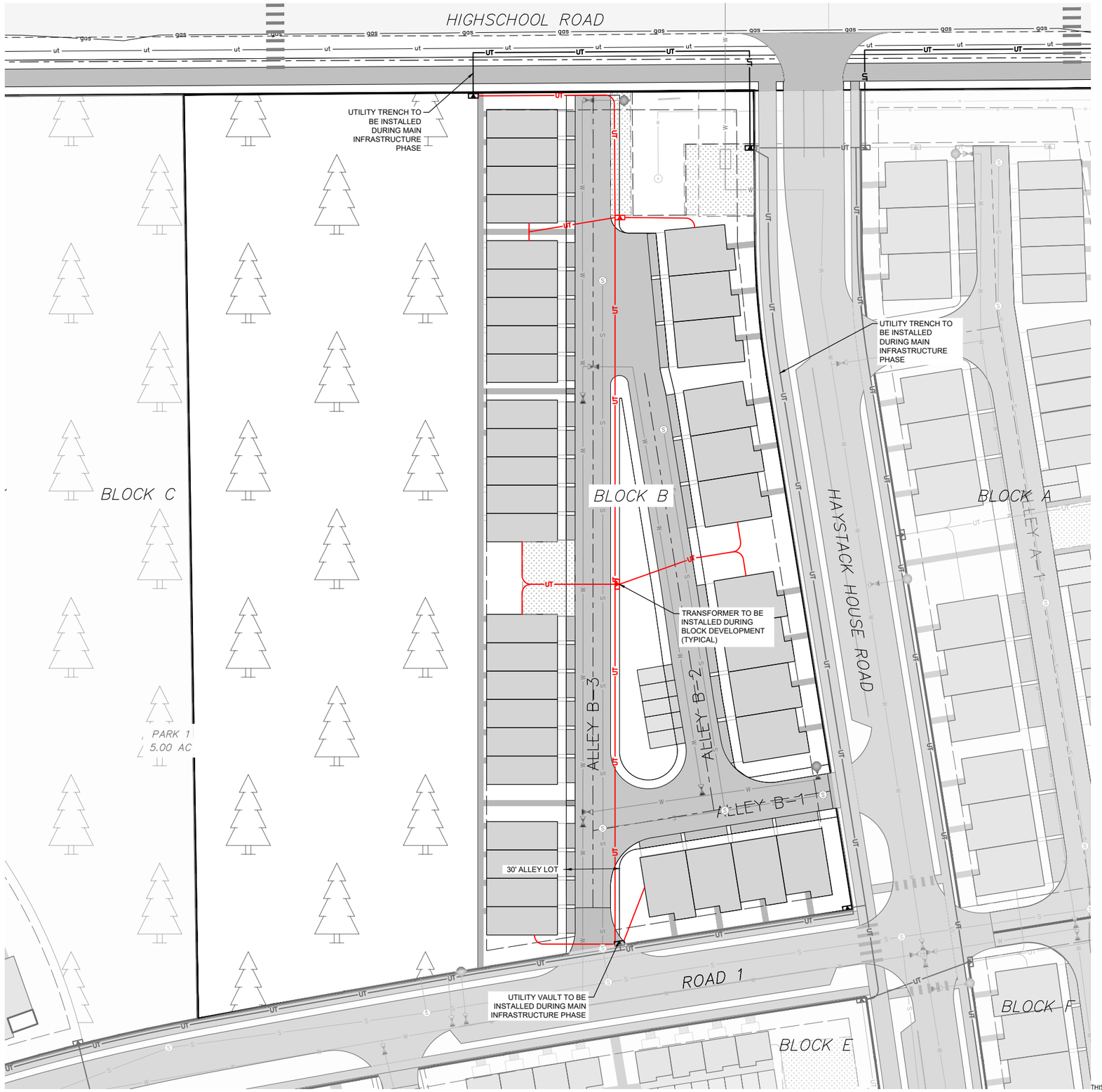

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK B

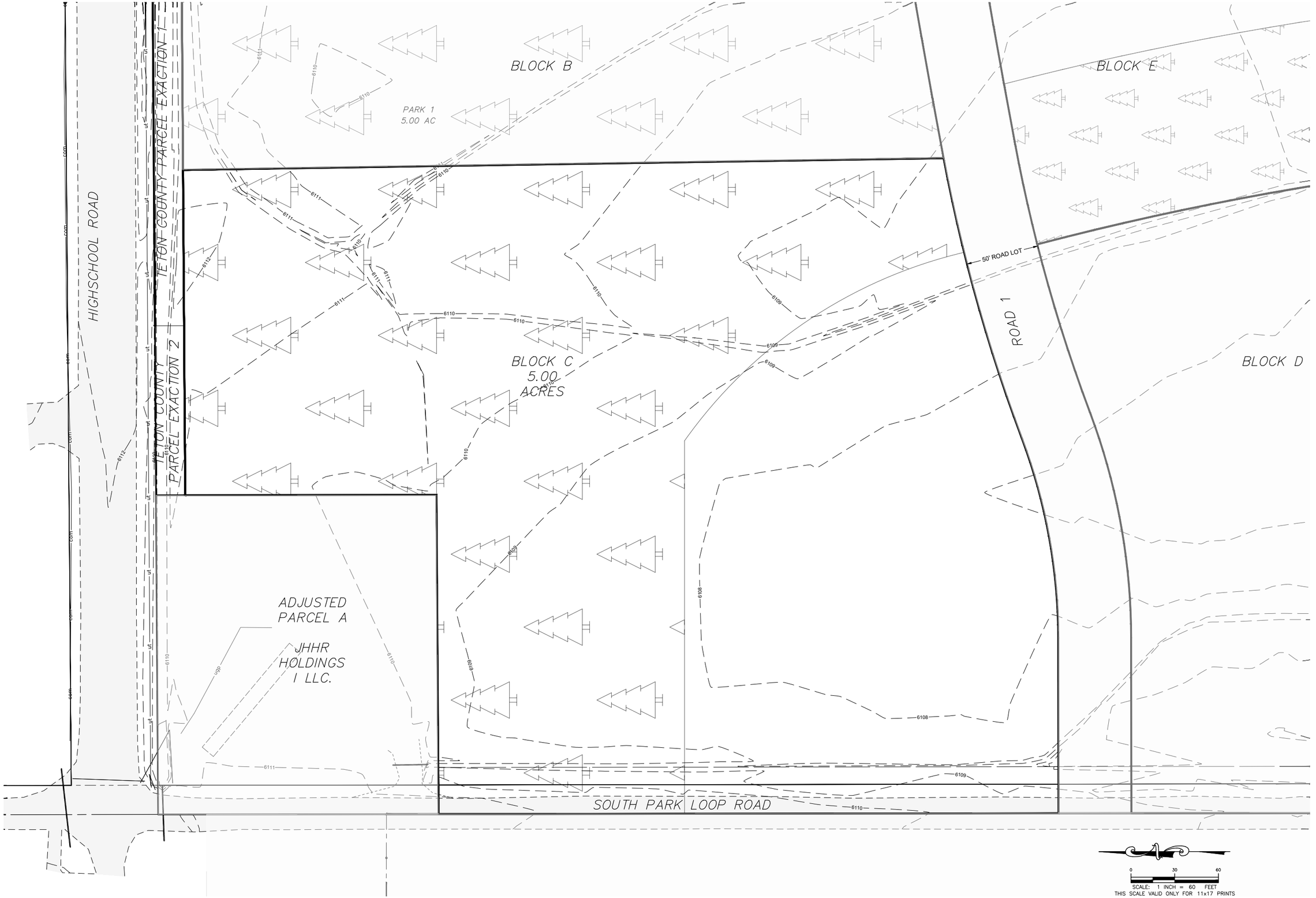
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
B C8.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:18pm
P:\20030\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block B\20030 - JHHR - Block B - Cable Utilities.dwg

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm



0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C2.0

P:\20\20030\30-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block C\20030 - JHHR - Block C - Existing Conditions.dwg

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:17pm

HIGHSCHOOL ROAD

TETON COUNTY PARCEL EXACTION 1

TETON COUNTY PARCEL EXACTION 2

10' PATHWAY (WITH MAIN INFRASTRUCTURE PHASE)

BLOCK B

PARK 1
5.00 AC

BLOCK C

NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

ADJUSTED PARCEL A

JHHR HOLDINGS I LLC.

ROAD 1

ACCESS TO ROAD 1

20' PAVEMENT

R50'

ALLEY C

SNOW STORAGE (TYPICAL)

WALKWAY (TYPICAL)

R50'

57'

30' ALLEY LOT

12' PATHWAY EASEMENT

10' PATHWAY (WITH MAIN INFRASTRUCTURE PHASE)

SOUTH PARK LOOP ROAD

BLOCK E

BLOCK D

ON-STREET PARKING

ALLEY D-2

ACCESS TO ROAD 1

5+50
5+00
4+50
4+00
3+50
3+00
2+50
2+00
1+50
1+00
0+50
0+00

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\2020\20030-JHHR Holdings, LHS Road Housing\15 Civil NSP\1 ICAD\Infrastructure Improvements\Blocks\Block C\20030 - JHHR - Block C - Roads.dwg

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK C

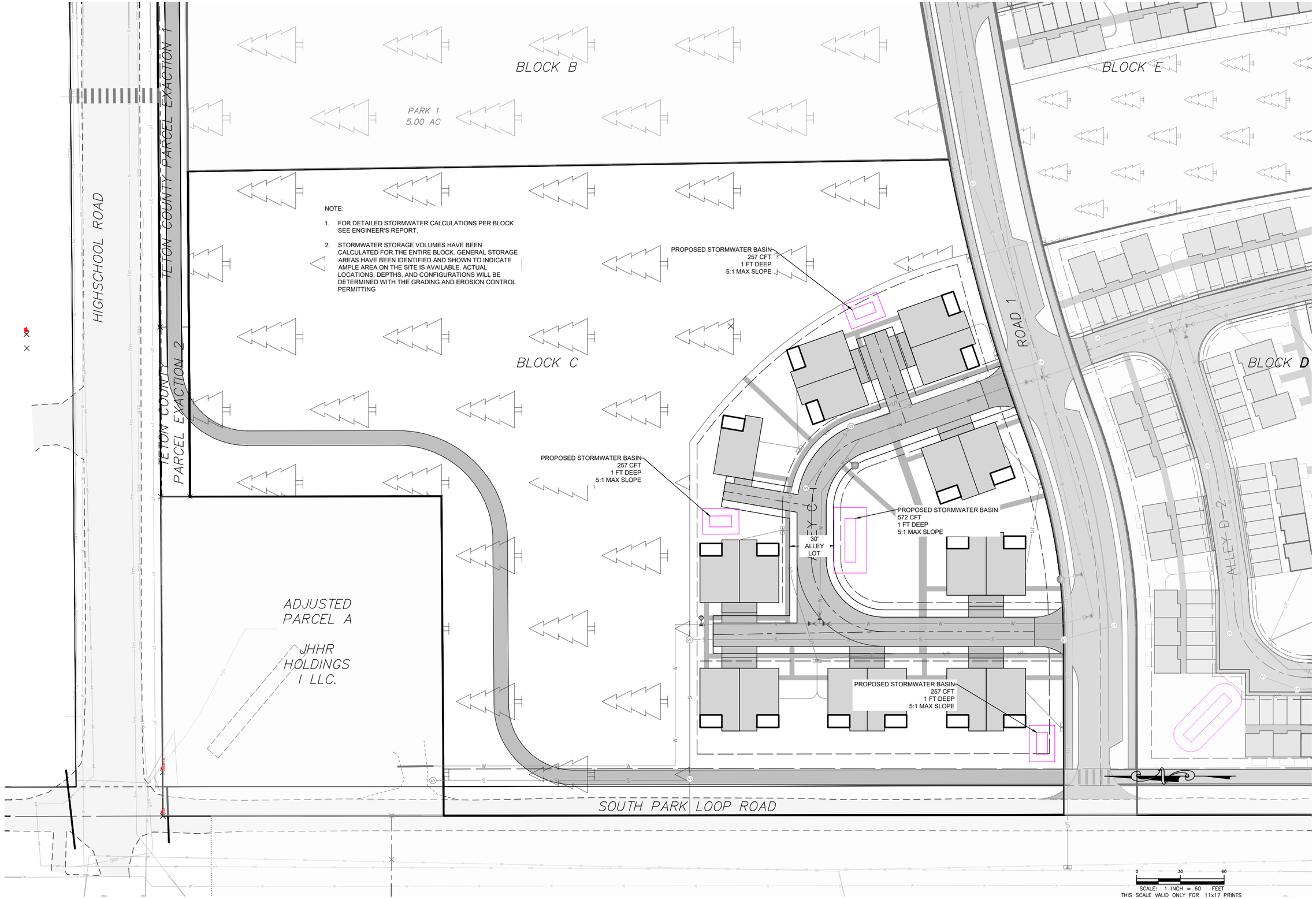
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:39pm



P:\2020\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block C\20030 - JHHR - Block C - Stormwater.dwg

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C5.0

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:23pm

BLOCK B

PARK 1
5.00 AC

BLOCK C

HIGHSCHOOL ROAD

TETON COUNTY PARCEL EXACTION 1

TETON COUNTY PARCEL EXACTION 2

ADJUSTED PARCEL A

JHHR HOLDINGS I LLC.

ROAD 1

BLOCK D

ALLEY C-1

ALLEY D-2

SOUTH PARK LOOP ROAD

MH - E11

MH - E13

MH - E14

MH - XC-1

MH - XC-2

MH - XC-3

MH - XC-4

MH - XC-5

MH - XC-6

MH- XC-3

MH- XC-3

CONNECT TO MAIN LINE INFRASTRUCTURE

CONNECT TO MAIN LINE INFRASTRUCTURE

MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER

STA: 2+93 TO STA: 5+96
WILL BE CONSTRUCTED IN MAINLINE INFRASTRUCTURE
PROJECT TO SERVE ADJUSTED PARCEL A

30' EASEMENT FOR WATER AND SEWER TO SERVE PARCEL A

SEWERLINE XC
8" SDR 35 PVC

SEWERLINE XC
8" SDR 35 PVC

SEWERLINE XC
4" SDR 35 PVC

SEWERLINE XC
4" SDR 35 PVC

SEWERLINE XC
8" SDR 35 PVC

SEWERLINE XC
4" SDR 35 PVC

0+00

1+90

2+50

2+00

1+50

1+00

0+50

3+00

3+50

4+00

4+50

5+00

5+50

6+00

0+00

0+00

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH- XC-3	6108.07'	8" 8"	OUT: 6101.76' IN: 6101.86'
MH - XC-1	6108.25'	8" 8"	OUT: 6101.32' IN: 6101.42'
MH - XC-2	6107.81'	8"	OUT: 6101.63'
MH - XC-4	6108.16'	8" 4"	OUT: 6102.89' IN: 6102.99'
MH - XC-5	6109.13'	4" 4"	OUT: 6103.75' IN: 6103.85'
MH - XC-6	6109.99'	4"	OUT: 6105.26'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

SCALE: 1 INCH = 60' FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK C

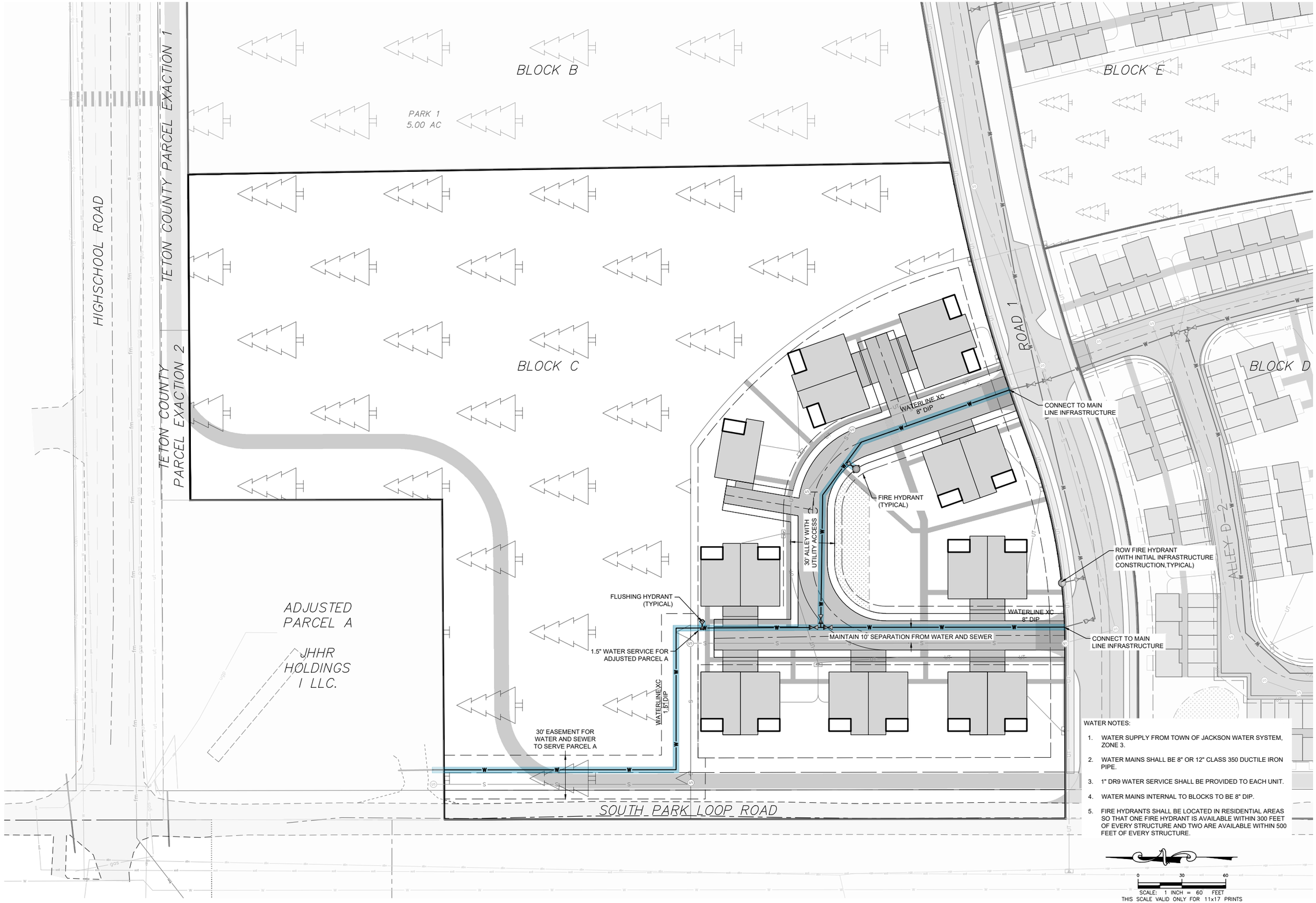
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C6.0

P:\2020\20030-JHHR Holdings- I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block C\20030 - JHHR - Block C - Sewer.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:10pm



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C7.0

P:\2020\20030-JHHR Hidalgo 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block C\20030 - JHHR - Block C - Water.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:17pm

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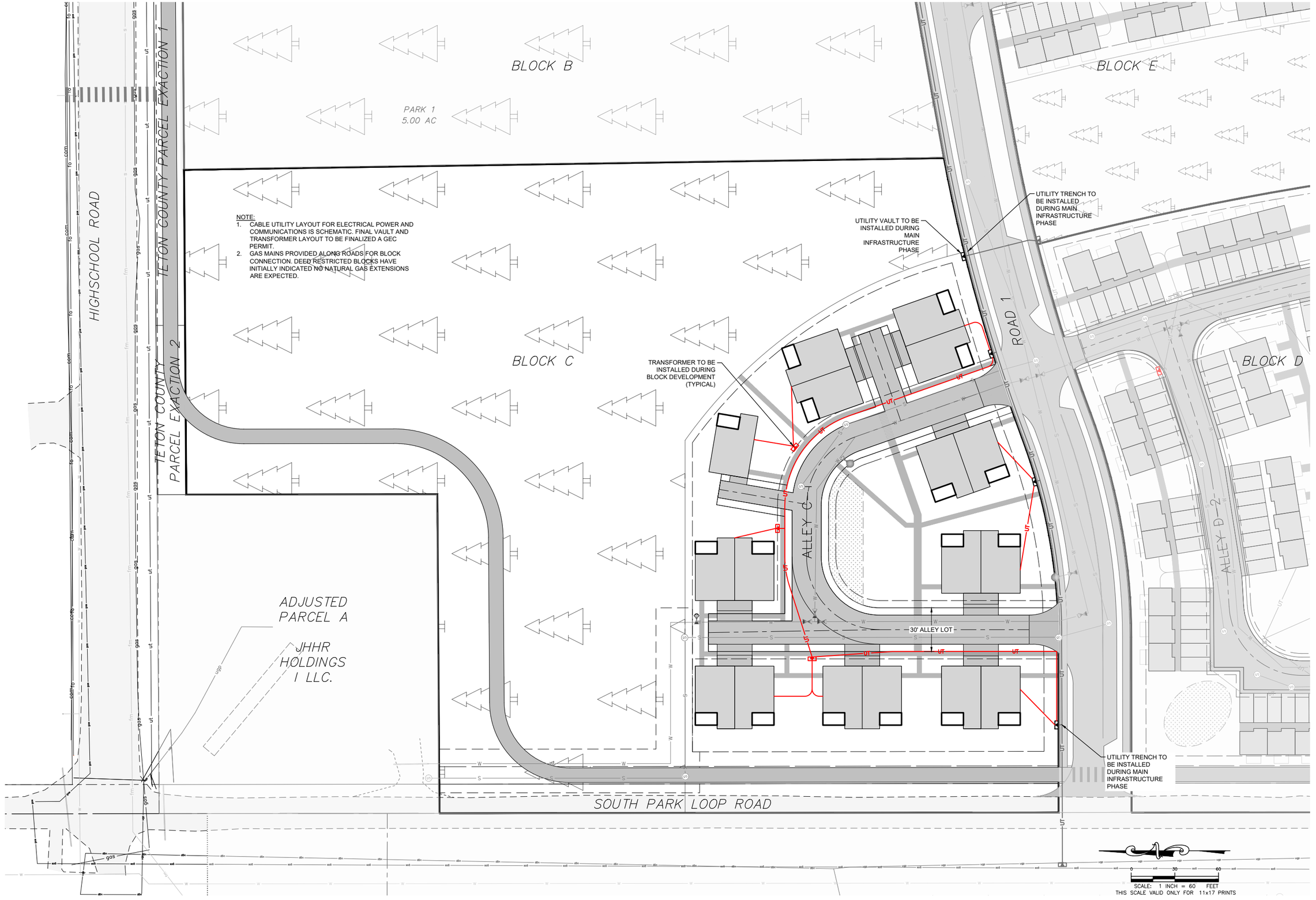

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JACKSON, WYOMING
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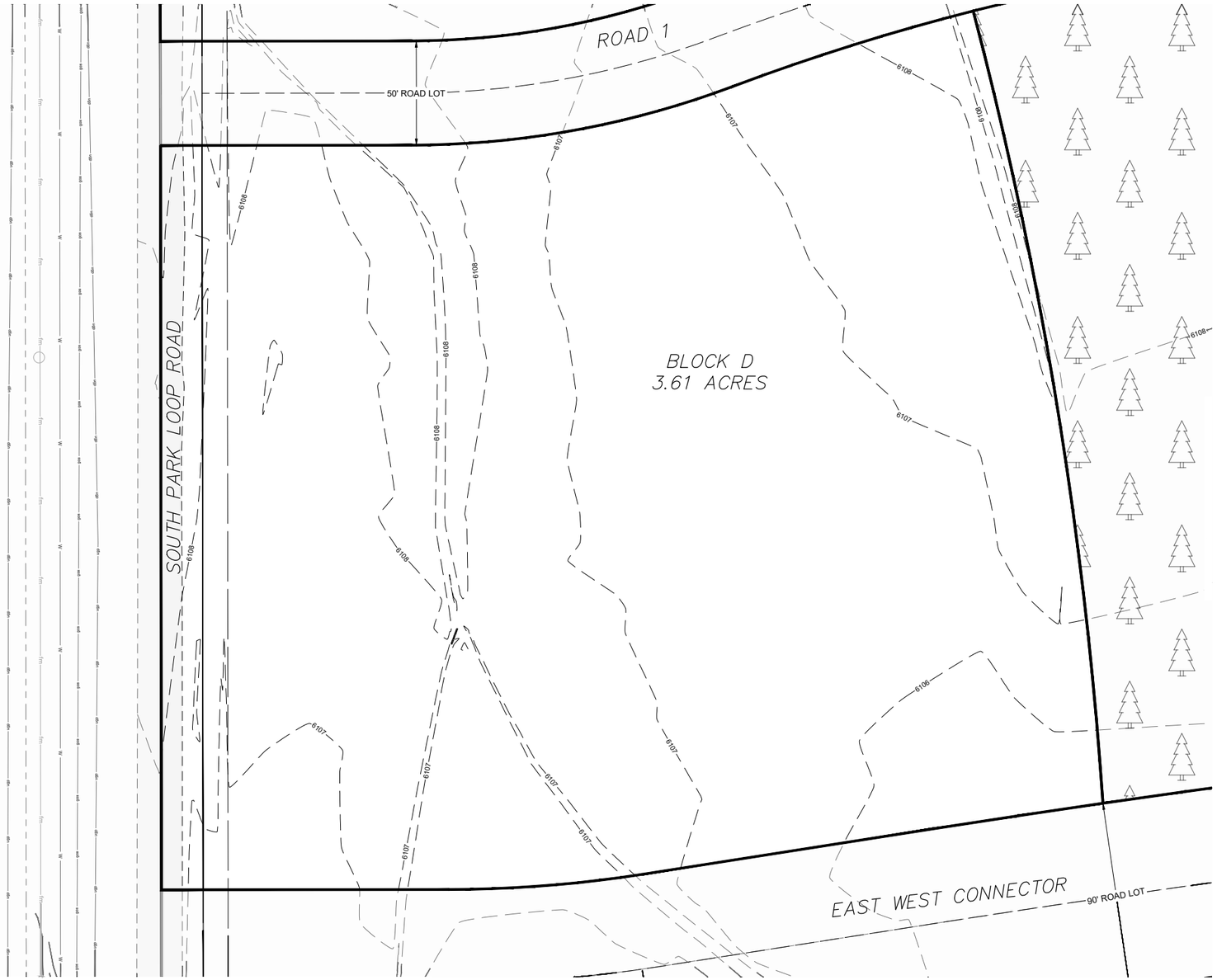
PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK C

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C C8.0



0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C2.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:05pm
P:\20\20030\00-JHHR Holdings 1-HS Road Housing\13- Civil N3P 1\CAD\Infrastructure Improvements\Blocks\Block D\20030 - JHHR - Block D - Existing Conditions.dwg

NOTE:

1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

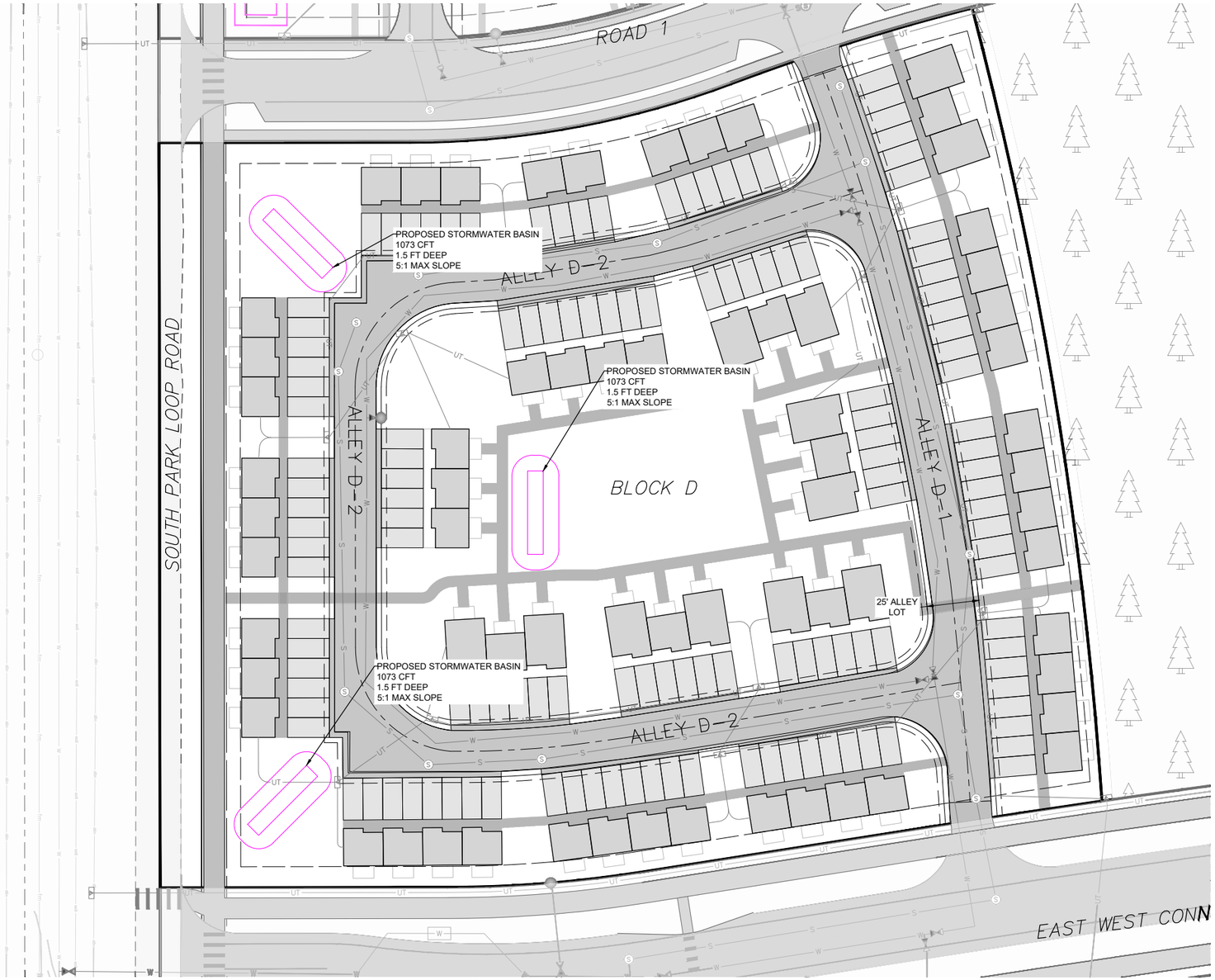
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:17pm
P:\2020\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block D\20030 - JHHR - Block D - Roads.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm



NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK D

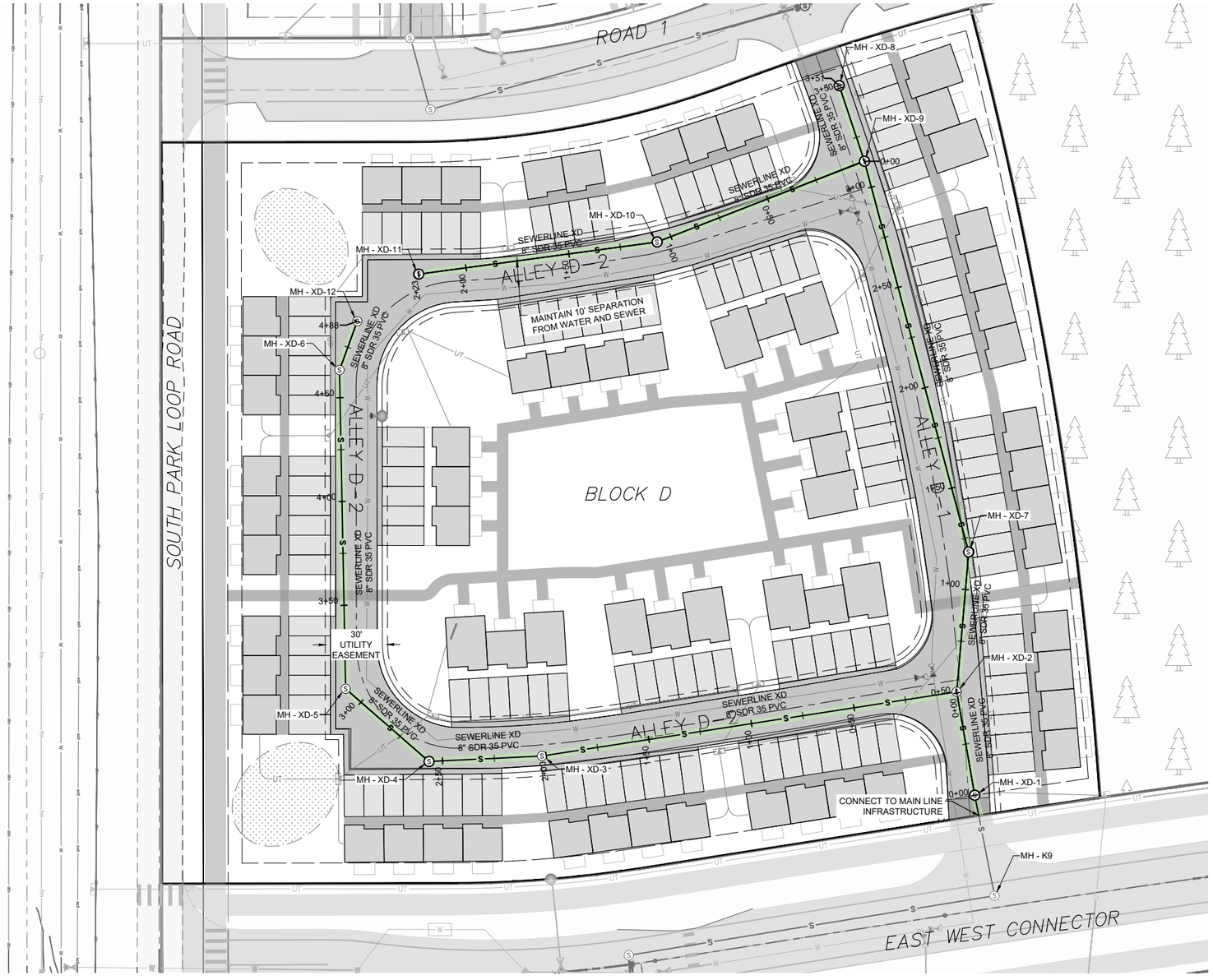
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C5.0

P:\20\20030\30-JHHR Holdings I-II\8 Road Hauling\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block D\20030 - JHHR - Block D - Stormwater.dwg



MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XD-1	6105.32'	8" 8"	OUT: 6099.54' IN: 6099.64'
MH - XD-2	6105.79'	8" 8" 8"	OUT: 6099.83' IN: 6099.93' IN: 6099.93'
MH - XD-3	6107.53'	8" 8"	OUT: 6100.74' IN: 6100.84'
MH - XD-4	6107.50'	8" 8"	OUT: 6101.06' IN: 6101.16'
MH - XD-5	6107.27'	8" 8"	OUT: 6101.37' IN: 6101.47'
MH - XD-6	6107.54'	8" 8"	OUT: 6102.08' IN: 6102.18'
MH - XD-7	6106.67'	8" 8"	OUT: 6100.20' IN: 6100.30'
MH - XD-8	6107.53'	8"	OUT: 6101.33'
MH - XD-9	6107.40'	8" 8" 8"	OUT: 6101.08' IN: 6101.18' IN: 6101.18'
MH - XD-10	6106.47'	8" 8"	OUT: 6101.61' IN: 6101.71'
MH - XD-11	6108.31'	8"	OUT: 6102.17'
MH - XD-12	6107.87'	8"	OUT: 6102.28'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C6.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm
P:\20030\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP 11CAD\Infrastructure Improvements\Blocks\Block D\20030 - JHHR - Block D - Sewer.dwg

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK D

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

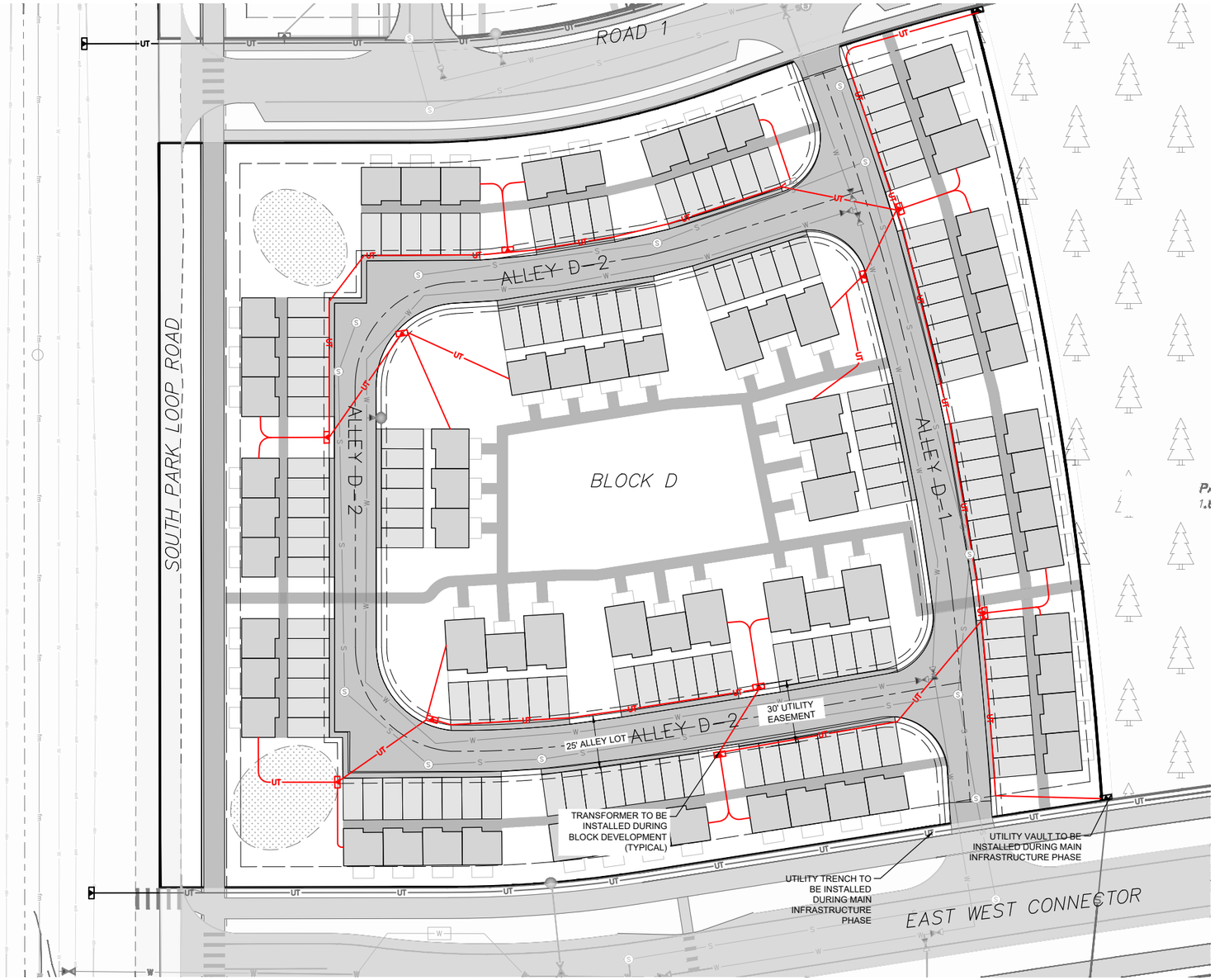
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C7.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm
P:\20\20030\30-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block D\20030 - JHHR - Block D - Water.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:18pm



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK D

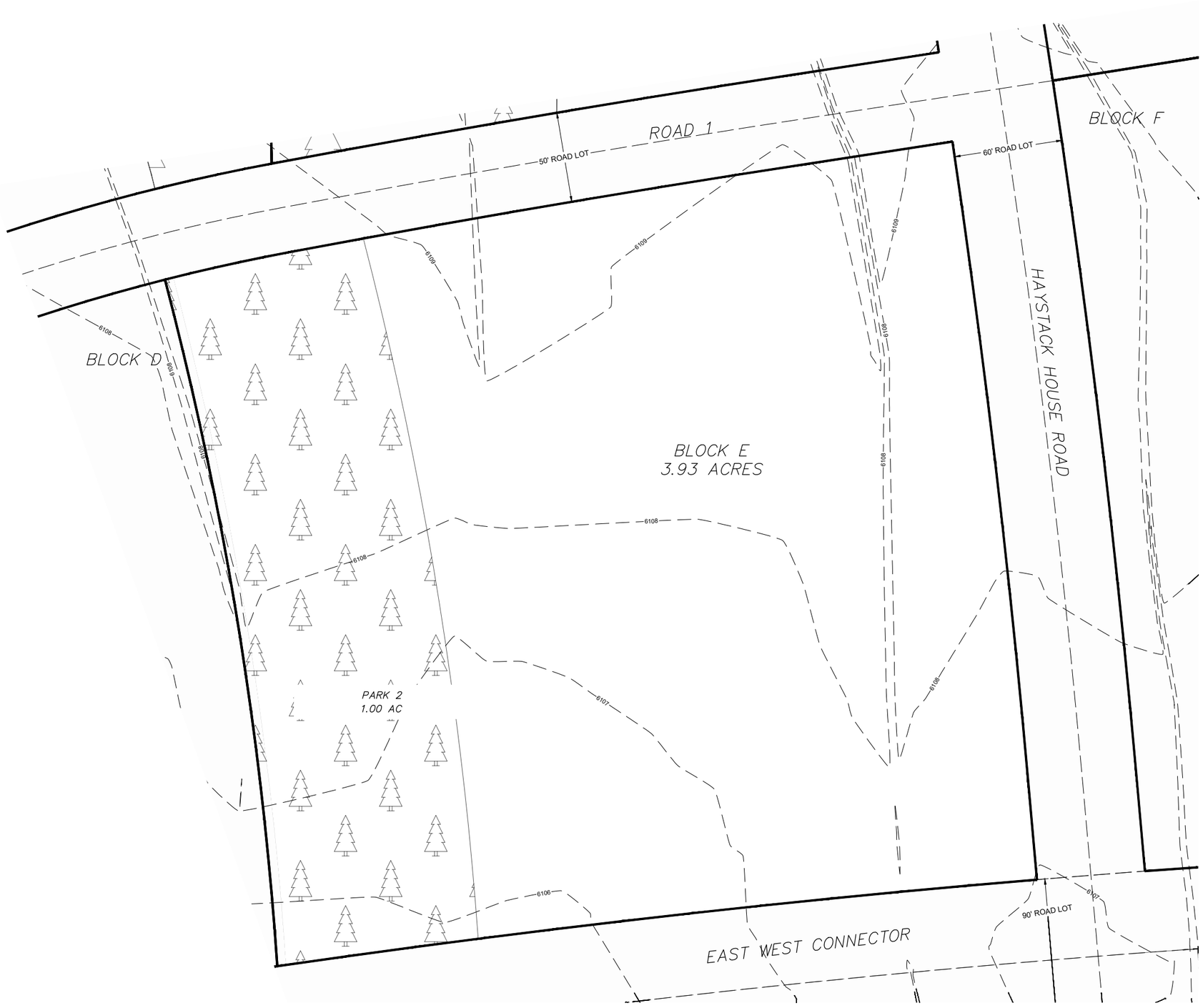
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
D C8.0

P:\20\20030\30-JHHR Hastings I-HS Road Housing\13- Civil N\SP-1\CAD\Infrastructure Improvements\Blocks\Block D\20030 - JHHR - Block D - Cable Utilities.dwg



0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK E

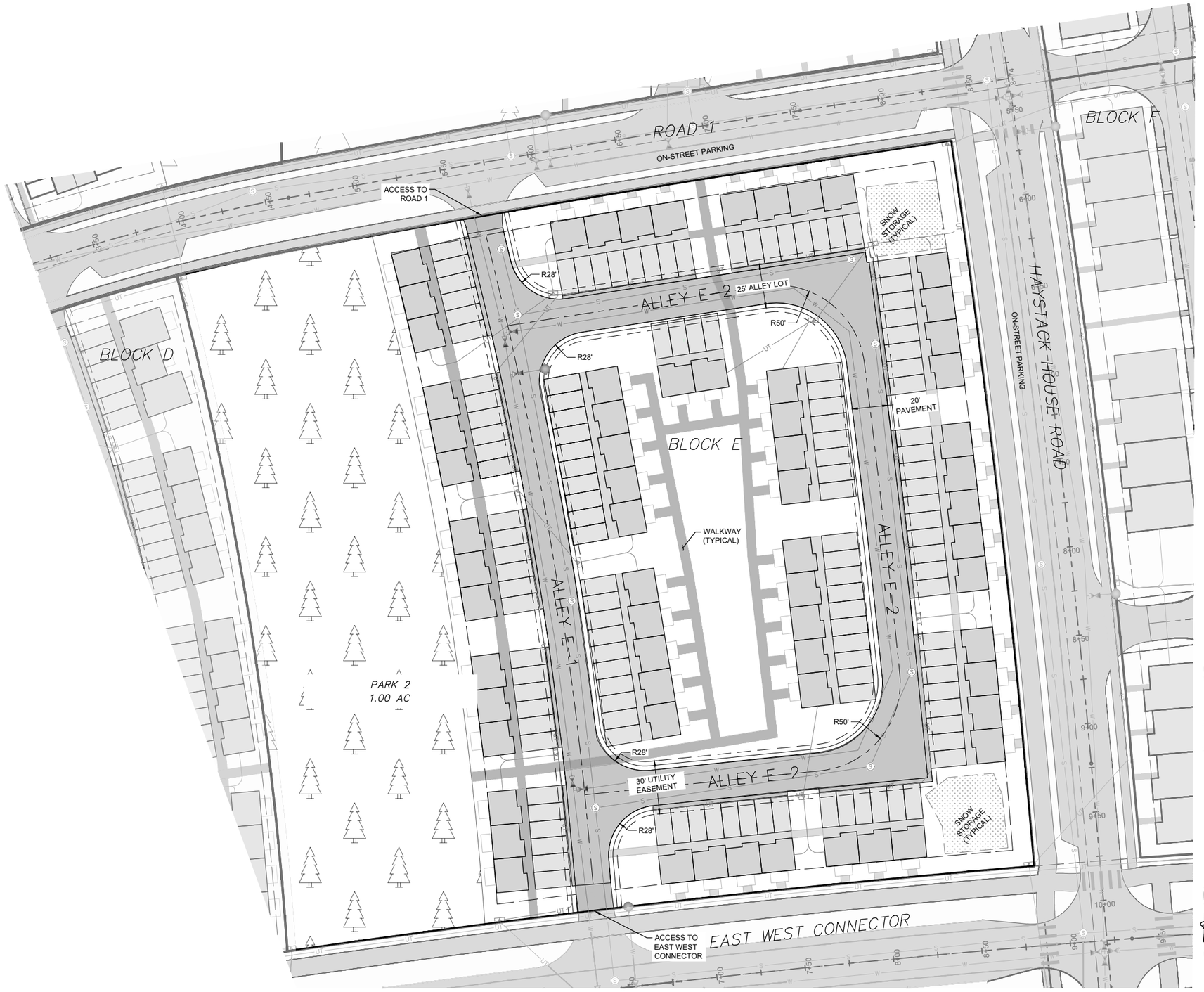
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C2.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:53pm
P:\2020\20030-JHHR Holdings - 1HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Block\Block E\20030 - JHHR - Block E - Existing Conditions.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:10pm



NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

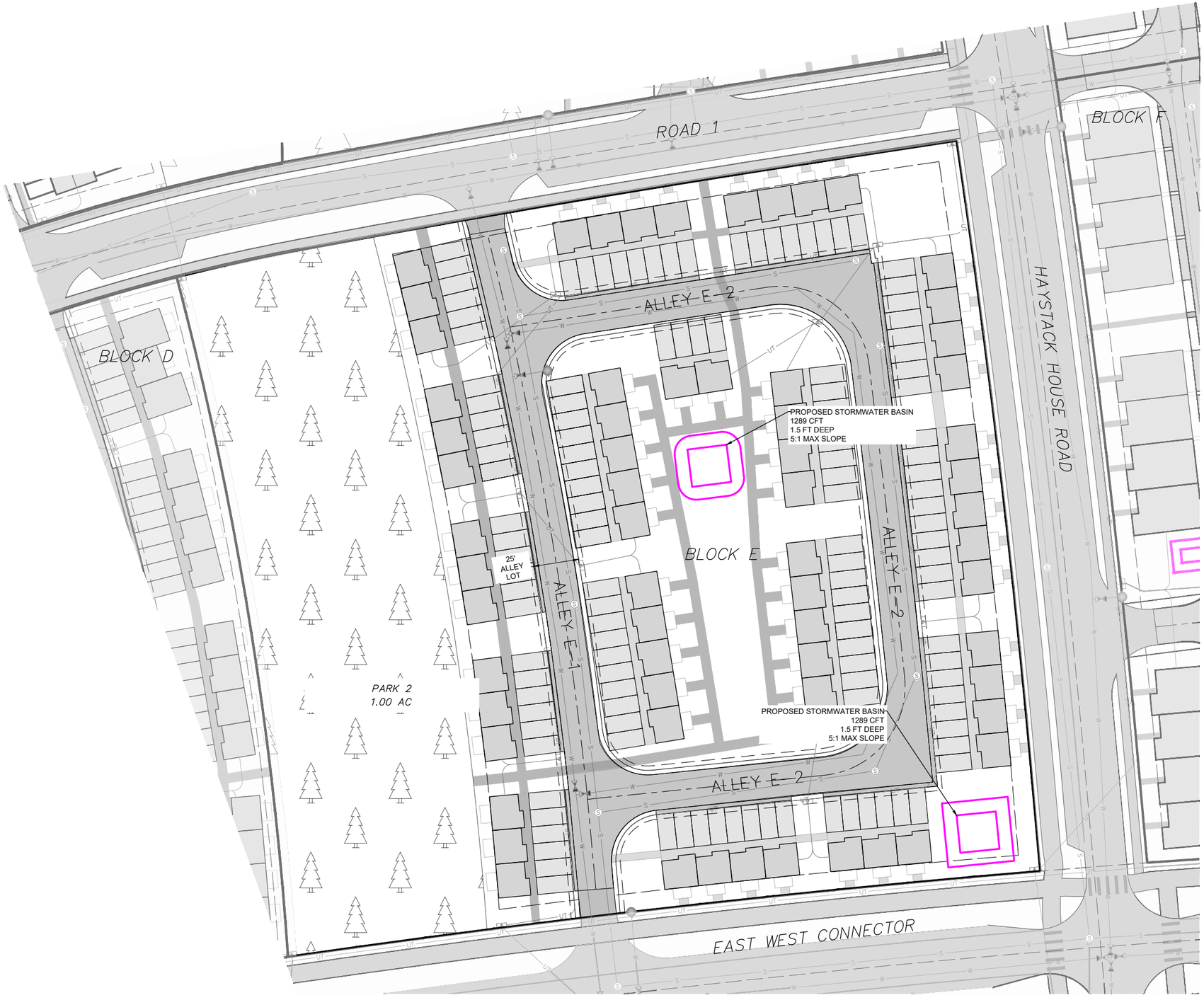
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C4.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block E\20030 - JHHR - Block E - Roads.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:23pm



NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C5.0

P:\20\20030\00-JHHR Holdings I-HS Road Housing\13_Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block E\20030 - JHHR - Block E- Stormwater.dwg

Ver.: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:17pm

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XE-1	6106.45'	8" 8" 8"	OUT: 6098.02' IN: 6098.12' IN: 6098.12'
MH - XE-2	6107.84'	8" 8"	OUT: 6098.75' IN: 6098.85'
MH - XE-3	6108.12'	8" 8"	OUT: 6099.08' IN: 6099.18'
MH - XE-4	6109.02'	8"	OUT: 6099.92'
MH - XE-5	6109.00'	8"	OUT: 6100.20'
MH - XE-6	6109.40'	8"	OUT: 6099.59'
MH - XE-7	6109.15'	8" 8" 8"	OUT: 6099.34' IN: 6099.44' IN: 6099.44'
MH - XE-8	6107.42'	8" 8"	OUT: 6098.59' IN: 6098.69'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK E

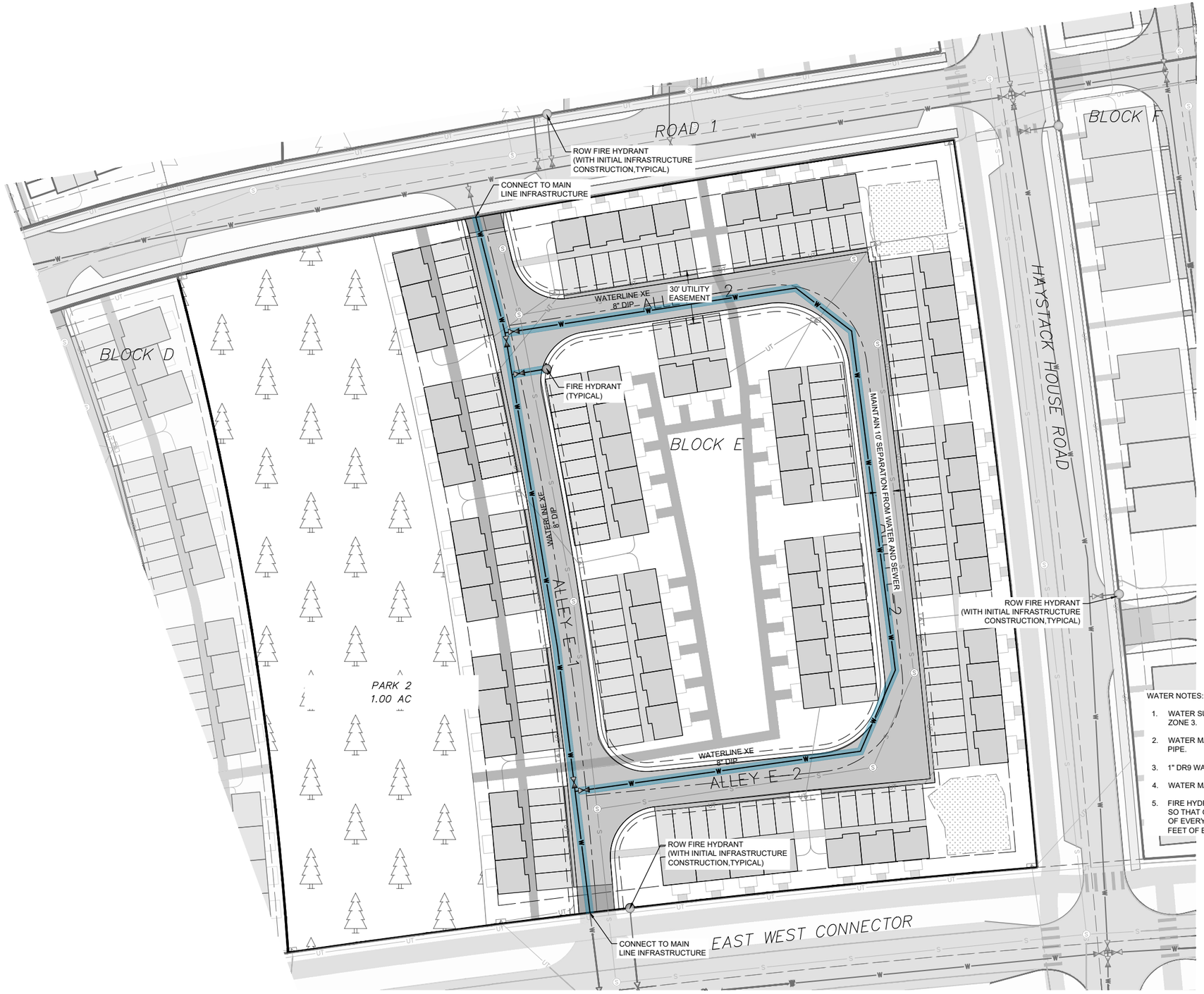
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C6.0

P:\20202030\0-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block E\20030 - JHHR - Block E - Sewer.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:46pm



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

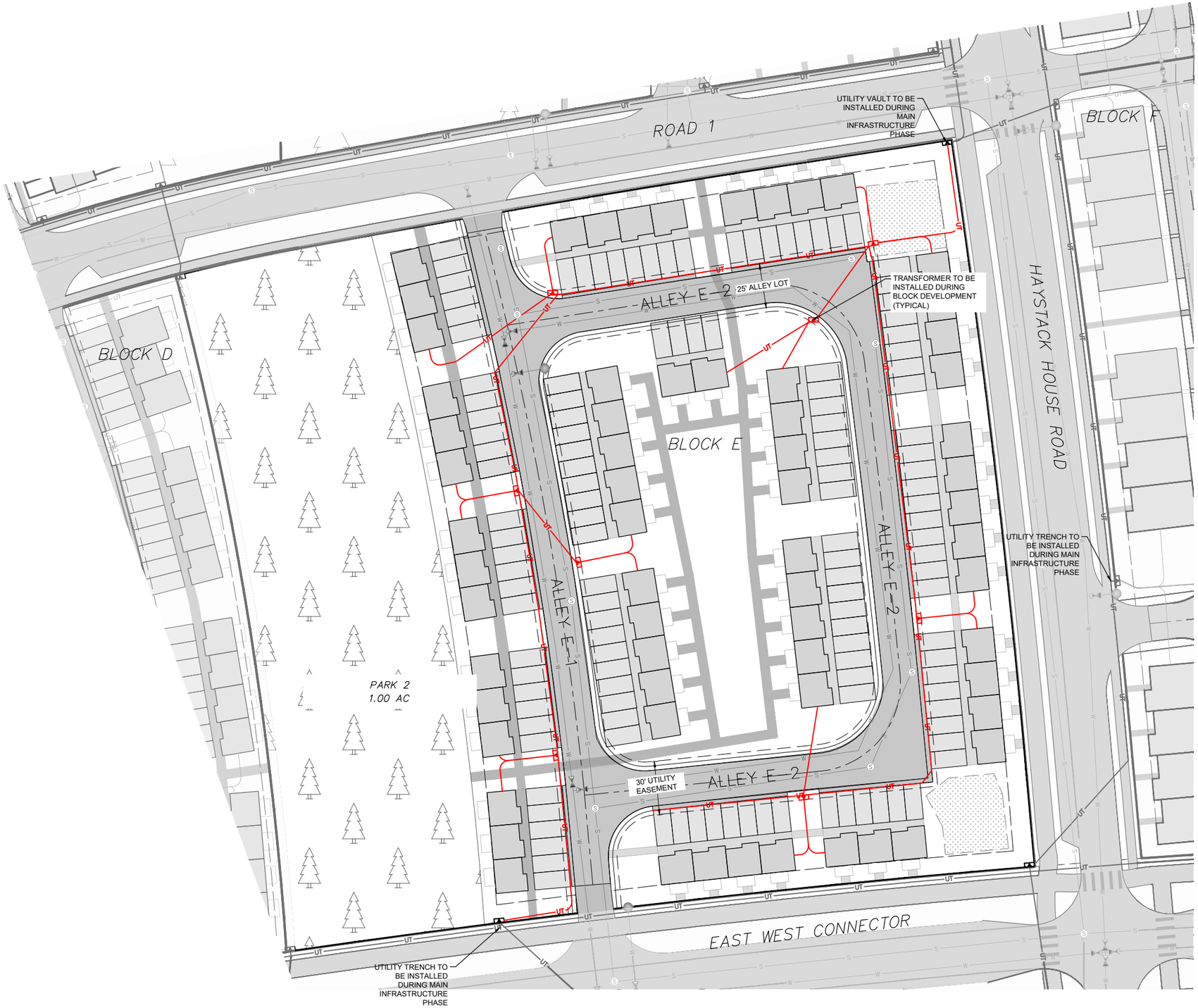
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C7.0

P:\2020\20030-JHHR Hidalgo - I-HS Road Housing\13- Civil NSP 11\CAD\Infrastructure Improvements\Blocks\Block E\20030 - JHHR - Block E - Water.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:33pm



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK E

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
E C8.0

P:\20252\20030-JHHR Hastings 1-HS Road Reuning\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block E\20030 - JHHR - Block E - Cable Utilities.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:29pm

SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

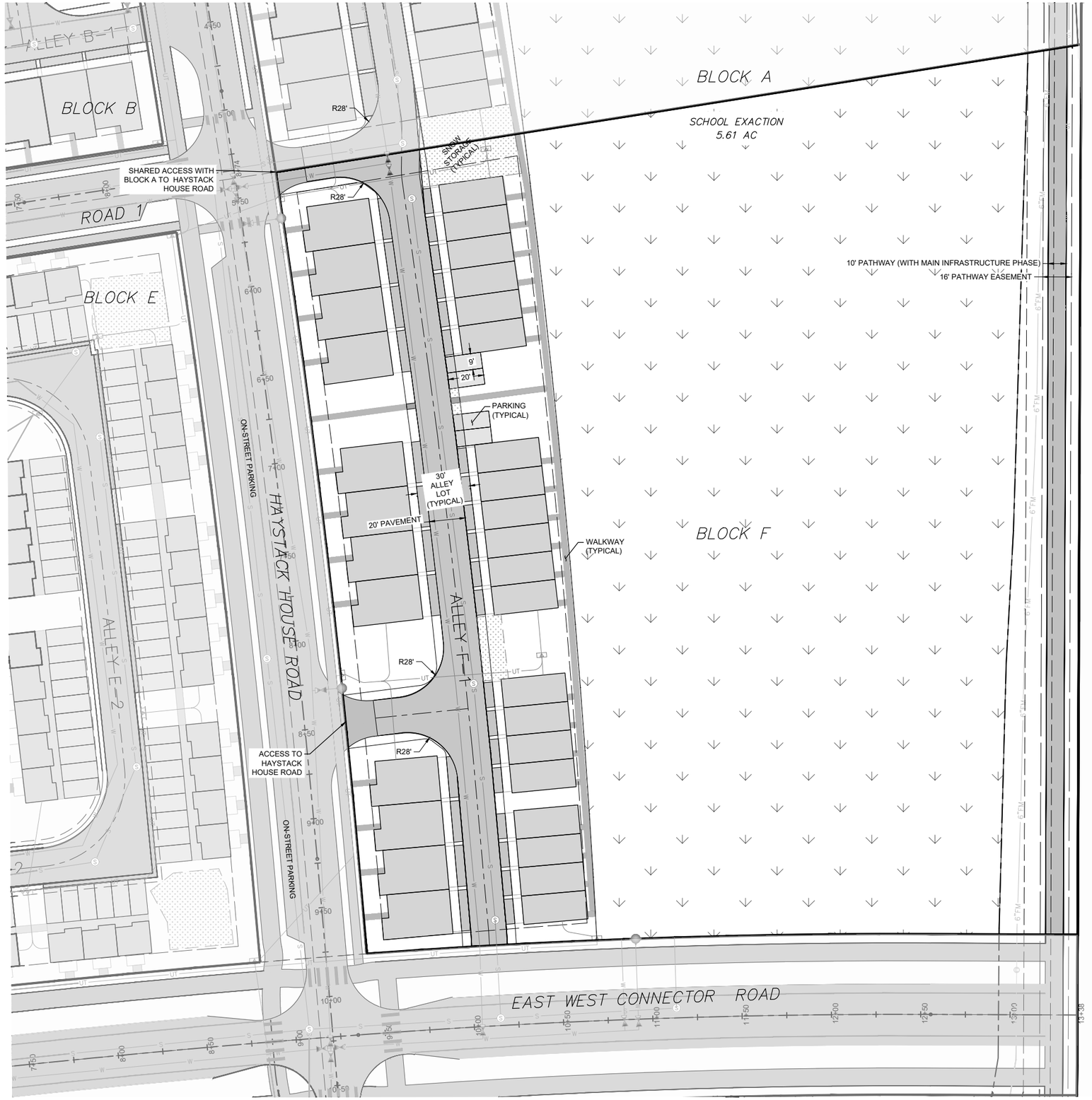
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
F C2.0

P:\20\20030\00-JHHR Holdings I-HS Road Housing\13-Civil NSP I\CAD\Infrastructure Improvements\Blocks\Block F\20030 - JHHR - Block F - Existing Conditions.dwg

Ver.: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:17pm



NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.
4. SCHOOL EXACTION IN BLOCK A TO BE ACCESSED THROUGH BLOCK F'S SCHOOL EXACTION PARCEL.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK F

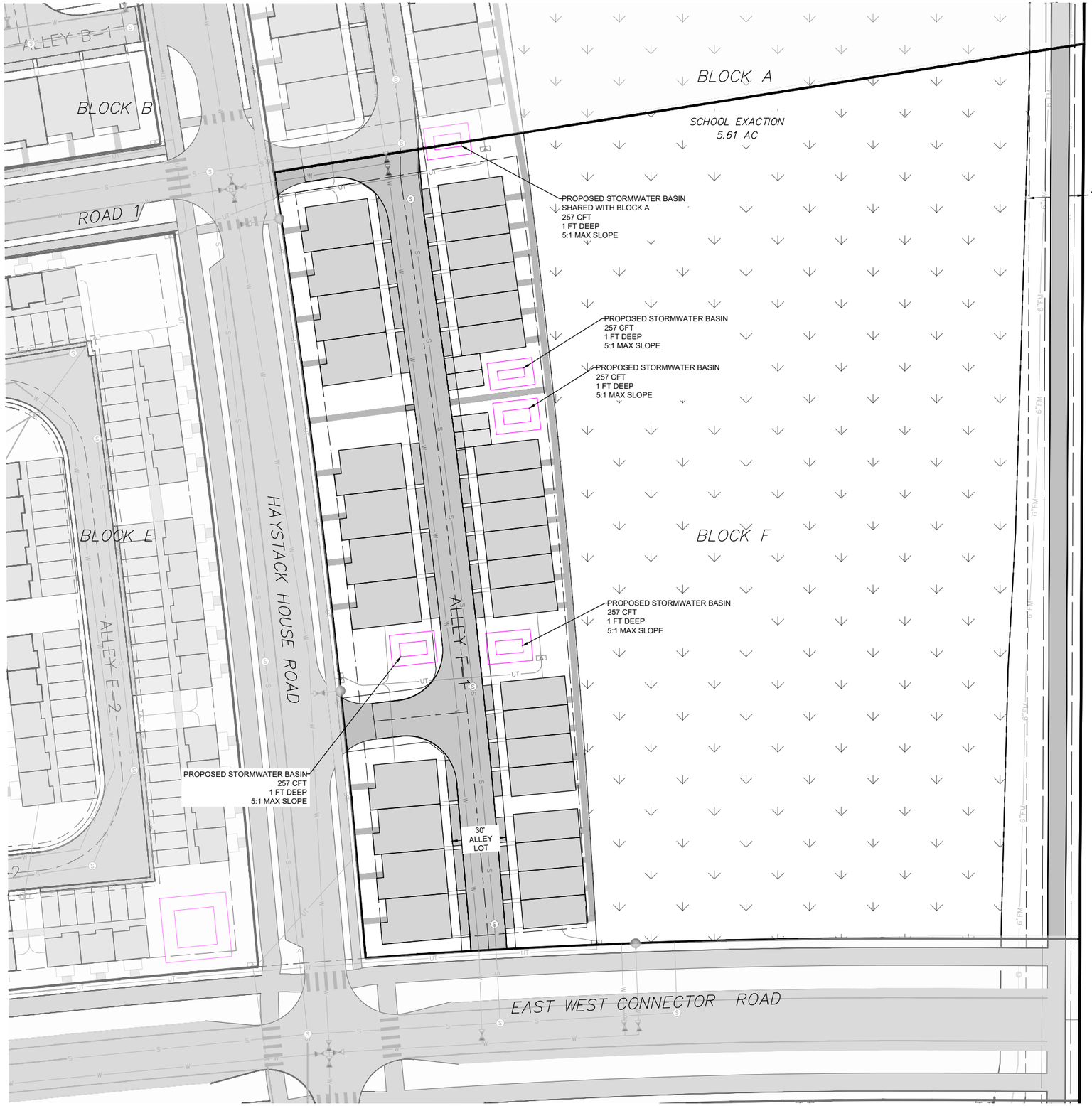
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
F C4.0

P:\20030\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block F\20030 - JHHR - Block F - Roads.dwg

Ver.: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:49pm



NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

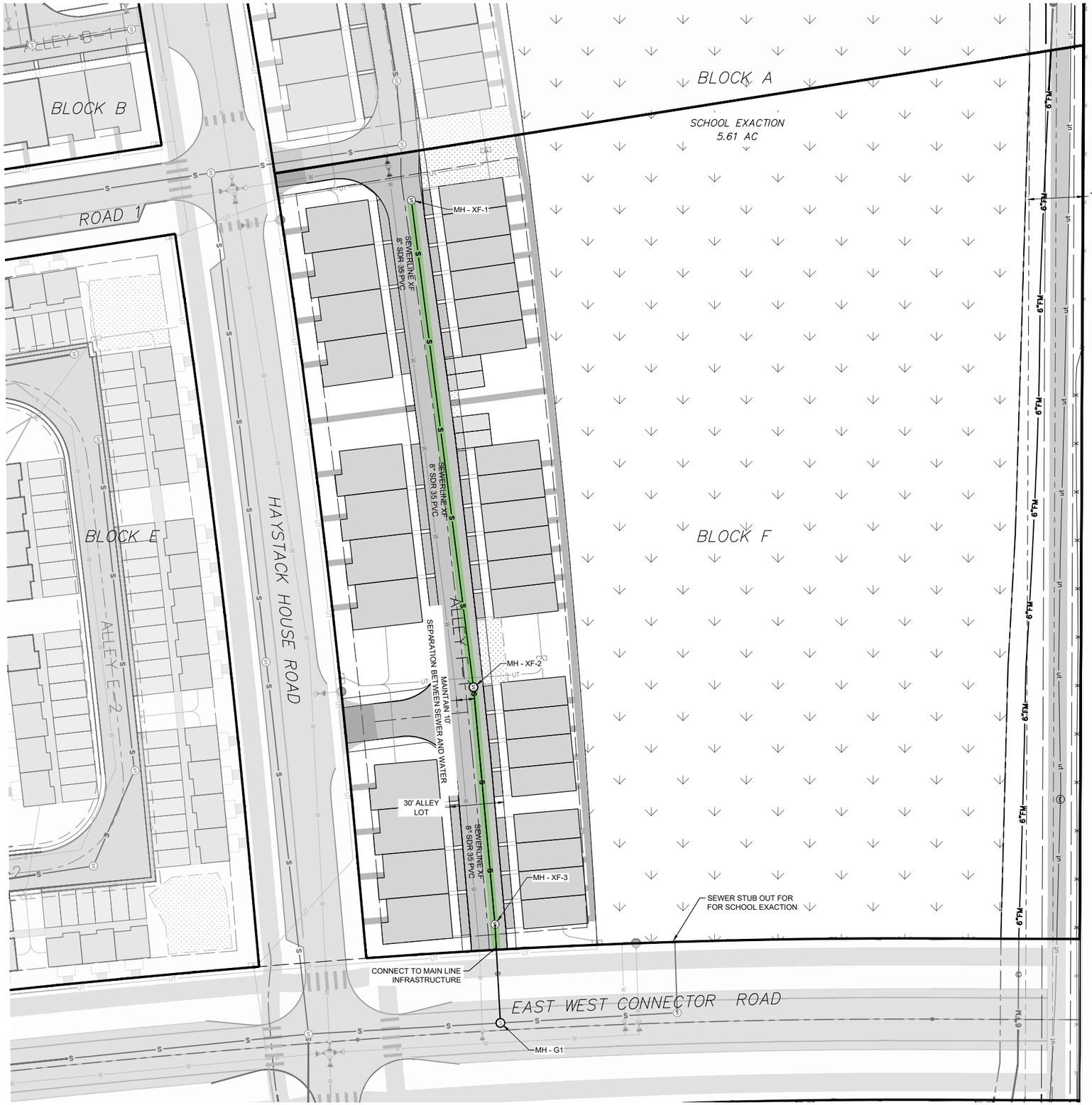
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
F C5.0

P:\20202\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block F\20030 - JHHR - Block F - Stormwater.dwg

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:39pm



MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - G1	6106.68'	8" 8" 8"	OUT: 6096.70' IN: 6096.80' IN: 6096.80'
MH - XF-1	6109.35'	8"	OUT: 6098.77'
MH - XF-2	6107.68'	8" 8"	OUT: 6097.65' IN: 6097.75'
MH - XF-3	6106.74'	8" 8"	OUT: 6097.02' IN: 6097.12'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.
3. SCHOOL EXACTION SEWER SERVICE FOR BLOCK A IS THROUGH BLOCK F.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK F

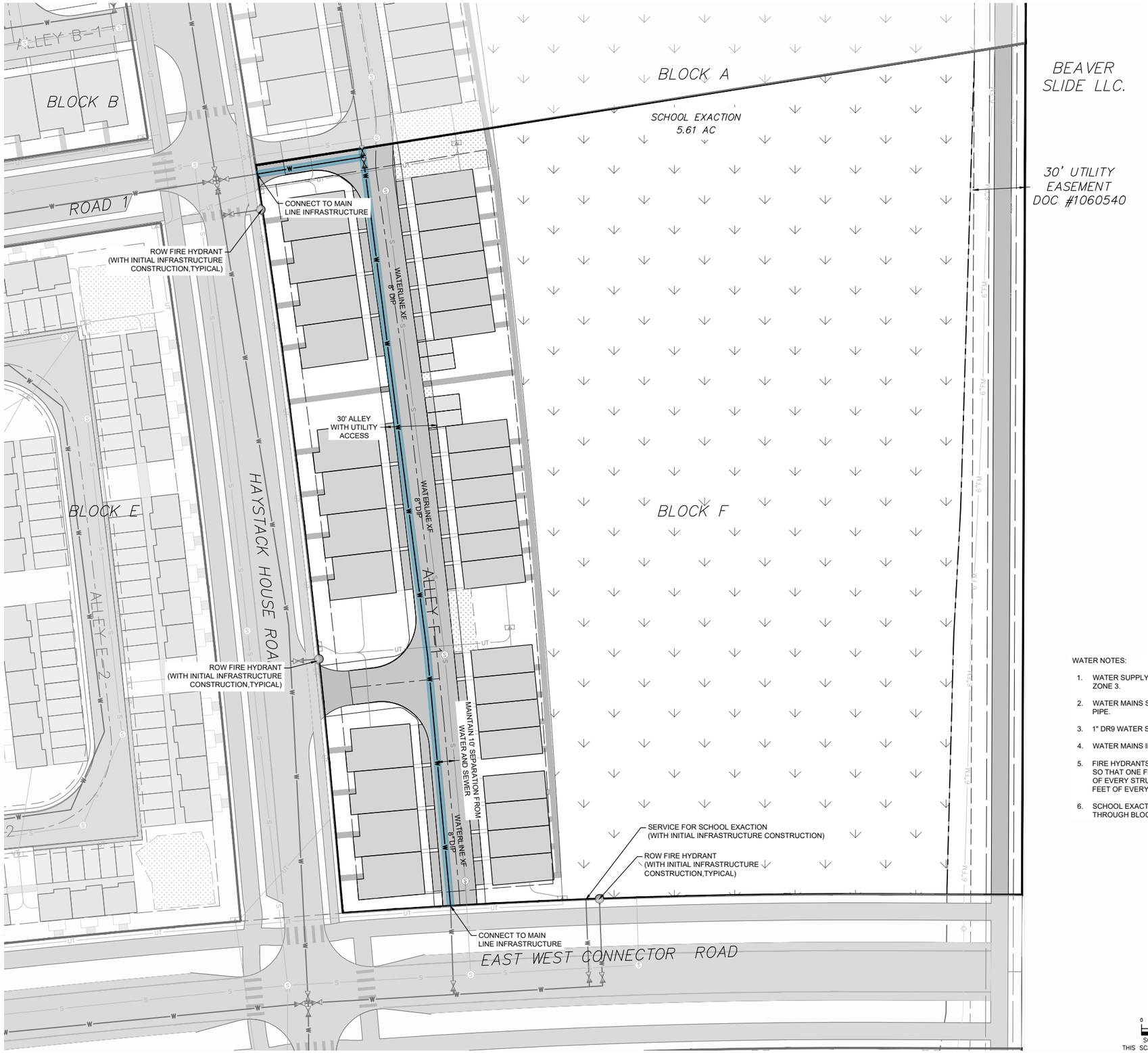
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
F C6.0

P:\20030\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block F\20030 - JHHR - Block F - Sewer.dwg



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.
6. SCHOOL EXACTION WATER SERVICE FOR BLOCK A IS THROUGH BLOCK F.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
F C7.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:23pm
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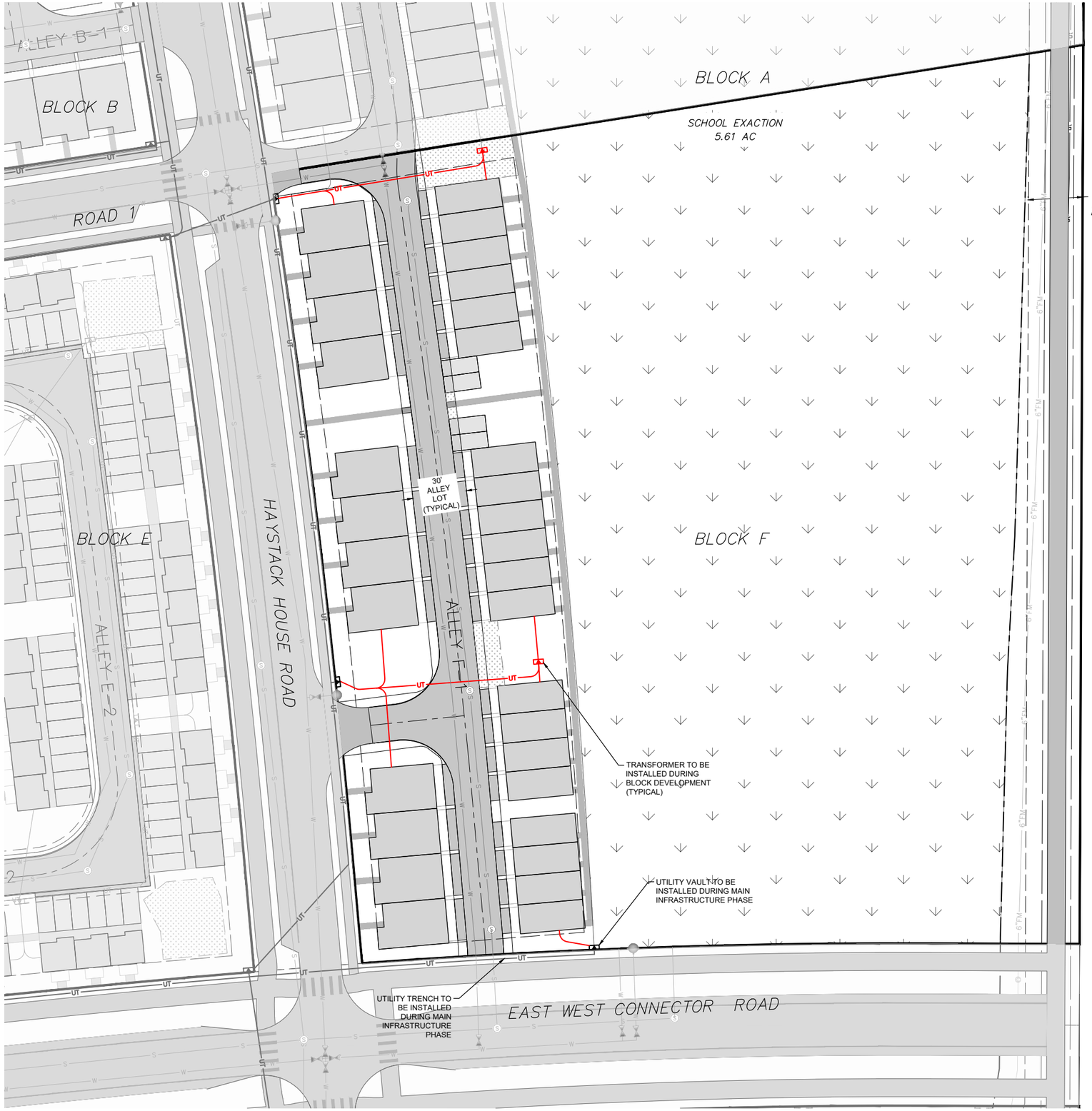

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK F

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
F C8.0

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:59pm
P:\20030\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block F\20030 - JHHR - Block F - Cable Utilities.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:31pm

BLOCK E

BLOCK F

90' ROAD LOT

EAST WEST CONNECTOR

30' UTILITY EASEMENT
DOC #1060540

BLOCK I

HAYSTACK HOUSE ROAD

BLOCK G
2.79 ACRES

BEAVER
SLIDE LLC.

60' ROAD LOT

EXISTING PROPERTY
BOUNDARY

PARK 4
3.01 AC

BLOCK H

BLOCK Q

SECTION LINE

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\2020\20030-JHHR Holdings - 1445 Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Block\Block G\20030 - JHHR - Block G - Existing Conditions.dwg

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK G

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
G C2.0

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:29pm

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.
3. BLOCK G IS A PARK EXACTION AND STORMWATER WILL BE ADDRESSED DURING PARK DEVELOPMENT.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED OVERVIEW
BLOCK G

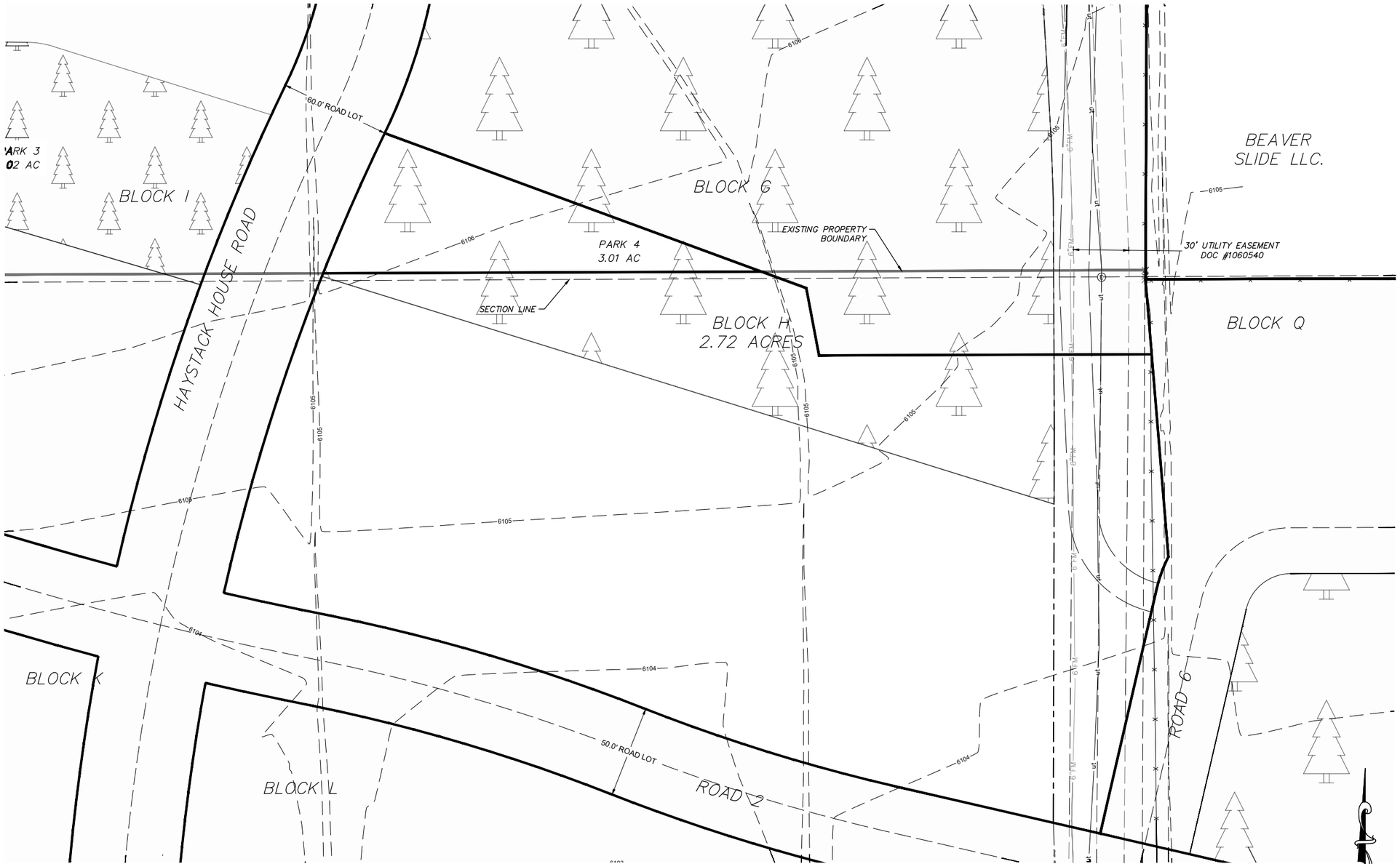
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
G C3.0

P:\2020\20030-JHHR Holdings, I-HIS Road Housing\13- Civil NSP 11\CAD\Infrastructure Improvements\Blocks\Block G\20030 - JHHR - Block G - Proposed Conditions Overview.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:05pm



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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK H

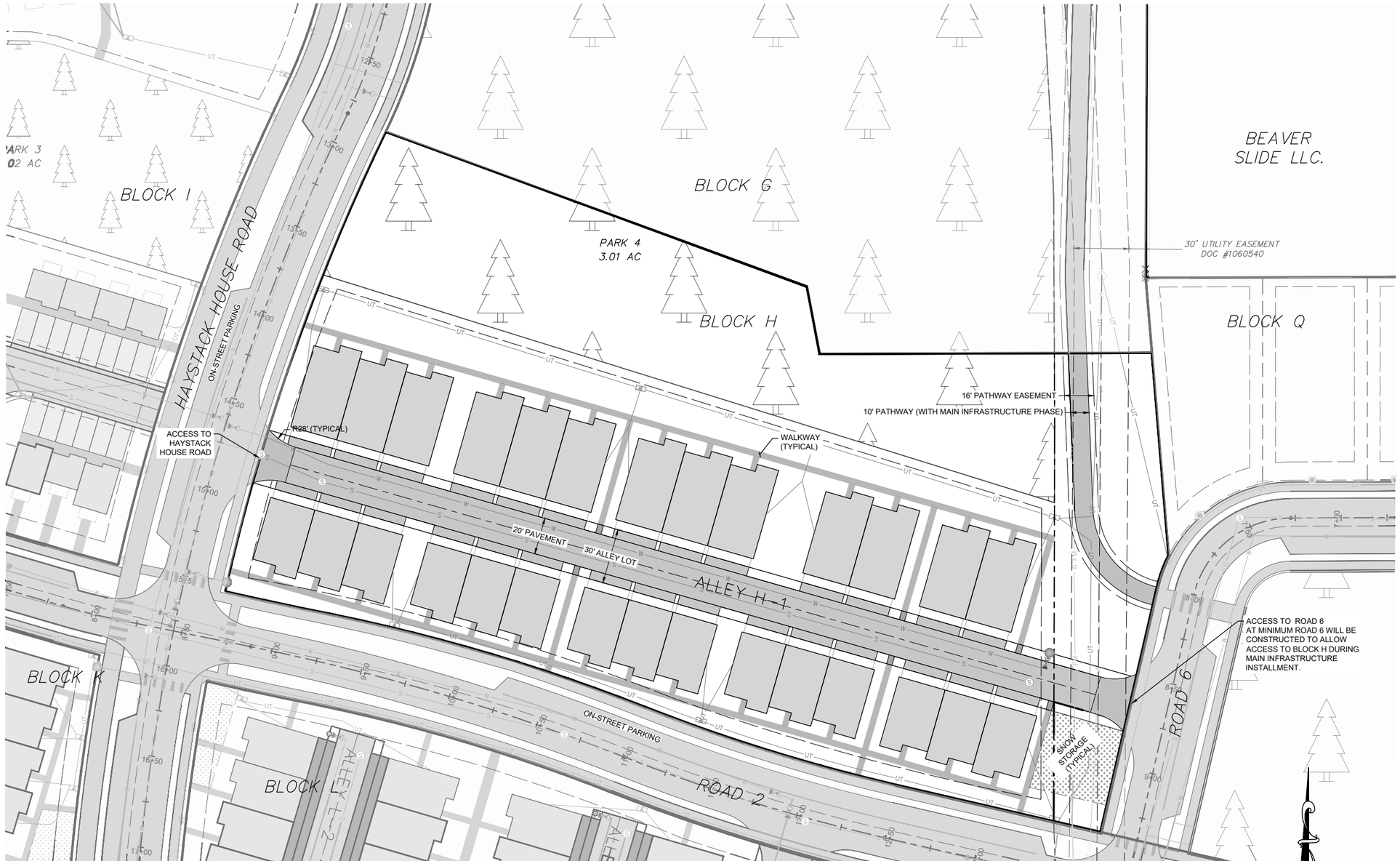
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C2.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block H\20030 - JHHR - Block H - Existing Conditions.dwg



NOTE:

1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:31pm
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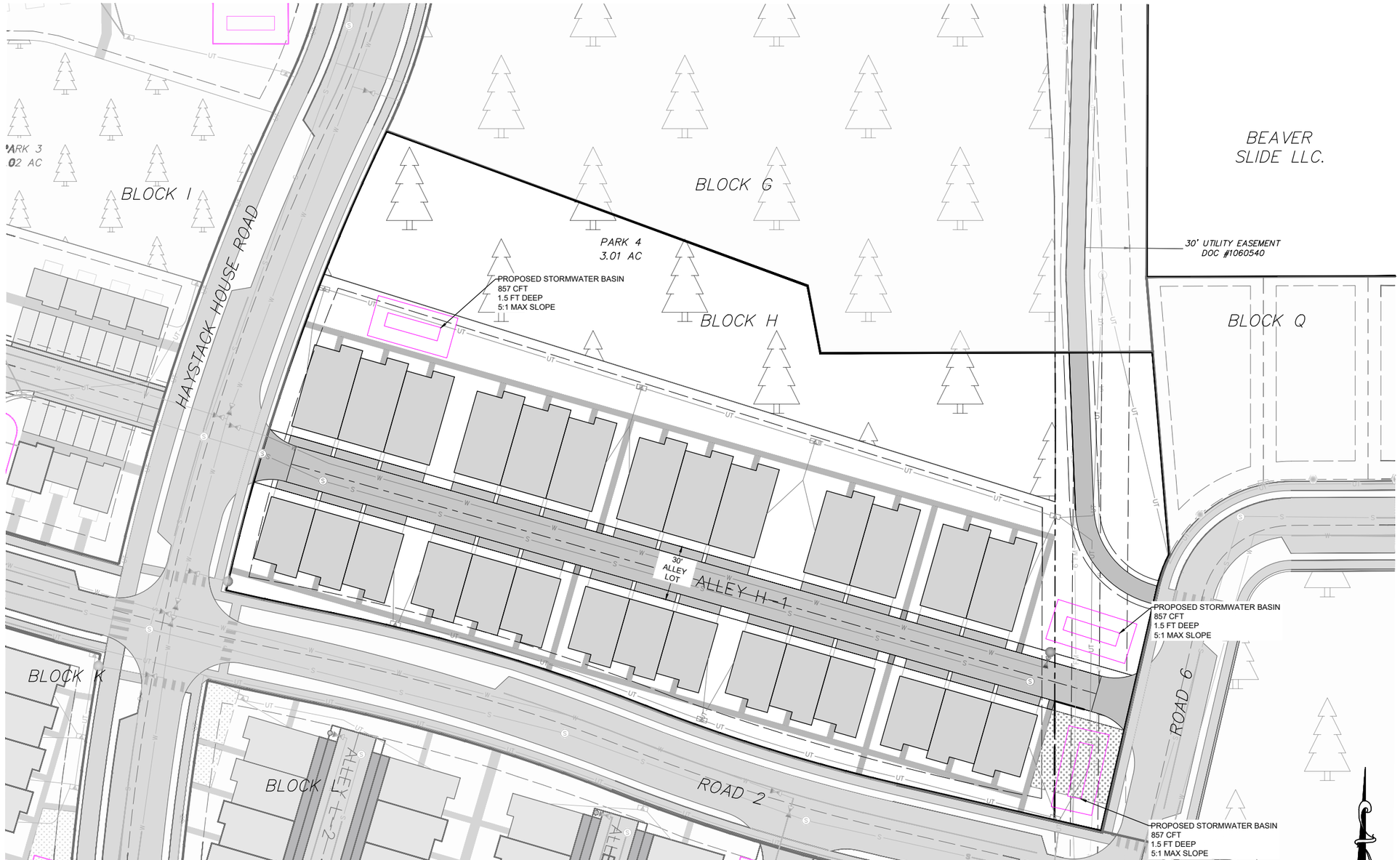

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

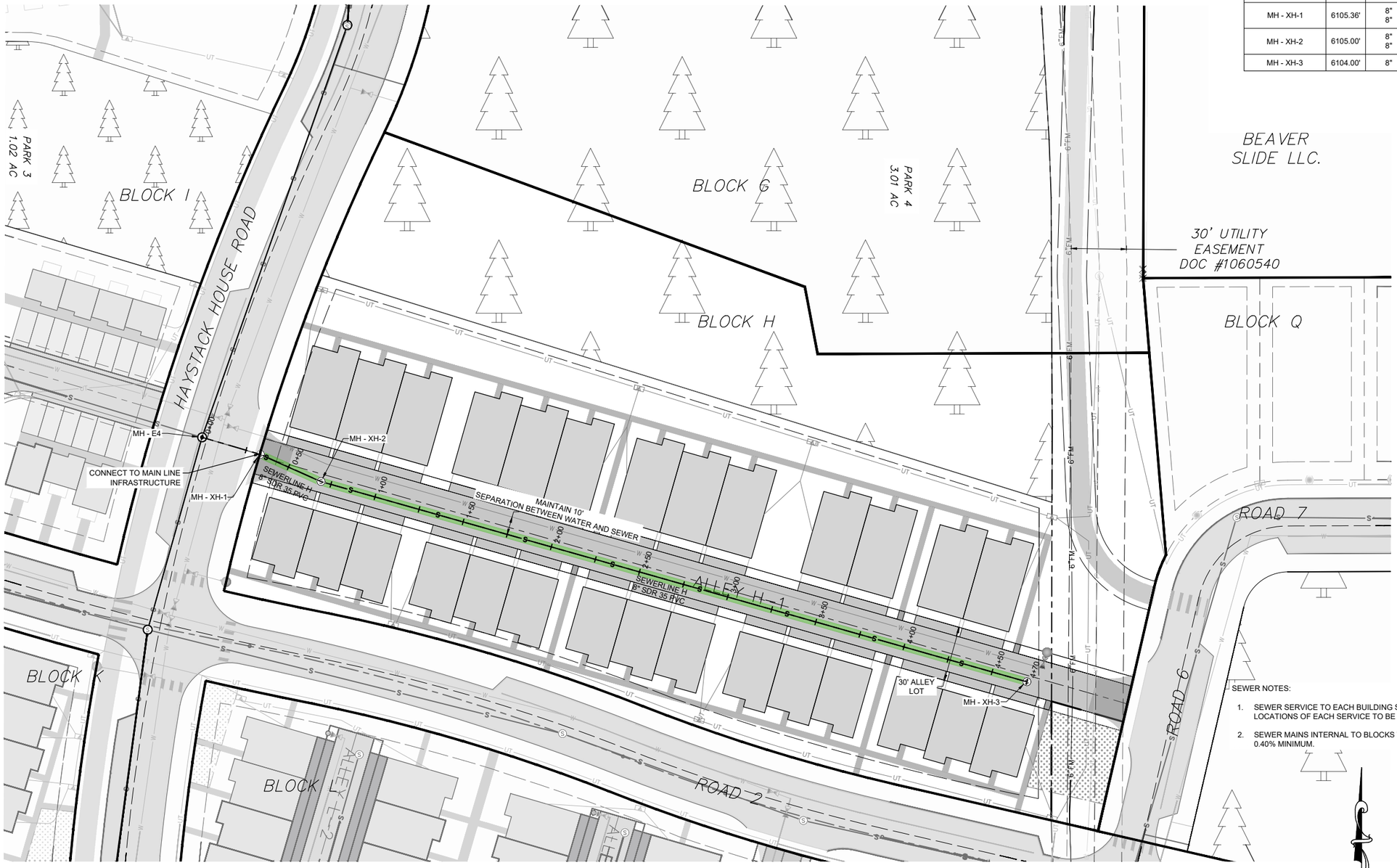
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C5.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:23pm
P:\20\20030\0-JHHR Holdings, I-HIS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block H\20030 - JHHR - Block H - Stormwater.dwg

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XH-1	6105.36'	8" 8"	OUT: 6094.92' IN: 6095.02'
MH - XH-2	6105.00'	8" 8"	OUT: 6095.16' IN: 6095.26'
MH - XH-3	6104.00'	8"	OUT: 6096.85'



SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C6.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:53pm
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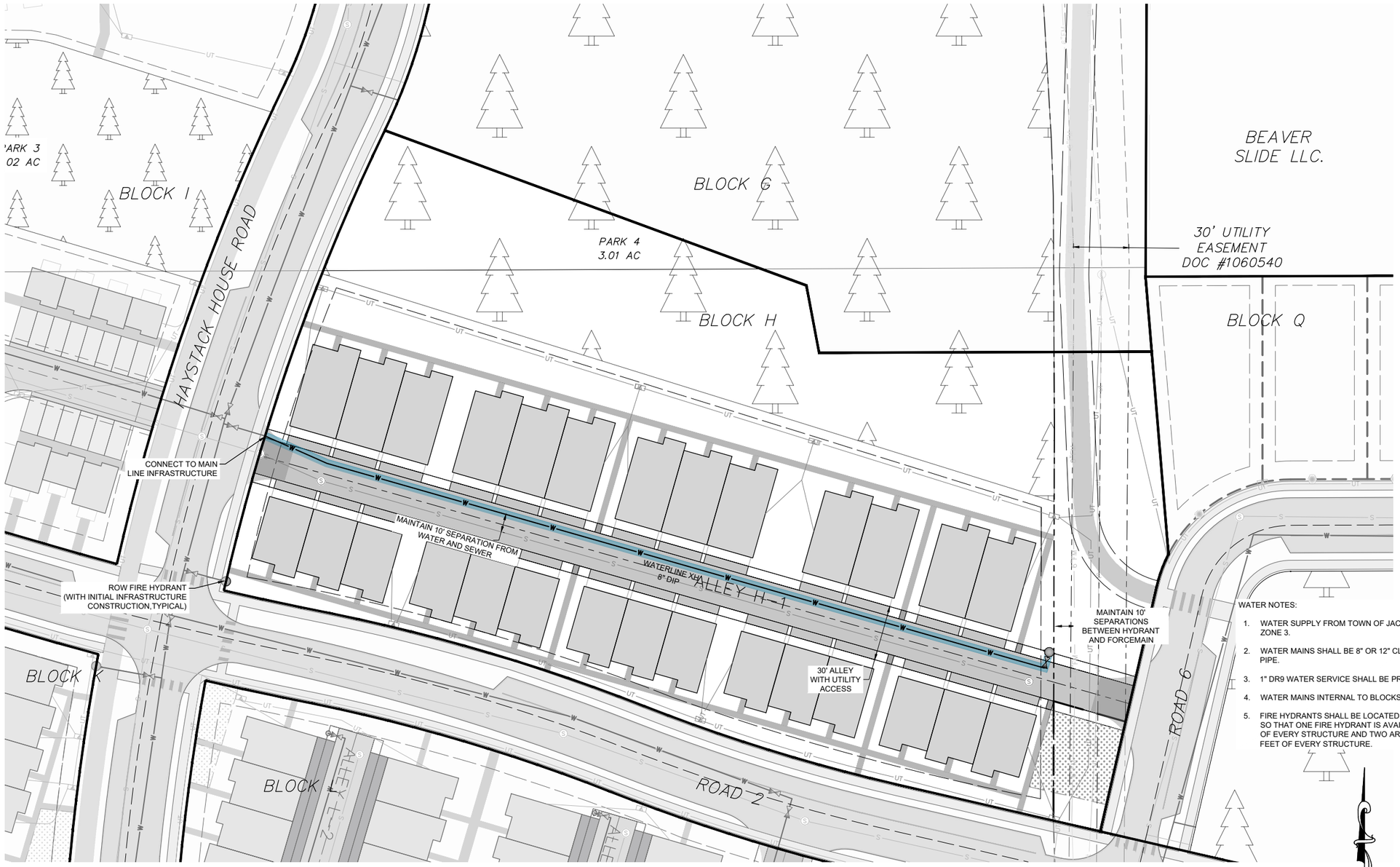

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK H

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C7.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:39pm
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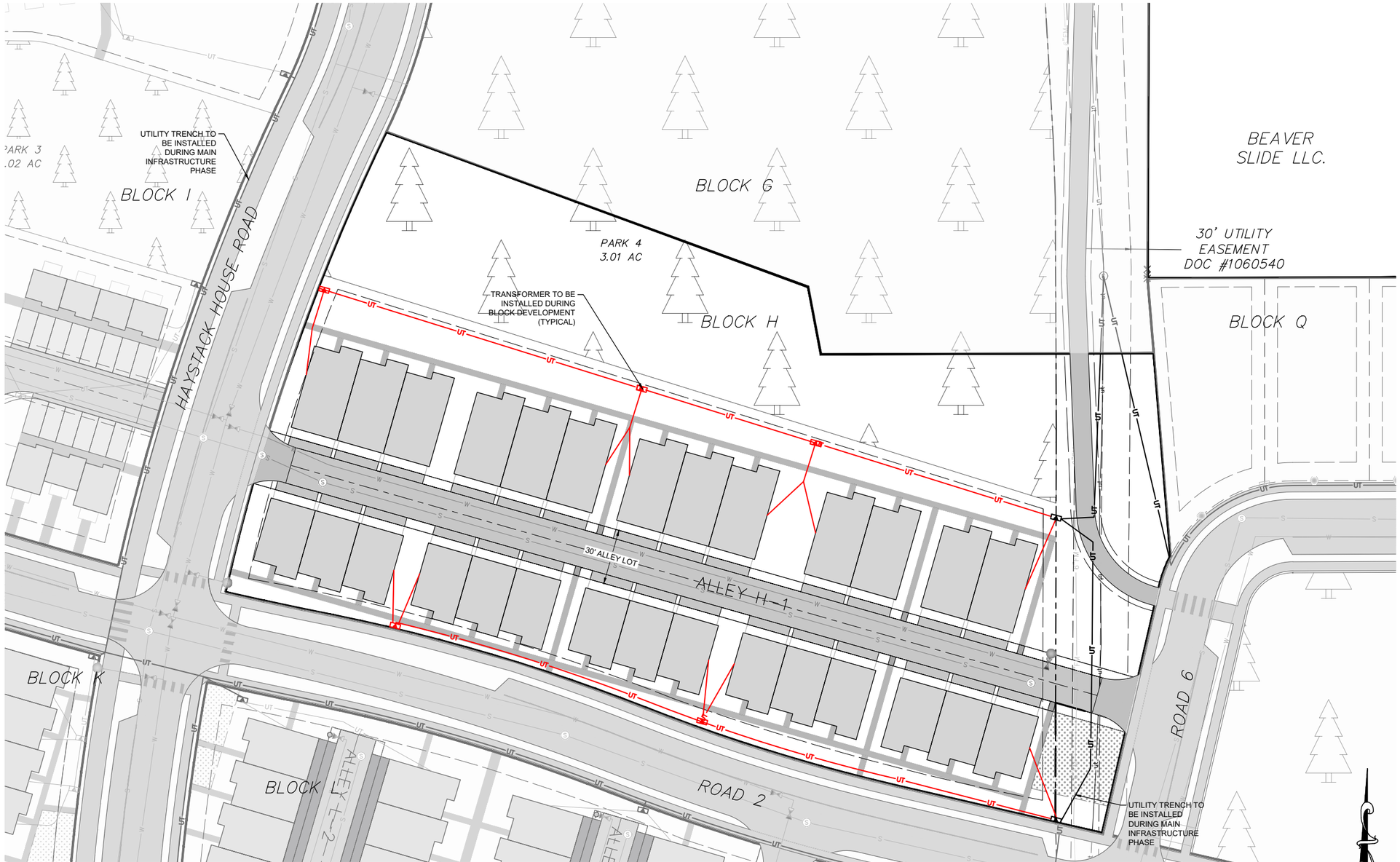

NOTE:

1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK H

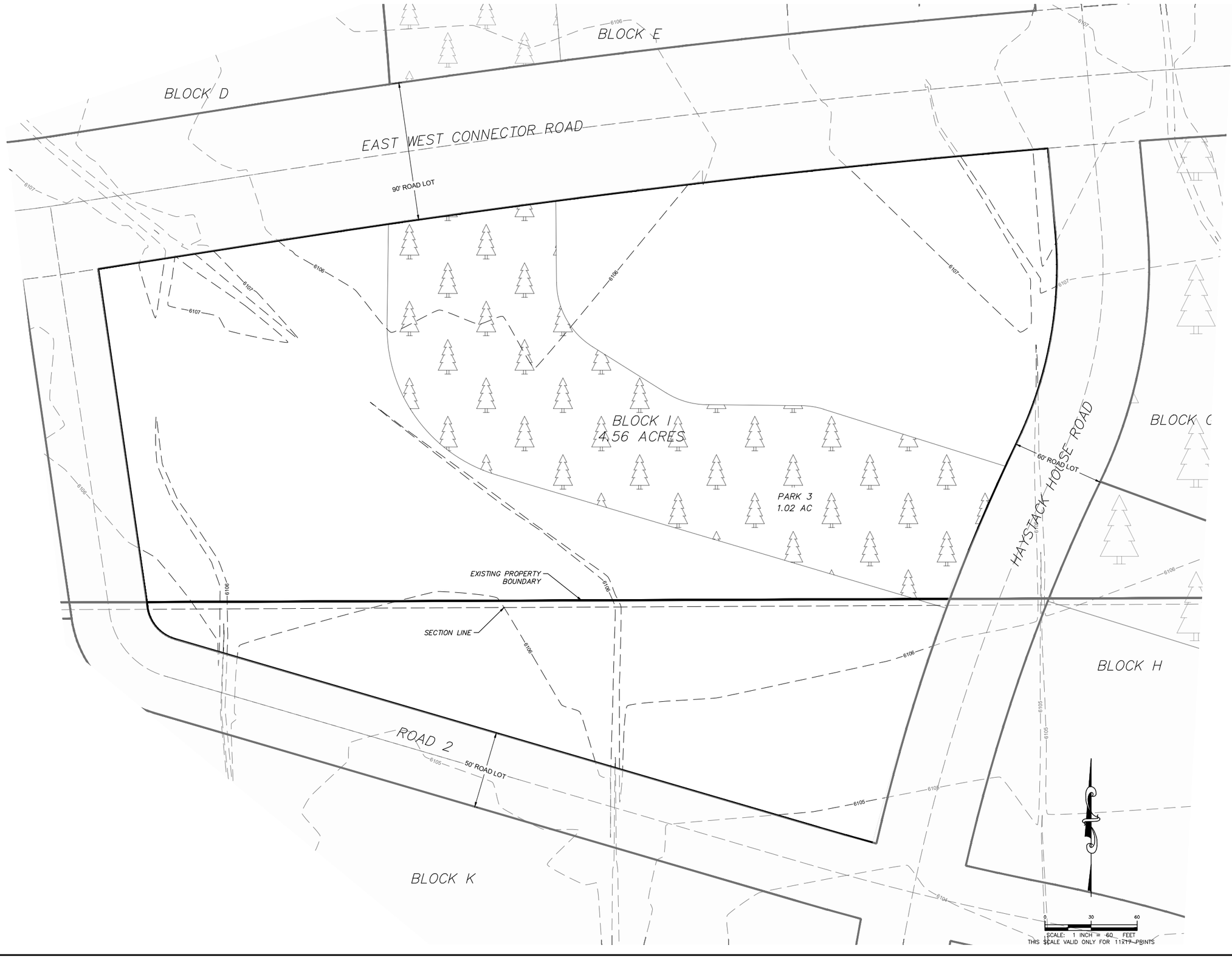
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
H C8.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm
P:\20\20030\20-JHHR Holdings 1\HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block H\20030 - JHHR - Block H - Cable Utilities.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:05pm



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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK I

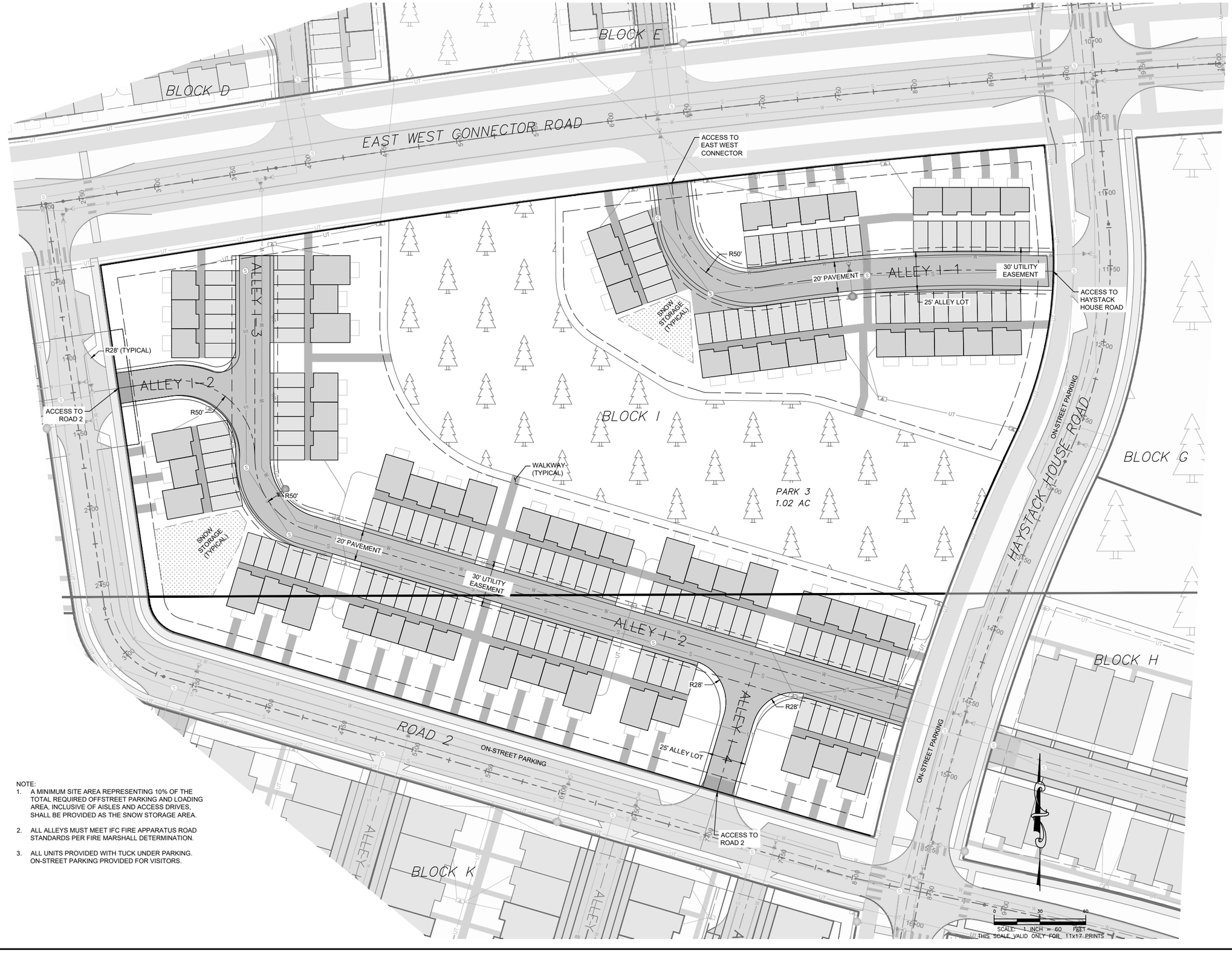
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C2.0

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:59pm



NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C4.0

P:\2020\20030-JHHR Hastings 1-HS Road Reusing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block I\20030 - JHHR - Block I - Roads.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:40pm

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C5.0

P:\20\20030\30-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block I\20030 - JHHR - Block I - Stormwater.dwg

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:05pm

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XI-1	6106.24'	8" 8"	OUT: 6095.59' IN: 6095.69'
MH - XI-2	6106.31'	8" 8"	OUT: 6096.68' IN: 6096.78'
MH - XI-3	6106.55'	8" 8"	OUT: 6096.99' IN: 6097.09'
MH - XI-4	6106.87'	8"	OUT: 6097.61'
MH - XI-5	6106.79'	8" 8"	OUT: 6096.42' IN: 6096.52'
MH - XI-6	6106.46'	8" 8"	OUT: 6096.93' IN: 6097.03'
MH - XI-7	6100.79'	8"	OUT: 6097.27'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

P:\20\20030\30-JHHR Holdings 1\HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block I\20030 - JHHR - Block I - Sewer.dwg

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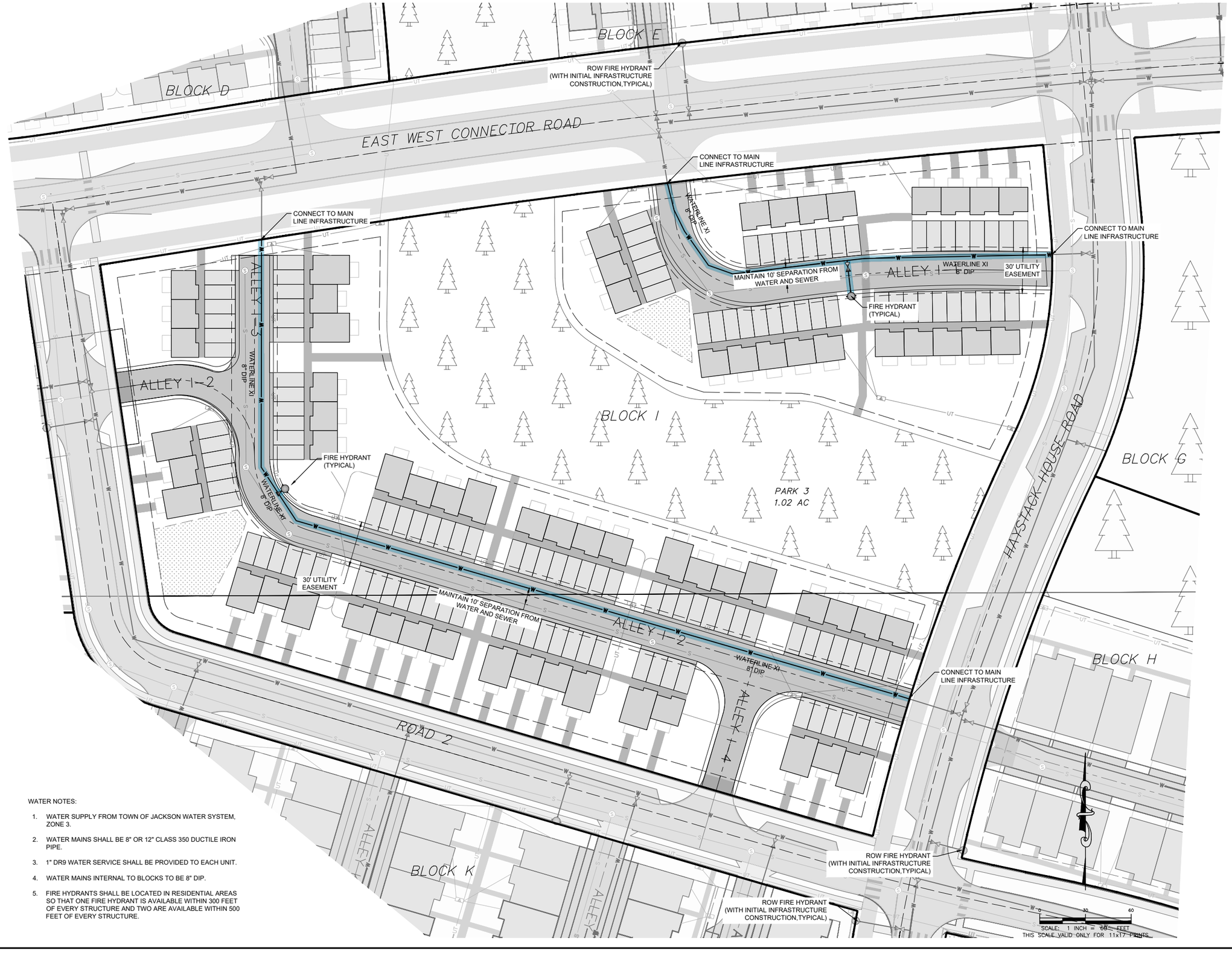
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C6.0



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK I

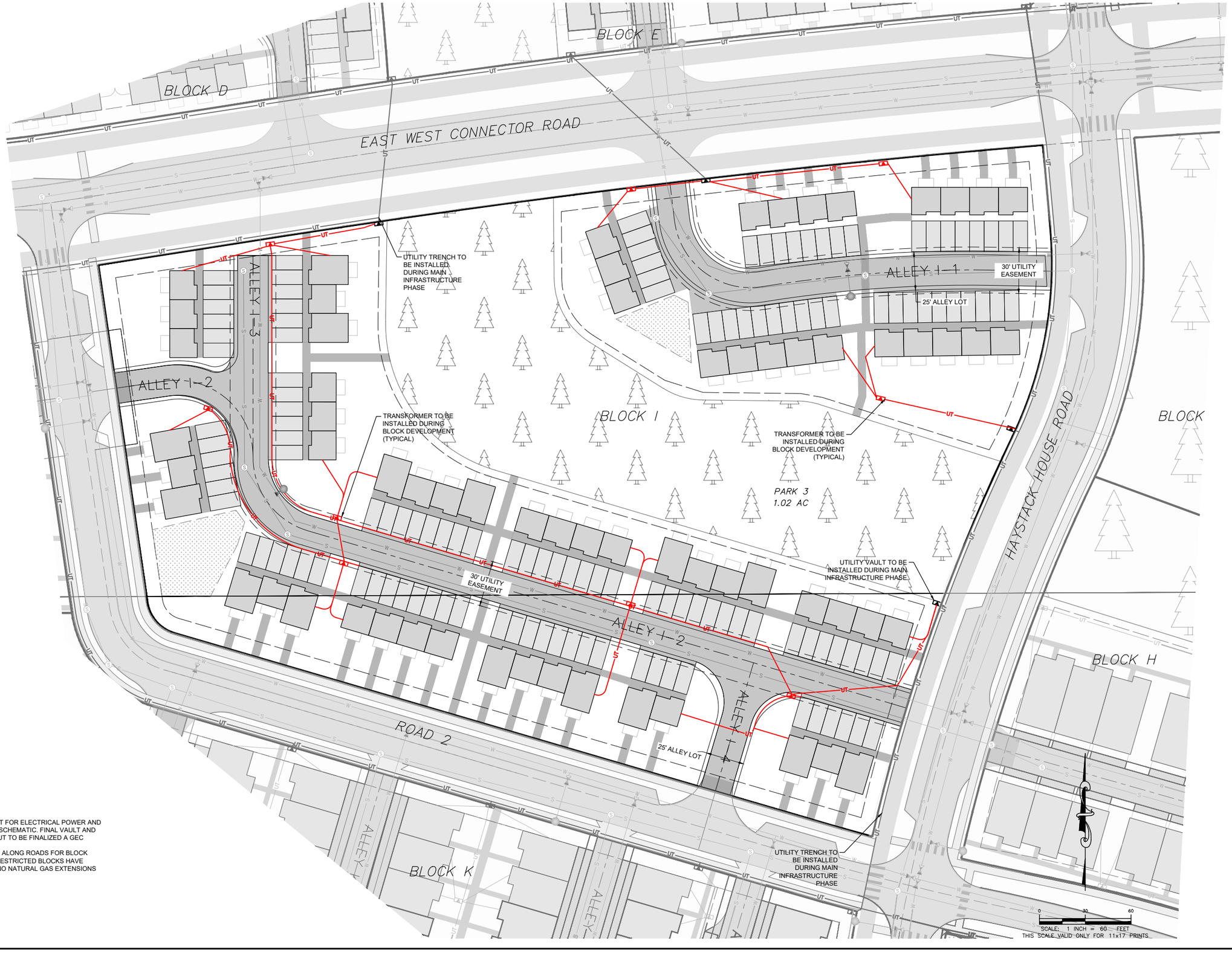
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C7.0

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:54pm
P:\2020\20030\JHHR Holdings 1-HS Road Reusing\3- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block I\20030 - JHHR - Block I - Water.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:29pm



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK I

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
I C8.0

P:\2020\20030\JHHR Hastings 1-HS Road Re-zoning\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block I\20030 - JHHR - Block I - Cable Utilities.dwg

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:40pm

BLOCK E

BLOCK I

BLOCK K

EAST WEST CONNECTOR

EXISTING PROPERTY BOUNDARY

PARK 8
1.59 AC

PORTER RANCH SUBDIVISION

90' ROAD LOT

50' ROAD LOT

ROAD 2

ROAD 4

LOG CABIN CLUB ROAD

BLOCK J
2.78 ACRES

EXISTING IRRIGATION WELL, AND PIVOT EQUIPMENT

10' WIDE BUS STOP EASEMENT DOC #1060535

52' WIDE NATURAL VEGETATION BUFFER EASEMENT DOC #1060531

SOUTH PARK LOOP ROAD

6104 6105 6106 6107

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

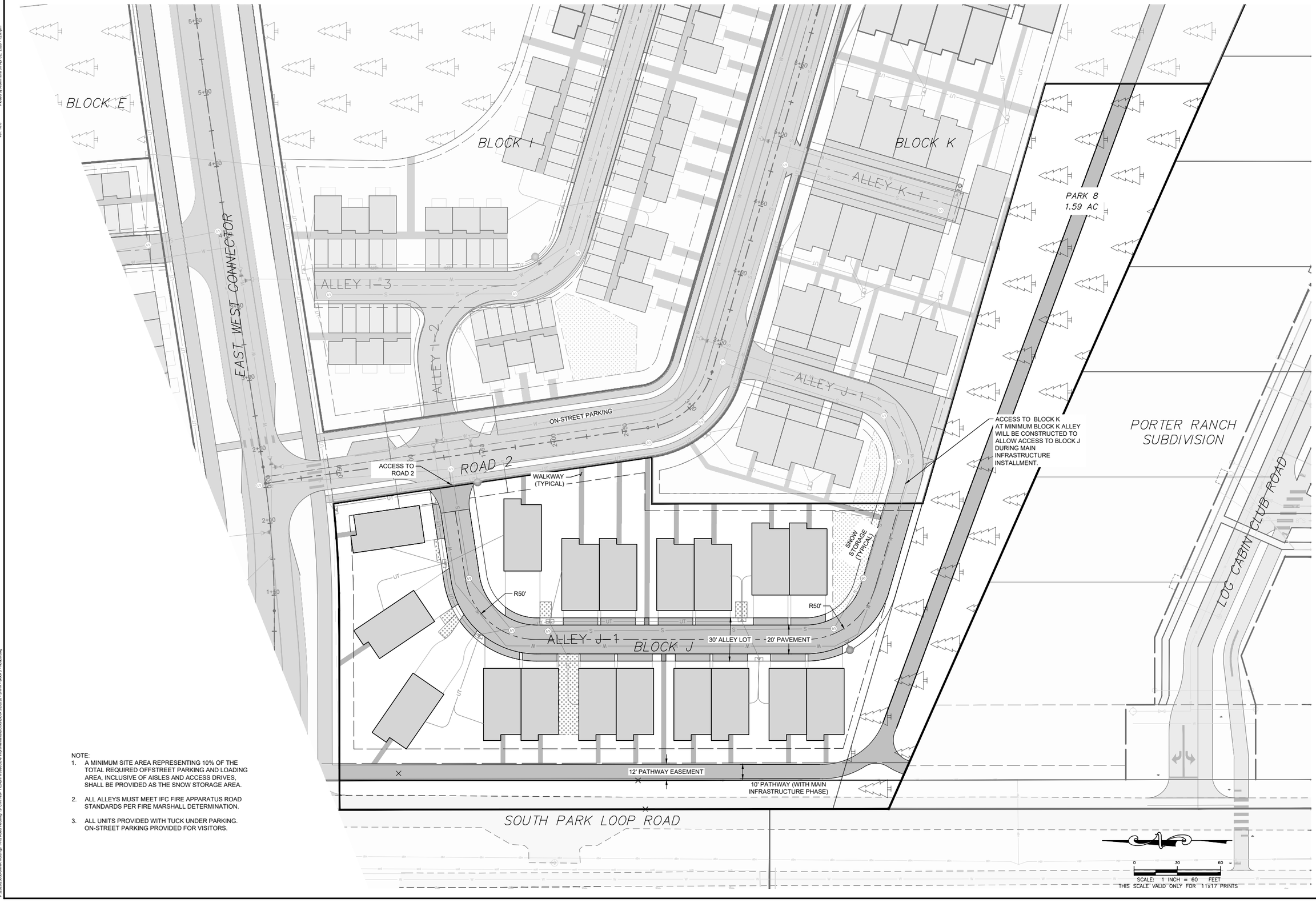
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C2.0

P:\20\20030\JHHR Holdings, I-HS Road Housing\13 Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block J\20030 - JHHR - Block J - Existing Conditions.dwg

Ver. 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:07pm



NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C4.0

P:\2020\20030-JHHR Hastings 1-HS Road Reuse\g\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block J\20030 - JHHR - Block J - Roads.dwg

Ver. 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:19pm

BLOCK E

BLOCK I

BLOCK K

EAST WEST CONNECTOR

ALLEY 3

ALLEY 2

ALLEY K-1

ALLEY J-1

PARK 8
1.59 AC

PORTER RANCH
SUBDIVISION

ROAD 2

LOG CABIN CLUB ROAD

PROPOSED STORMWATER BASIN
165 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
165 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
165 CFT
1 FT DEEP
5:1 MAX SLOPE

PROPOSED STORMWATER BASIN
257 CFT
1 FT DEEP
5:1 MAX SLOPE

30'
ALLEY
LOT

BLOCK J

SOUTH PARK LOOP ROAD

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C5.0

P:\20\20030\JHHR Holdings 1-HS Road Housing\3 - Civil NSP 11CAD\Infrastructure Improvements\Blocks\Block J\20030 - JHHR - Block J - Stormwater.dwg

Ver. 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:29pm

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XJ-1	6105.62'	8" 8"	OUT: 6098.21' IN: 6098.31'
MH - XJ-2	6105.83'	8"	OUT: 6098.50'
MH - XJ-3	6105.72'	8"	OUT: 6099.00'
MH - XJ-4	6104.64'	8" 8"	OUT: 6098.11' IN: 6098.21'
MH - XJ-5	6104.26'	8" 8"	OUT: 6097.85' IN: 6097.95'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

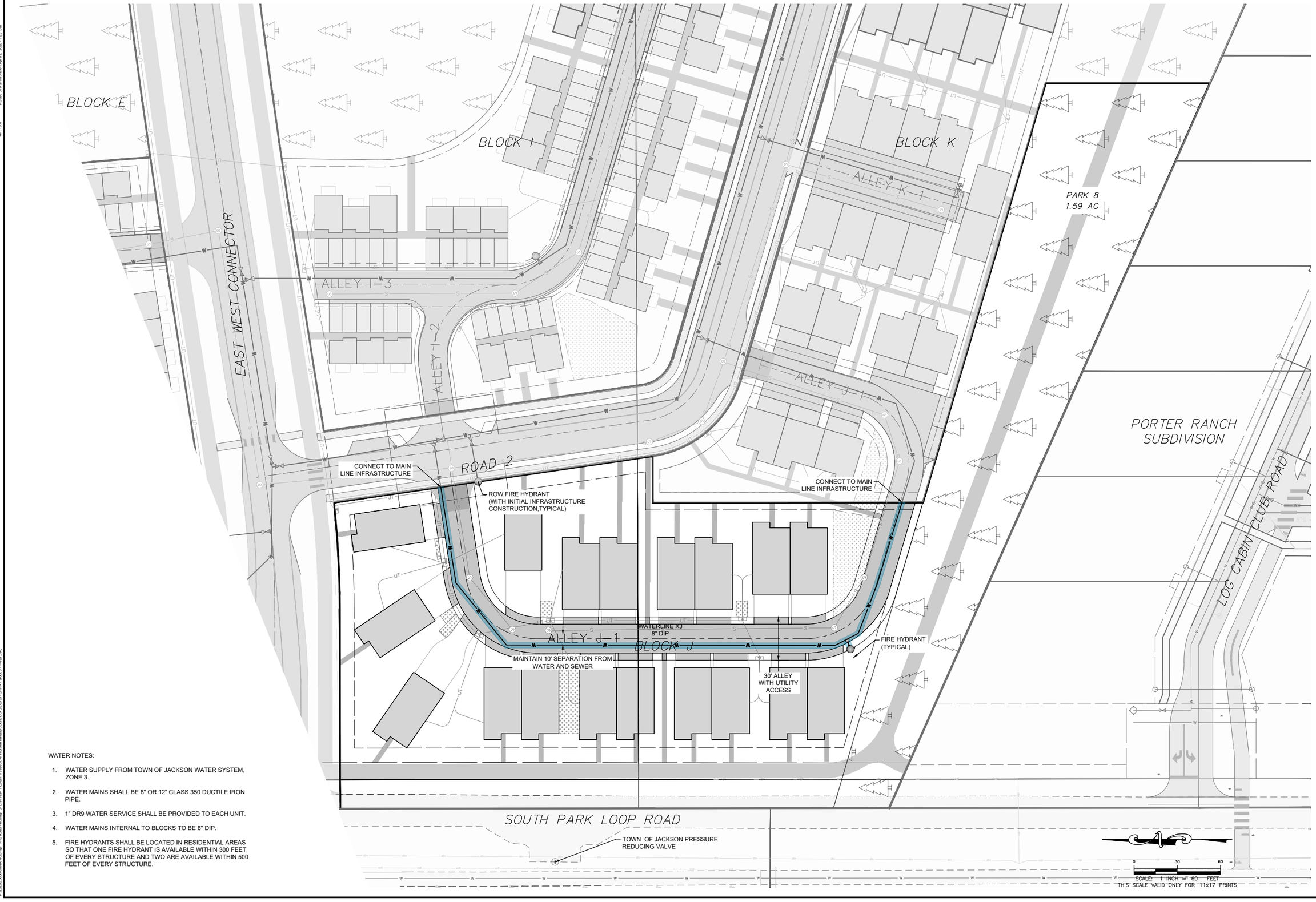
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C6.0

P:\2020\20030-JHHR Holdings, I-HIS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block J\20030 - JHHR - Block J - Sewer.dwg

Ver. 18.0
Plotted by ASimmons on Apr 02, 2026 - 1:23:1pm



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

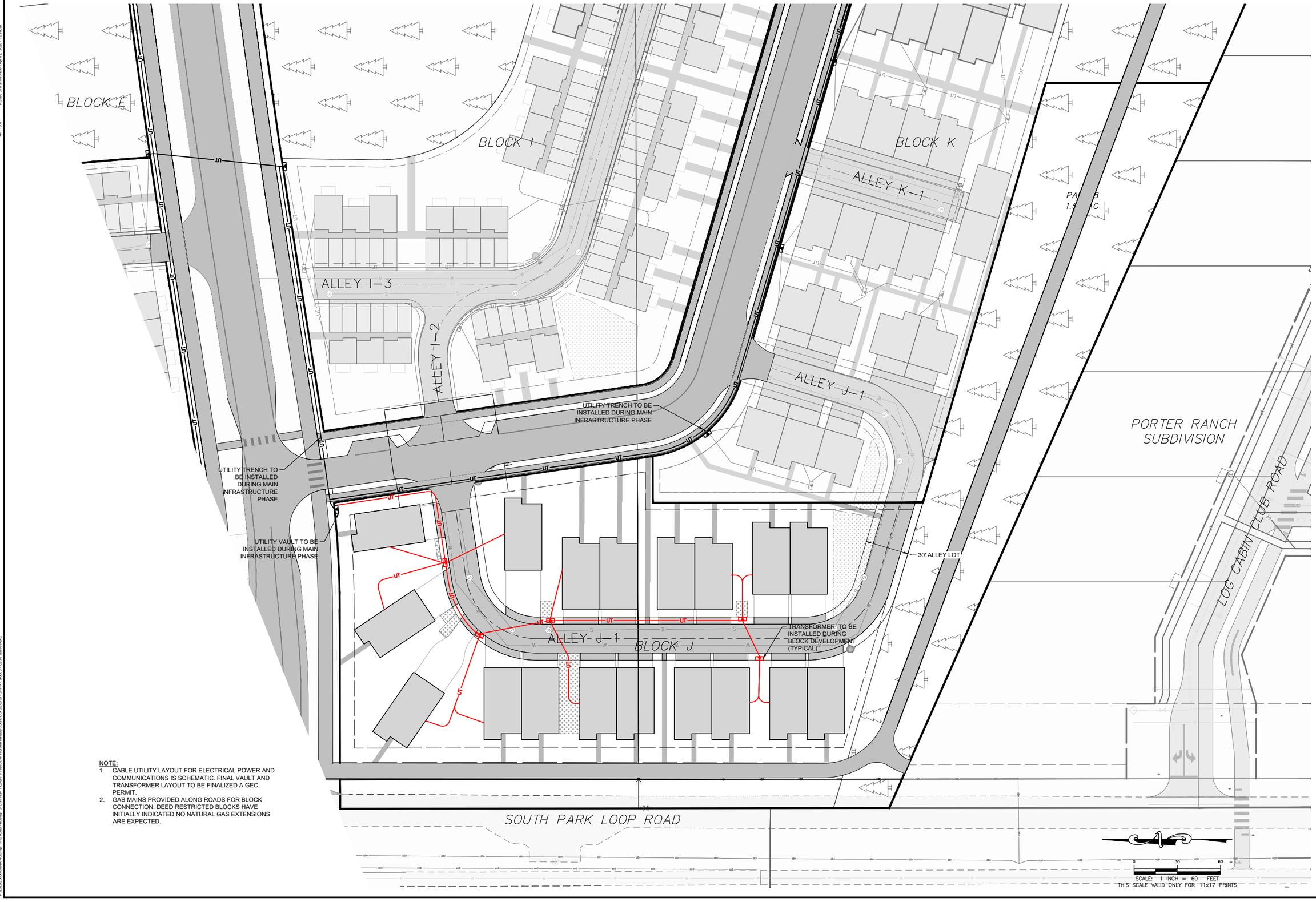
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C7.0

P:\2020\20030-JHHR Holdings, I-HIS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block J\20030 - JHHR - Block J - Water.dwg

Ver. 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:10pm



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK J

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
J C8.0

P:\20252\20030-JHHR Holdings, 1145 Road Reuning\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block J\20030 - JHHR - Block J - Cable Utilities.dwg

Plotted by ASimmons on Apr 02, 2026 - 12:45pm
Ver - 18.0

PARK 3
1.02 AC

EXISTING PROPERTY BOUNDARY

SECTION LINE

BLOCK I

ROAD 2

BLOCK J

BLOCK K
2.61 ACRES

50' ROAD LOT

HAYSTACK HOUSE ROAD

BLOCK H

BLOCK L

60' ROAD LOT

PARK 8
1.59 AC

PORTER RANCH SUBDIVISION

6106 6105 6104 6103

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C2.0

P:\2020\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block K\20030 - JHHR - Block K - Existing Conditions.dwg

Ver. 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:12pm

NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C4.0

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Plotted by ASimmons on Apr 02, 2026 - 12:01pm
Ver - 18.0

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C5.0

P:\20030\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block K\20030 - JHHR - Block K - Stormwater.dwg

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XK-1	6104.74'	8" 8"	OUT: 6097.20' IN: 6097.30'
MH - XK-2	6104.51'	8" 8"	OUT: 6097.42' IN: 6097.52'
MH - XK-3	6104.59'	8"	OUT: 6096.51'
MH - XK-4	6104.29'	8"	OUT: 6095.80'
MH - XK-5	6104.22'	8"	OUT: 6095.34'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C6.0

Plotted by ASimmons on Apr 02, 2026 - 12:16pm
Ver - 18.0
P:\20030\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block K\20030 - JHHR - Block K - Sewer.dwg

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK K

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C7.0

Plotted by ASimmons on Apr 02, 2026 - 12:23pm
Ver: 18.0
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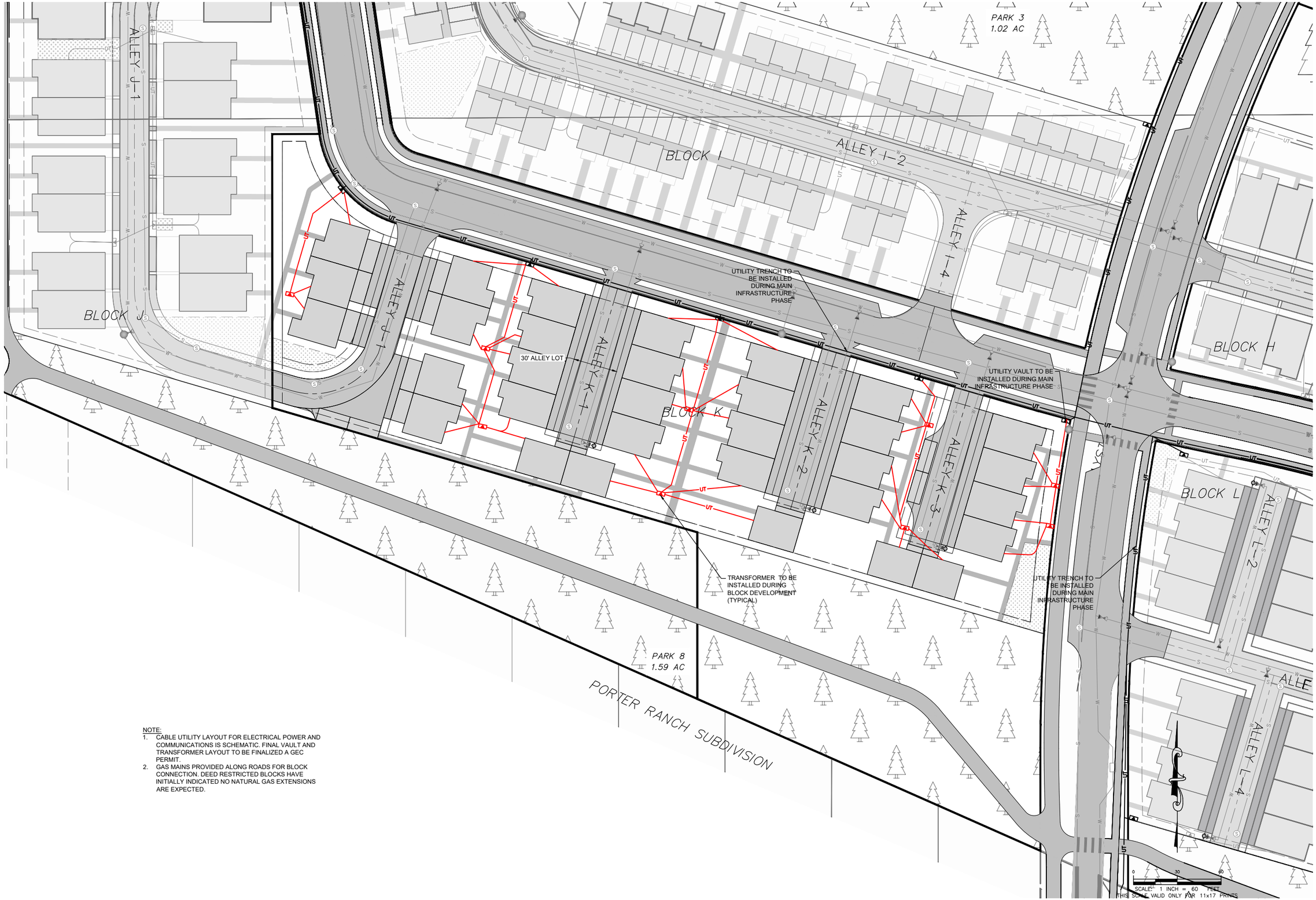
Plotted by ASimmons on Apr 02, 2026 - 12:09pm
Ver - 18.0



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK K

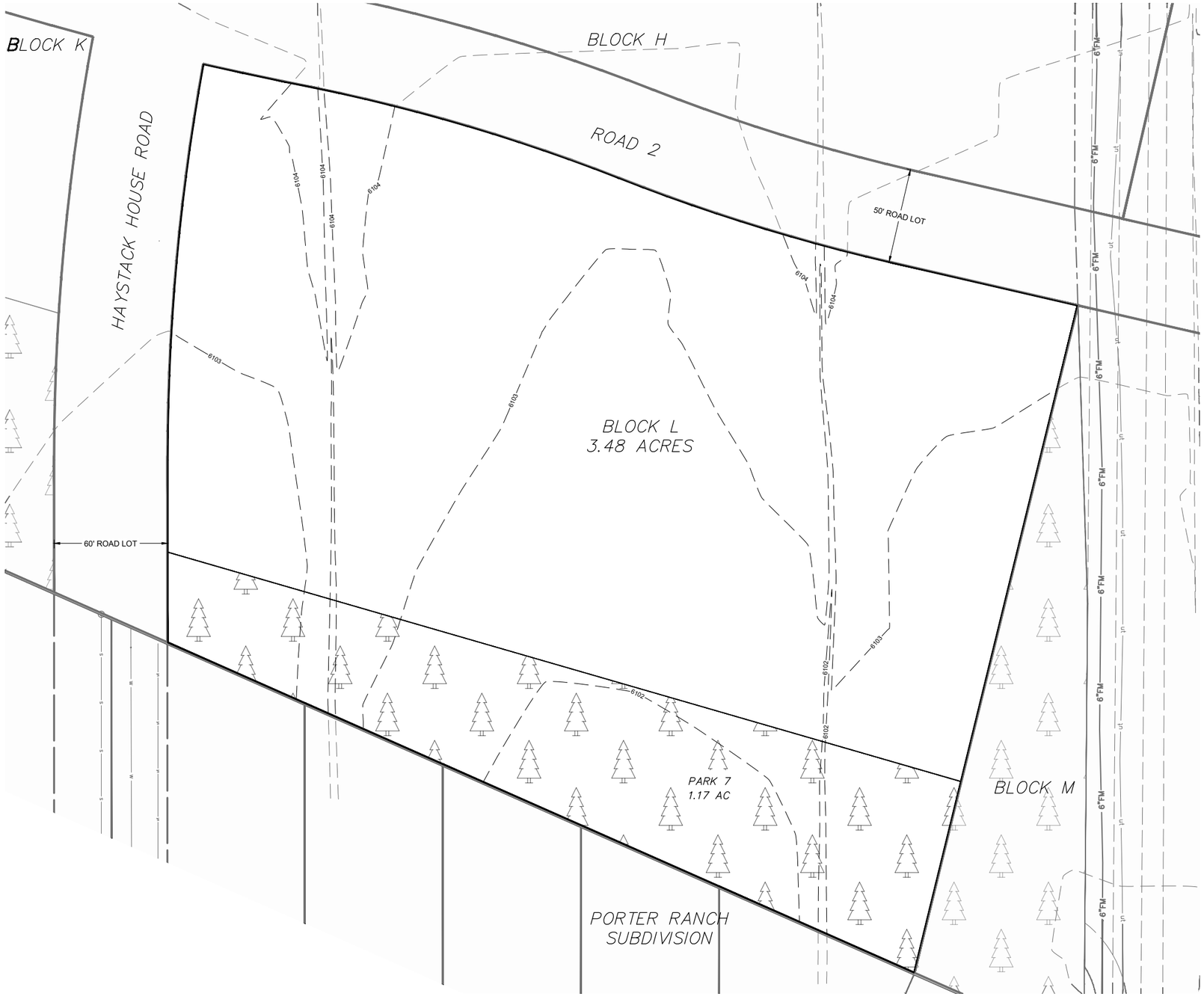
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
K C8.0

P:\2020\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block-K\20030 - JHHR - Block K - Cable Utilities.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:11pm



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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK L

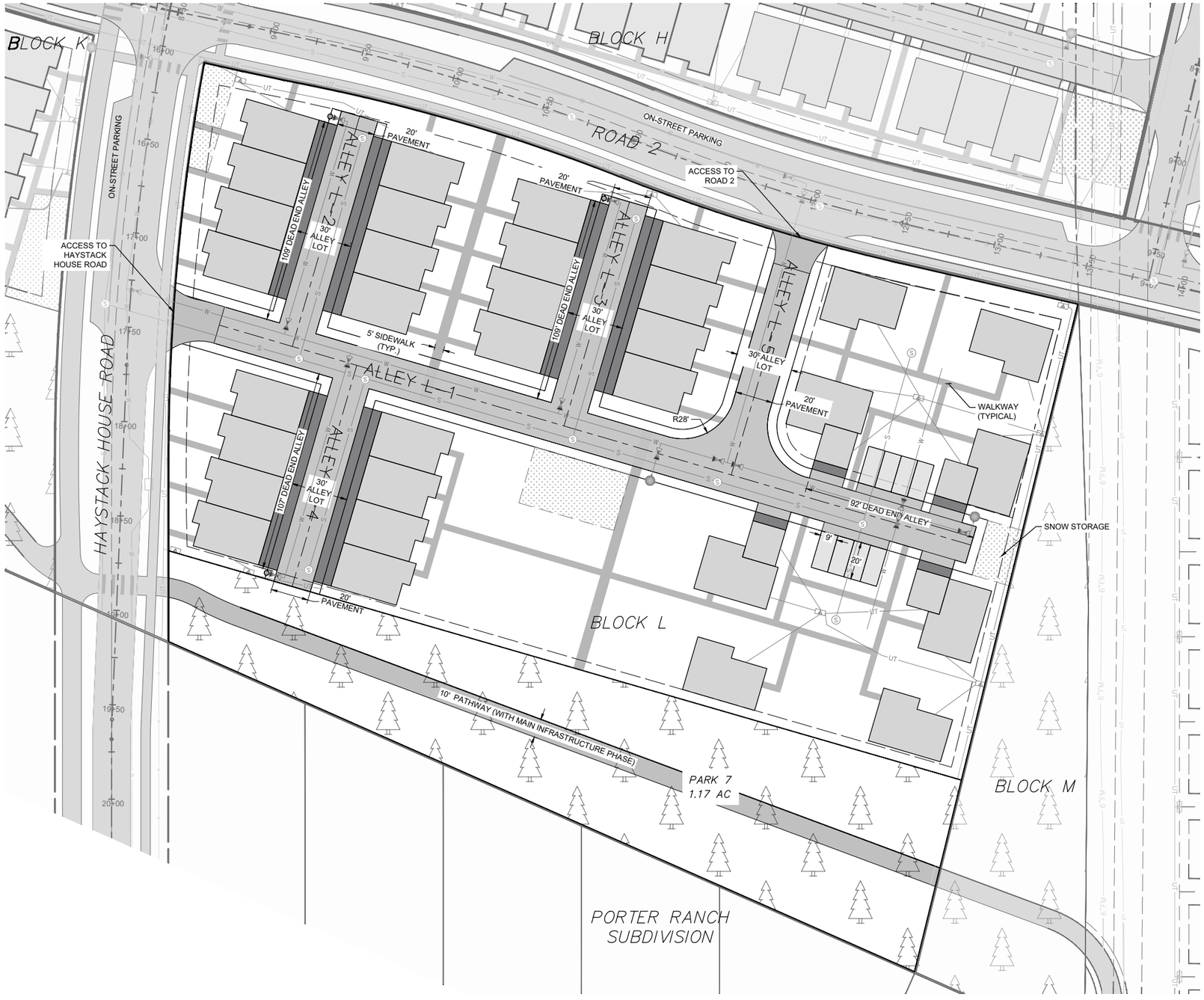
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C2.0

P:\20\20\20030-JHHR Holdings 1-HS Road Housing\1-Civil NSP 11\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Existing Conditions.dwg

Ver. 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:13pm



0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C4.0

P:\20\20030\Jackson Hole Hereford Ranch - LHS Road Housing\13 Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Roads.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:54pm

NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\20200\20030\JHHR Holdings, LHS Road Housing\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Stormwater.dwg

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C5.0

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XL-1	6103.52'	8" 8" 8"	OUT: 6094.27' IN: 6094.37' IN: 6094.37'
MH - XL-2	6103.80'	8" 8" 8"	OUT: 6094.52' IN: 6094.62' IN: 6094.62'
MH - XL-3	6102.70'	8" 8" 8"	OUT: 6095.08' IN: 6095.18' IN: 6095.18'
MH - XL-4	6102.83'	8" 8"	OUT: 6095.50' IN: 6095.60'
MH - XL-5	6103.29'	8" 8" 8"	OUT: 6095.92' IN: 6096.02' IN: 6096.02'
MH - XL-6	6102.87'	8"	OUT: 6096.23'
MH - XL-7	6103.30'	8"	OUT: 6096.39'
MH - XL-8	6103.05'	8"	OUT: 6095.67'
MH - XL-9	6103.02'	8"	OUT: 6095.04'
MH - XL-10	6104.19'	8"	OUT: 6094.86'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C6.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:05pm
P:\20\20030\00-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvement\Blocks\Block L\20030 - JHHR - Block L - Sewer.dwg

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 3.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

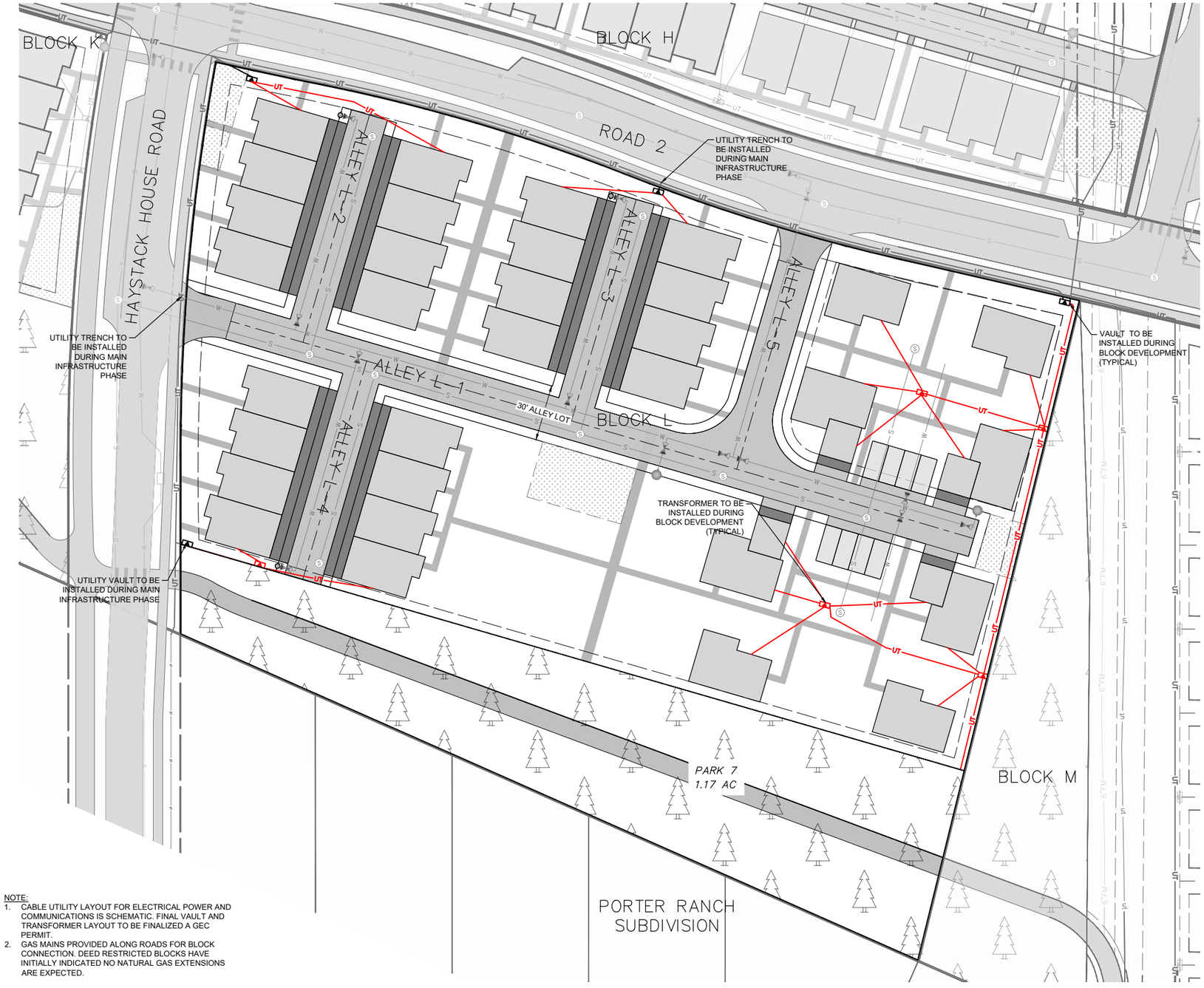
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C7.0

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:18pm
P:\20\20030\00-JHHR Holdings, LHS Road Housing\13-Civil NSP II\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Water.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:13pm



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK L

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

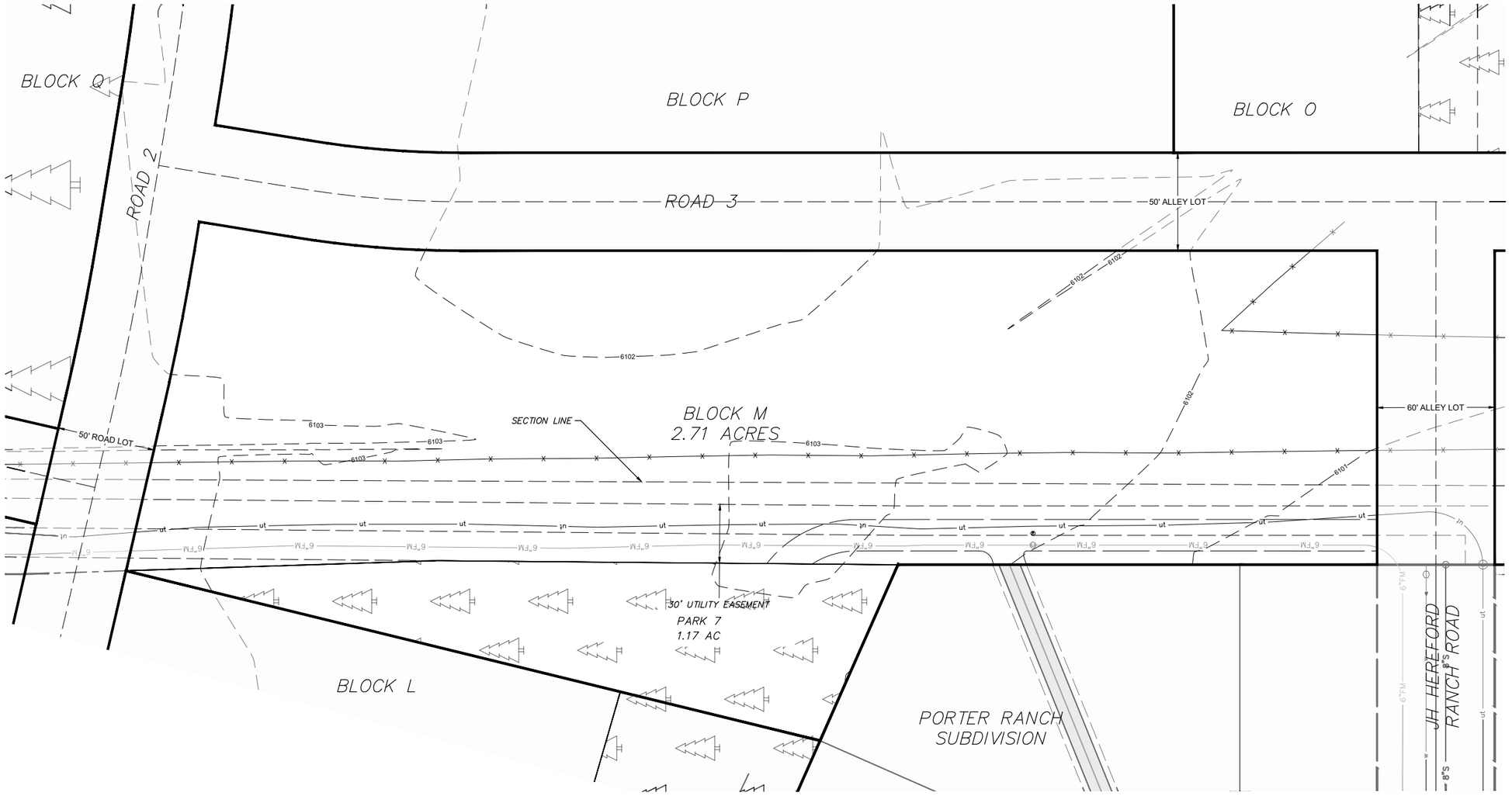
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
L C8.0

P:\20\20030\Jhhr Holdings 1\HS Road Housing\13 Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block L\20030 - JHHR - Block L - Cable Utilities.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:34pm



0 30 60
SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C2.0

P:\20\20030\0-JHHR Holdings, LHS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Existing Conditions.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:53pm
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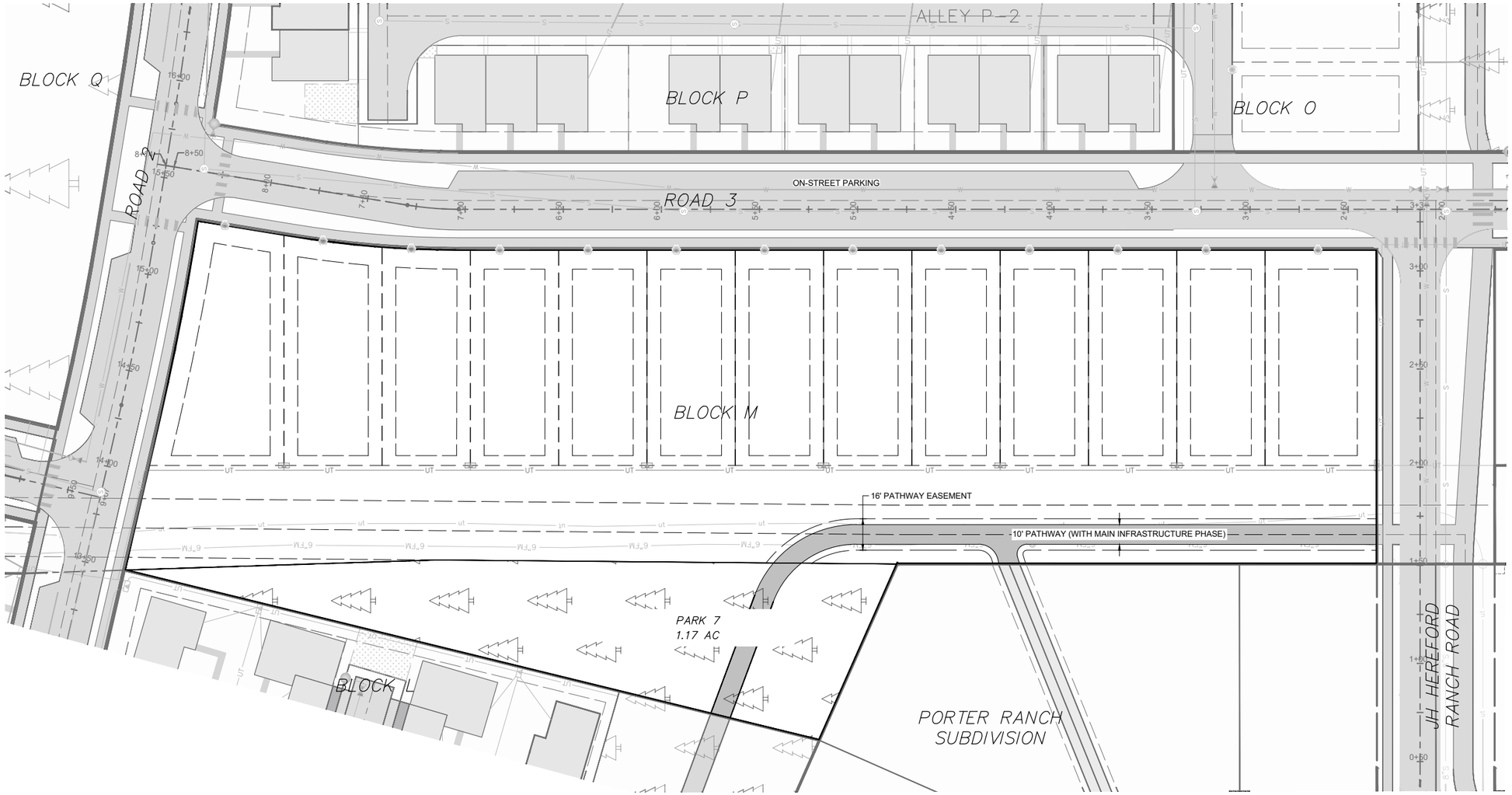

NOTES:
1. ON STREET PARKING IS NOT REQUIRED IN NSP-1 AND NO ON STREET PARKING IS PROVIDED FOR BLOCK M. ON STREET PARKING SHOWN IS PROVIDED FOR BLOCK P.
2. SNOW STORAGE INTERNAL TO BLOCK M WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
3. ROAD 3 WITH ACCESS TO BLOCK M LOTS WILL BE CONSTRUCTED DURING MAIN INFRASTRUCTURE CONSTRUCTION.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK M

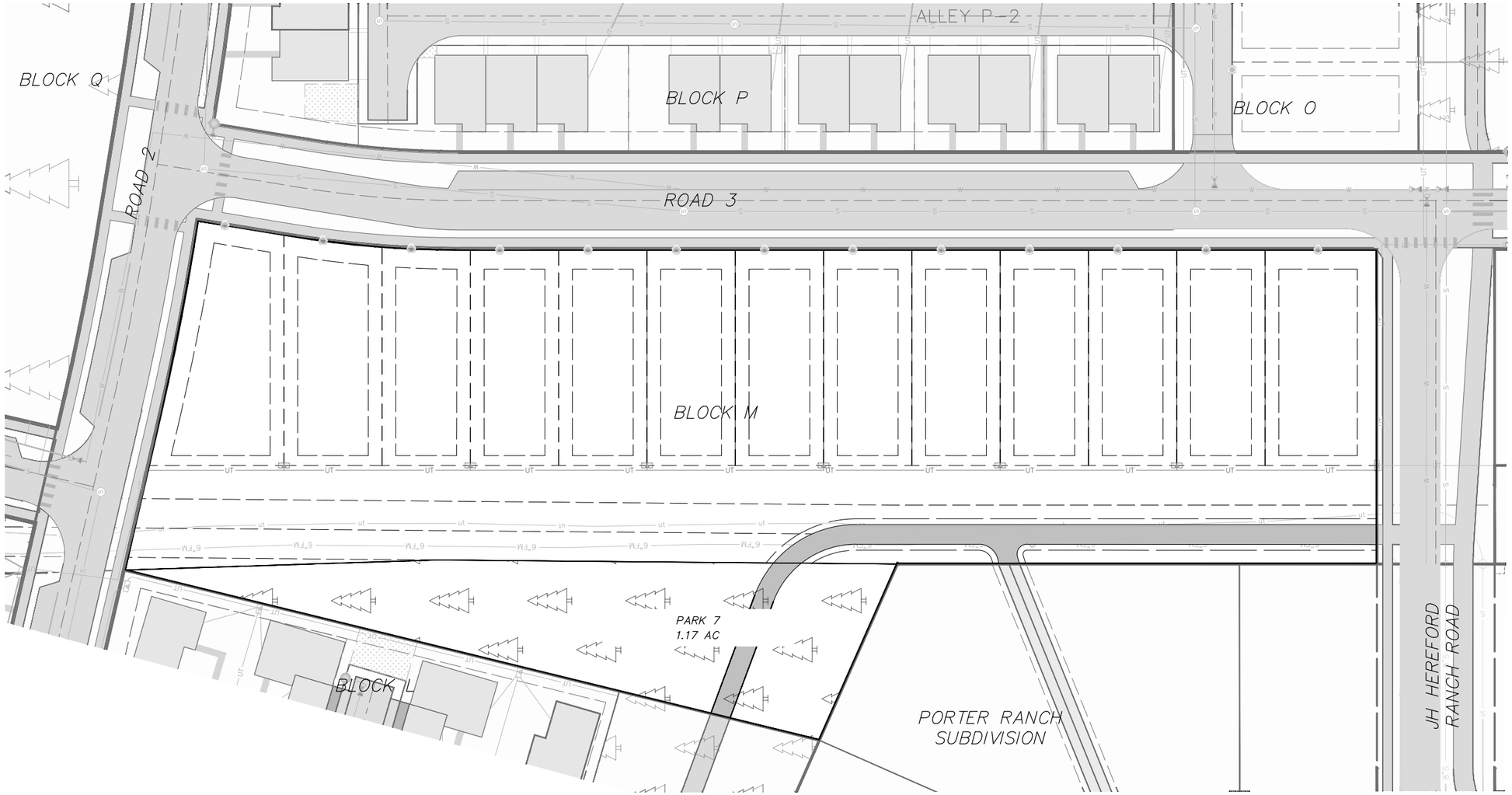
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C4.0

Ver - 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:06pm



NOTES:

1. STORMWATER DRAINAGE AND STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
2. STORMWATER FROM ROADS WILL BE CONTAINED IN BUFFER BETWEEN ROADS AND SIDEWALK.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK M

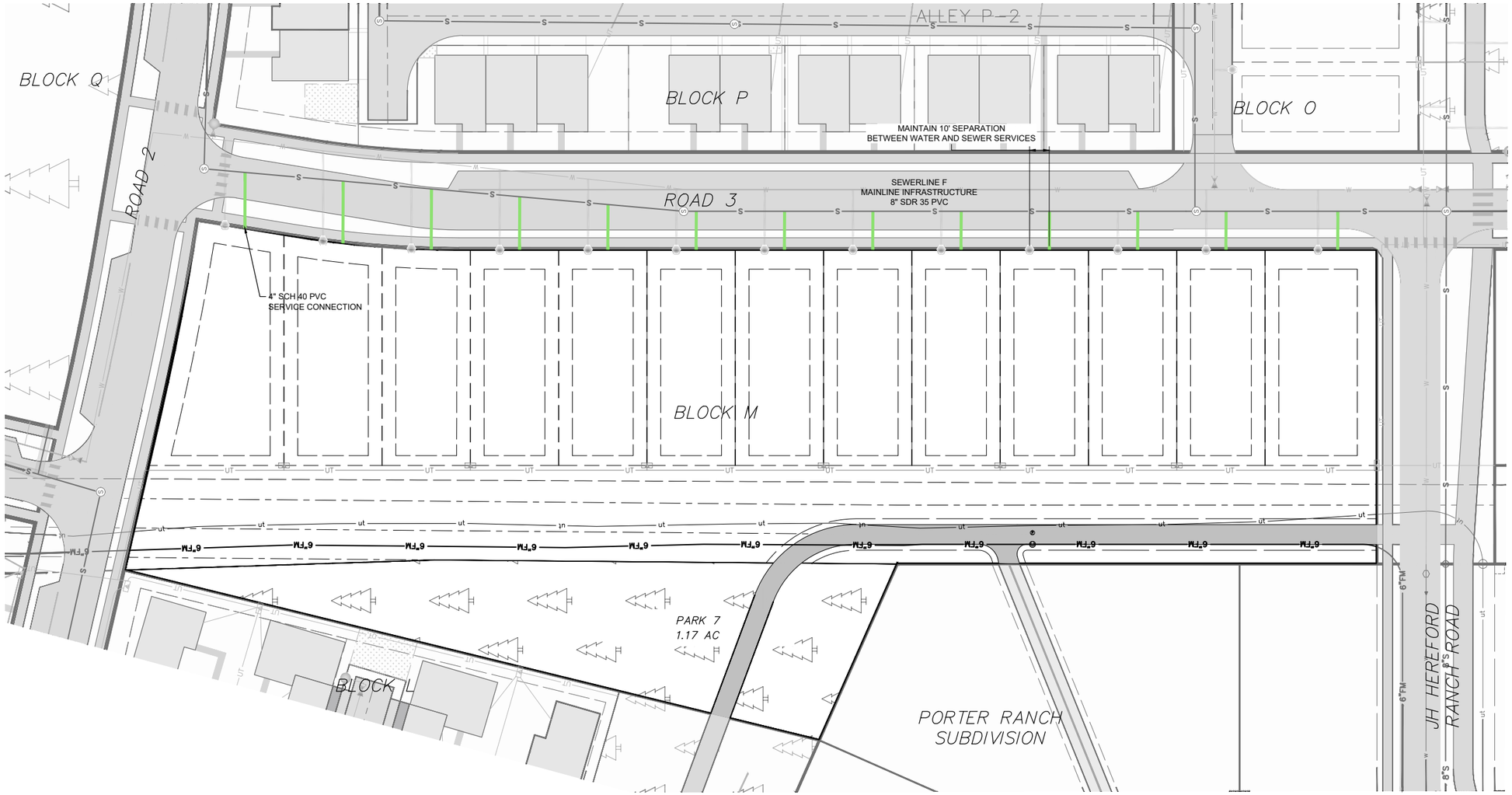
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C5.0

P:\20\20030\30-JHHR Holdings I-II\II Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Stormwater.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:24pm



SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40%

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

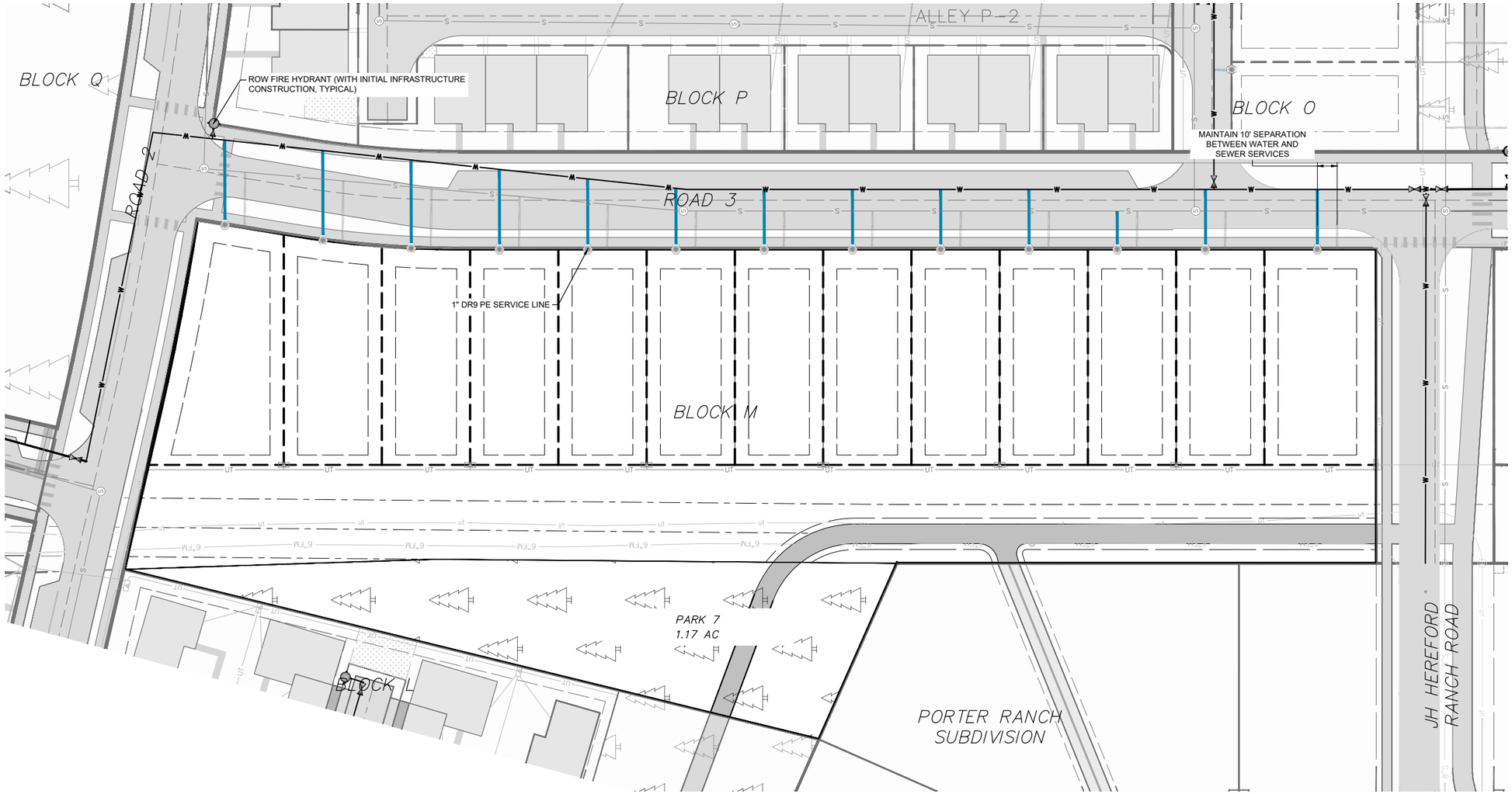
SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C6.0

P:\20202\20030-JHHR Hastings I-HS Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Sewer.dwg



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH LOT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C7.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:07pm
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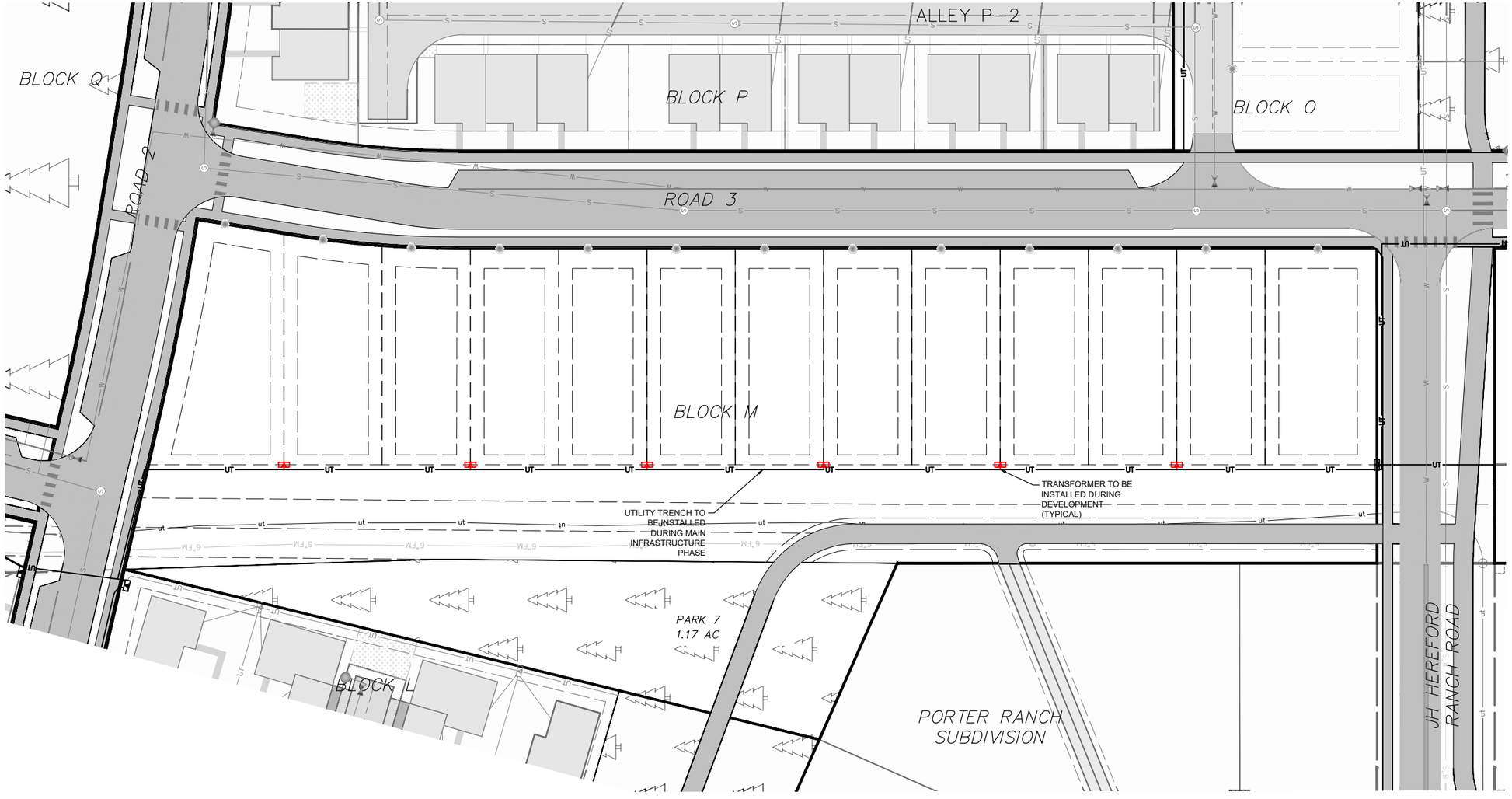
Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:33pm



NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK M

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
M C8.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block M\20030 - JHHR - Block M - Cable Utilities.dwg

BEAVER SLIDE LLC.

BIG MOUNTAIN ENTERPRISES LLC.

BEAVER SLIDE LLC.

JACKSON HOLE HEREFORD RANCH LLC.

BLOCK N
5.00 ACRES

ROAD 5

50' ROAD LOT

BLOCK O

ROAD 4

ADAMS DITCH

50' ROAD LOT

50' ROAD LOT

JH HEREFORD RANCH ROAD

60' ROAD LOT

PORTER RANCH SUBDIVISION

6104 6103 6101 6100 6101 6101 6101 6100 6100 6100 6102 6100

ut ut ut ut

6"FM 6"FM 6"FM

0 40 80
SCALE: 1 INCH = 80 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDTITIONS BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C2.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:07pm

P:\20\20030\9-JHHR Holdings 1-HS Road Reuse\g\13-Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Existing Conditions.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:23pm

BEAVER SLIDE LLC.

BIG MOUNTAIN ENTERPRISES LLC.

BEAVER SLIDE LLC.

JACKSON HOLE HEREFORD RANCH LLC.

BLOCK N

10' PATHWAY (WITH MAIN INFRASTRUCTURE PHASE)

12' PATHWAY EASEMENT

ROAD 5

NOTES:

1. ON STREET PARKING IS NOT REQUIRED IN NSP-1 AND NO ON STREET PARKING IS PROVIDED FOR BLOCK N. ON STREET PARKING SHOWN IS PROVIDED FOR BLOCK P.
2. SNOW STORAGE INTERNAL TO BLOCK N WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
3. ROAD 3, AND 5 WITH ACCESS TO BLOCK N LOTS WILL BE CONSTRUCTED DURING MAIN INFRASTRUCTURE CONSTRUCTION.

ALLEY O-1

BLOCK O

ROAD 4

JH HEREFORD RANCH ROAD

PORTER RANCH SUBDIVISION

0 40 80

SCALE: 1 INCH = 80 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C4.0

P:\20\20\20030-JHHR Holdings I-II\16 Road Housing\13- Civil NSP-1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Roads.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:34pm

BEAVER SLIDE LLC.

BIG MOUNTAIN ENTERPRISES LLC.

BEAVER SLIDE LLC.

JACKSON HOLE HEREFORD RANCH LLC.

BLOCK N

ROAD 5

NOTES:

1. STORMWATER DRAINAGE AND STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
2. STORMWATER FROM ROADS WILL BE CONTAINED IN BUFFER BETWEEN ROADS AND SIDEWALK

ALLEY 01

BLOCK O

ROAD 4

JH HEREFORD RANCH ROAD

PORTER RANCH SUBDIVISION

0 40 80

SCALE: 1 INCH = 80 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

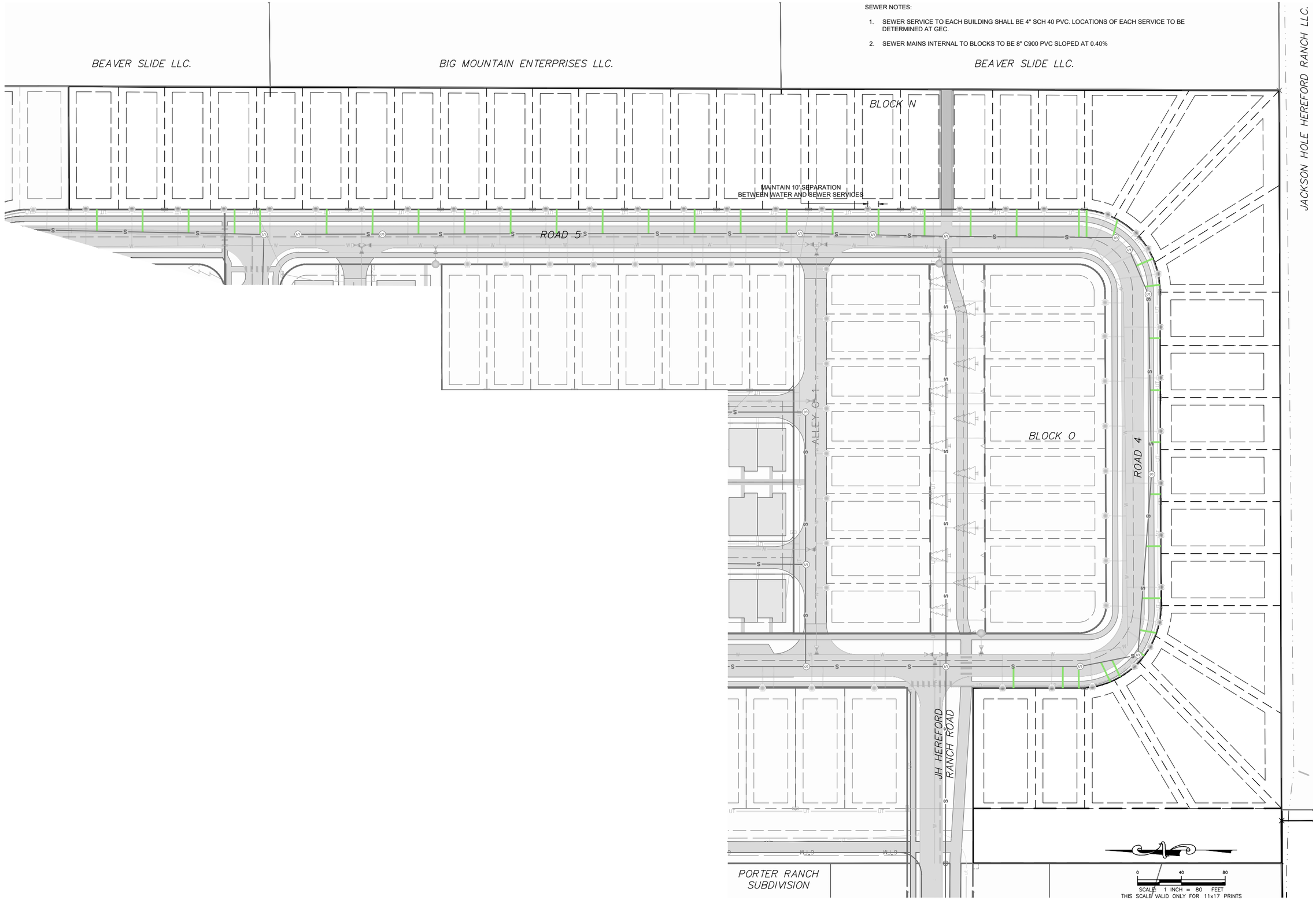
SHEET
N C5.0

P:\2020\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Stormwater.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:35pm

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40%



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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C6.0

P:\2020\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Sewer.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:11pm

BEAVER SLIDE LLC.

BIG MOUNTAIN ENTERPRISES LLC.

BEAVER SLIDE LLC.

JACKSON HOLE HEREFORD RANCH LLC.

BLOCK N

1" DR9 PE
SERVICE CONNECTION

ROAD 5

MAINTAIN 10' SEPARATION BETWEEN
WATER AND SEWER SERVICES

ROW FIRE HYDRANT
(WITH INITIAL INFRASTRUCTURE CONSTRUCTION, TYPICAL)

ROW FIRE HYDRANT
(WITH INITIAL INFRASTRUCTURE CONSTRUCTION, TYPICAL)

ALLEY 1

BLOCK P

BLOCK O

ROAD 4

ROW FIRE HYDRANT
(WITH INITIAL INFRASTRUCTURE CONSTRUCTION, TYPICAL)

JH HEREFORD
RANCH ROAD

PORTER RANCH
SUBDIVISION

0 40 80
SCALE: 1 INCH = 80 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH LOT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

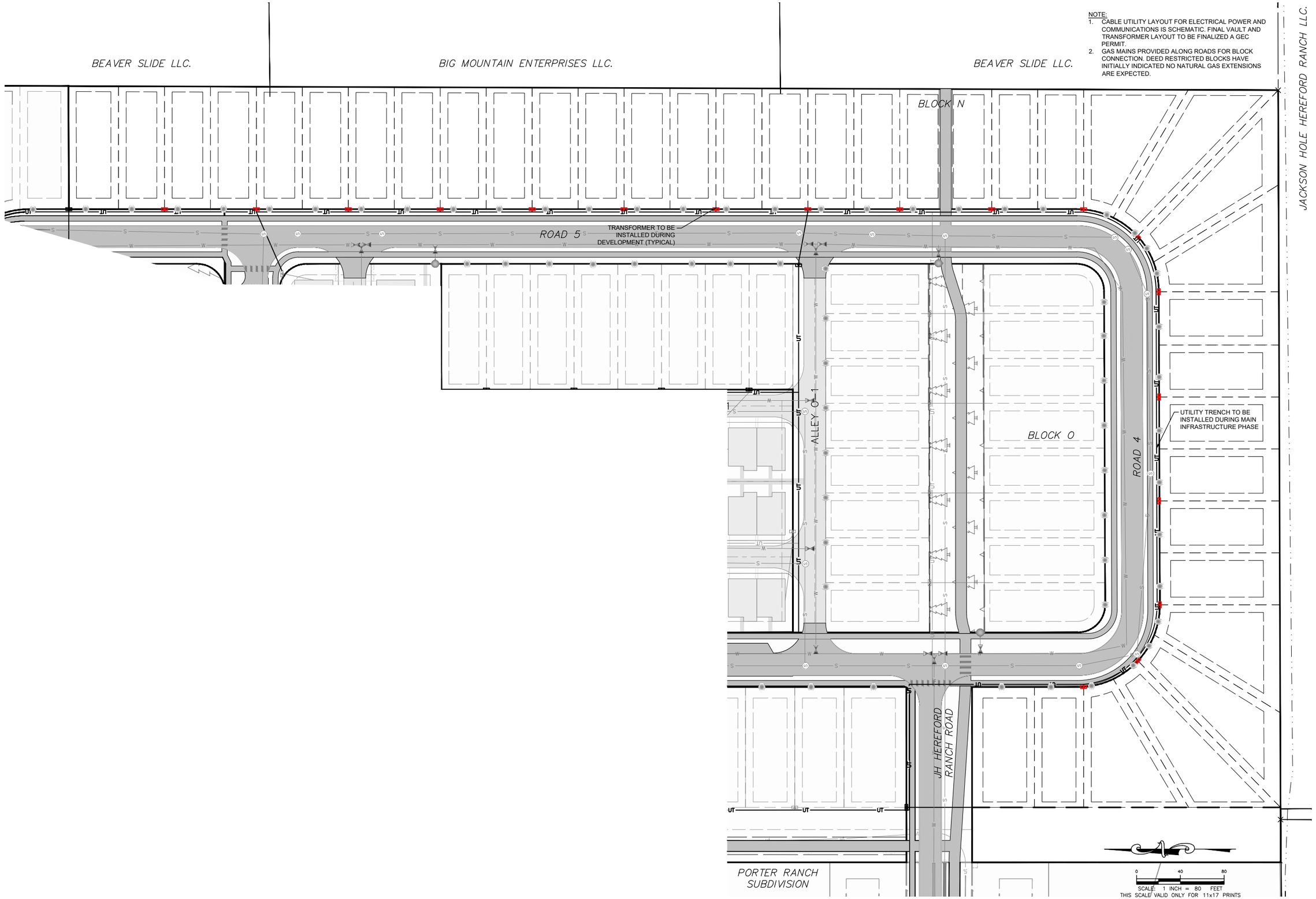
PROJECT NUMBER
20030

SHEET
N C7.0

P:\2020\20030-JHHR Holdings I-HS Road Housing\13- Civil NSP I\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Water.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:35pm

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.



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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK N

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

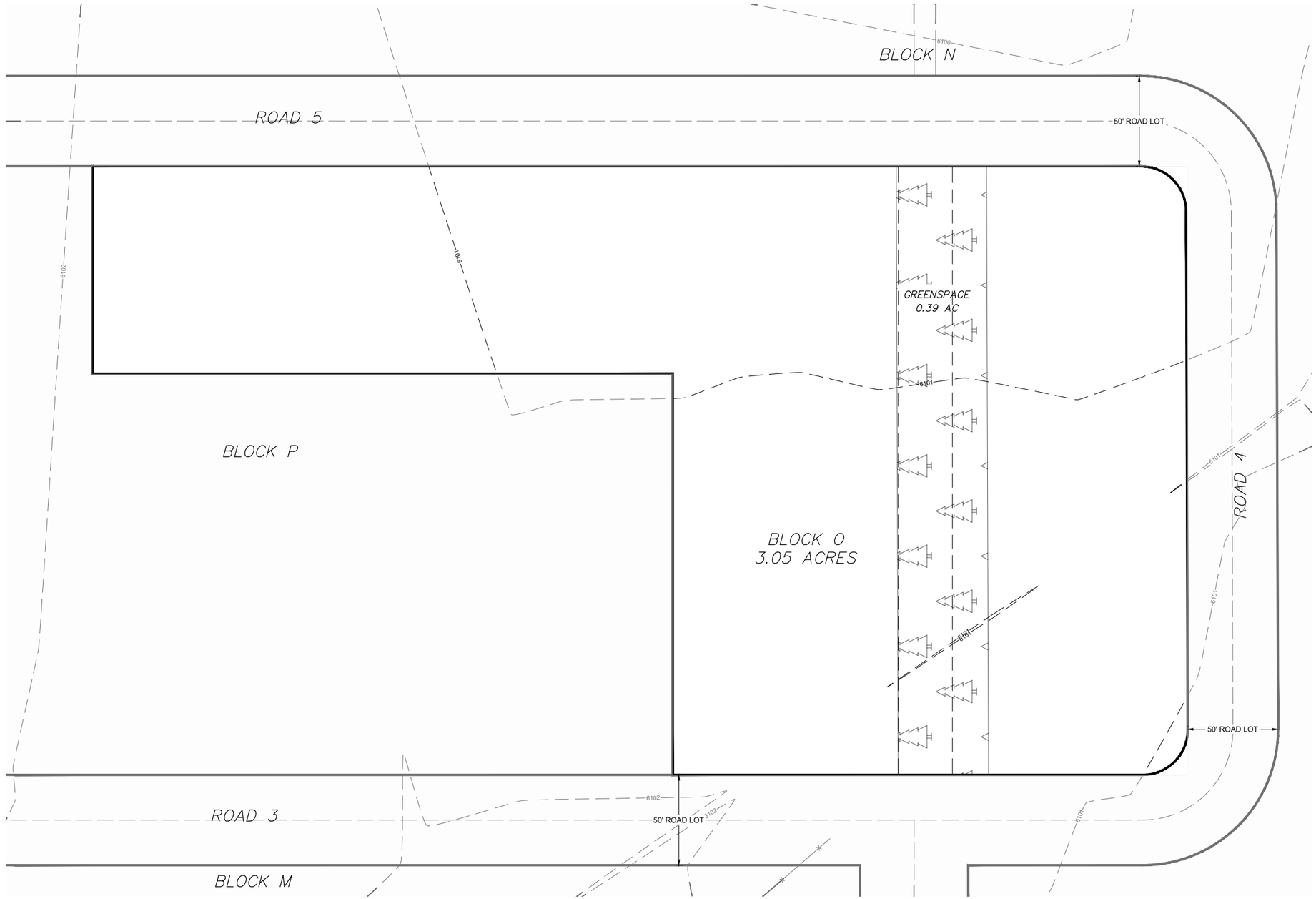
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
N C8.0

P:\2020\20030-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block N\20030 - JHHR - Block N - Cable Utilities .dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:39pm



0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK O

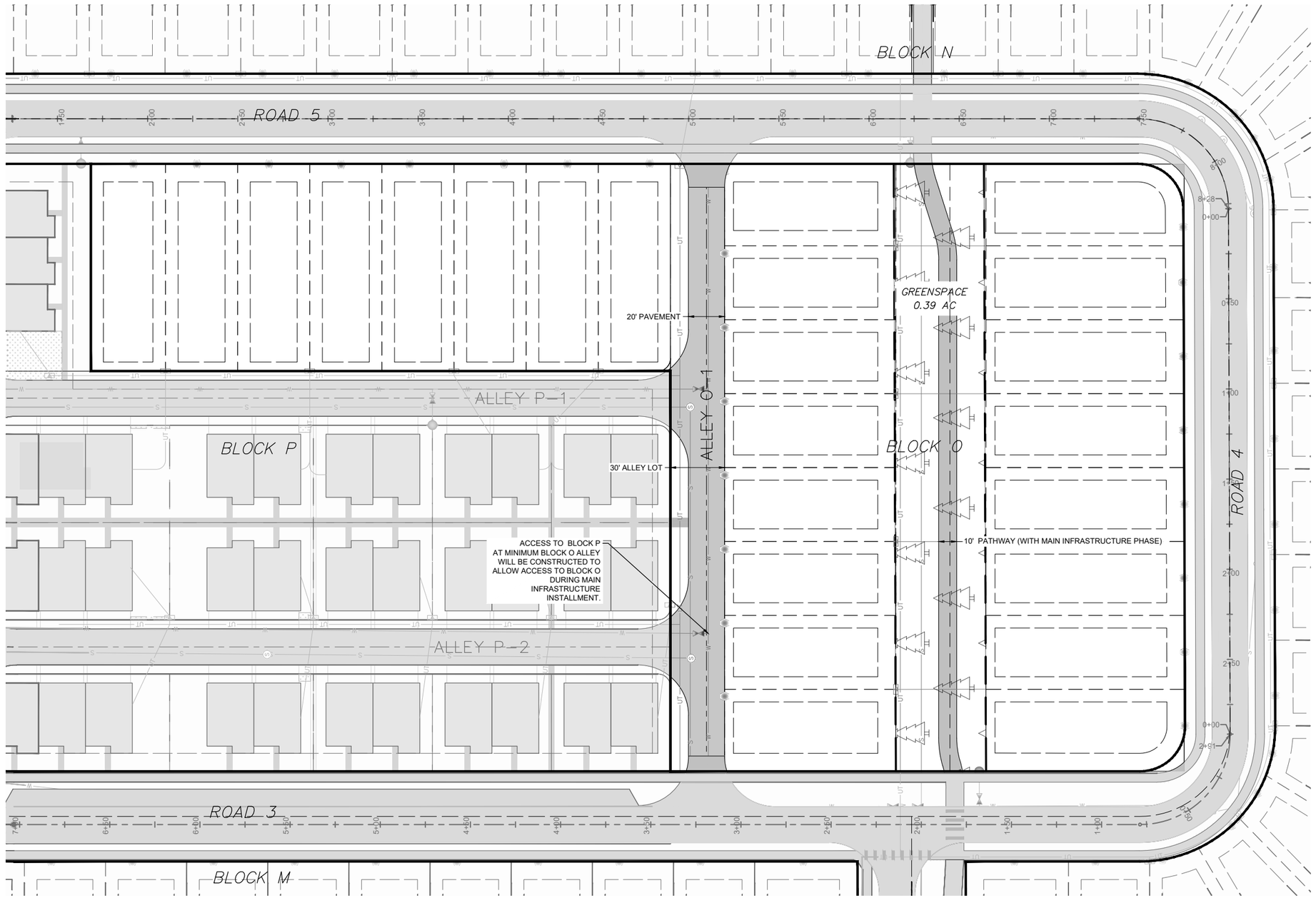
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C2.0

P:\20030\30-JHHR Holdings I, LLC\5 Road Housing\13- Civil NSP I\CAD\Infrastructure Improvements\Blocks\Block O\30-20 - JHHR - Block O - Existing Conditions.dwg



NOTES:

1. ON STREET PARKING IS NOT REQUIRED IN NSP-1 AND NO ON STREET PARKING IS PROVIDED FOR BLOCK O. ON STREET PARKING SHOWN IS PROVIDED FOR BLOCK P.
2. SNOW STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
3. ROAD 3, 4 AND 5 WITH ACCESS TO BLOCK M LOTS WILL BE CONSTRUCTED DURING MAIN INFRASTRUCTURE CONSTRUCTION.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK O

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm
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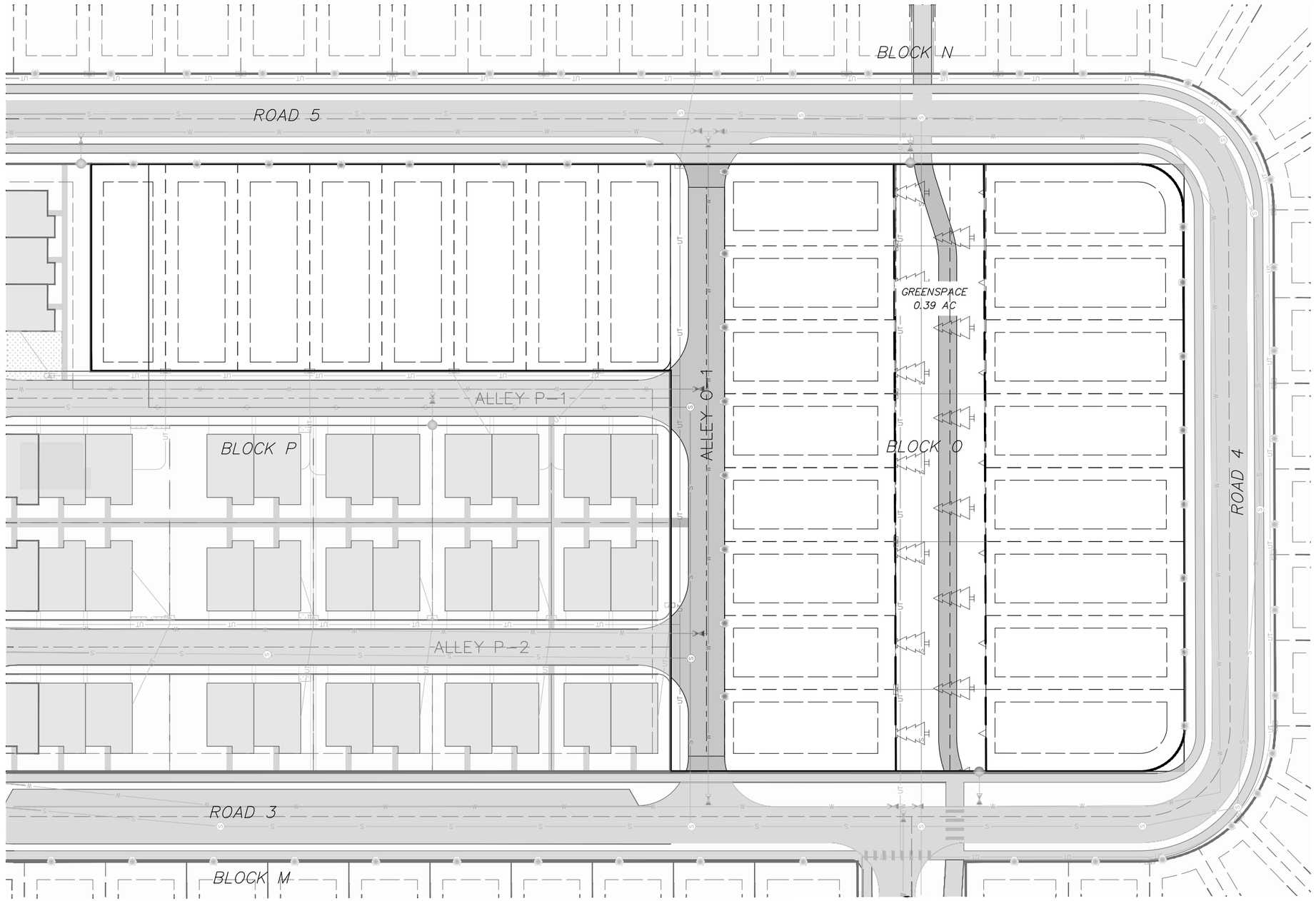
Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:53pm



NOTES:

1. STORMWATER DRAINAGE AND STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
2. STORMWATER FROM ROADS WILL BE CONTAINED IN BUFFER BETWEEN ROADS AND SIDEWALK

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK O

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

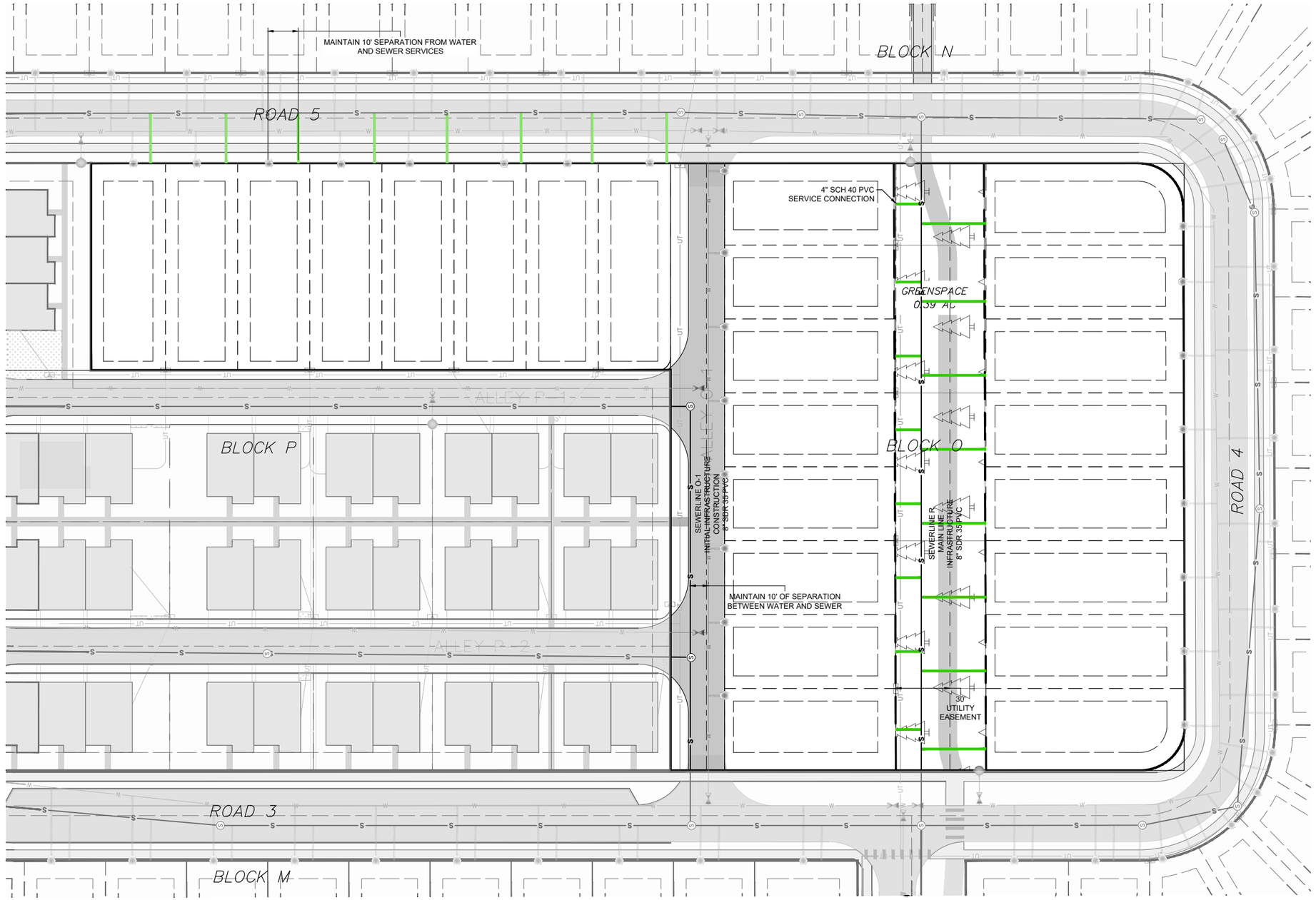
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C5.0

P:\20\20030\b-JHHR Holdings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block O\20030 - JHHR - Block O - Stormwater.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:45pm



SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40%

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

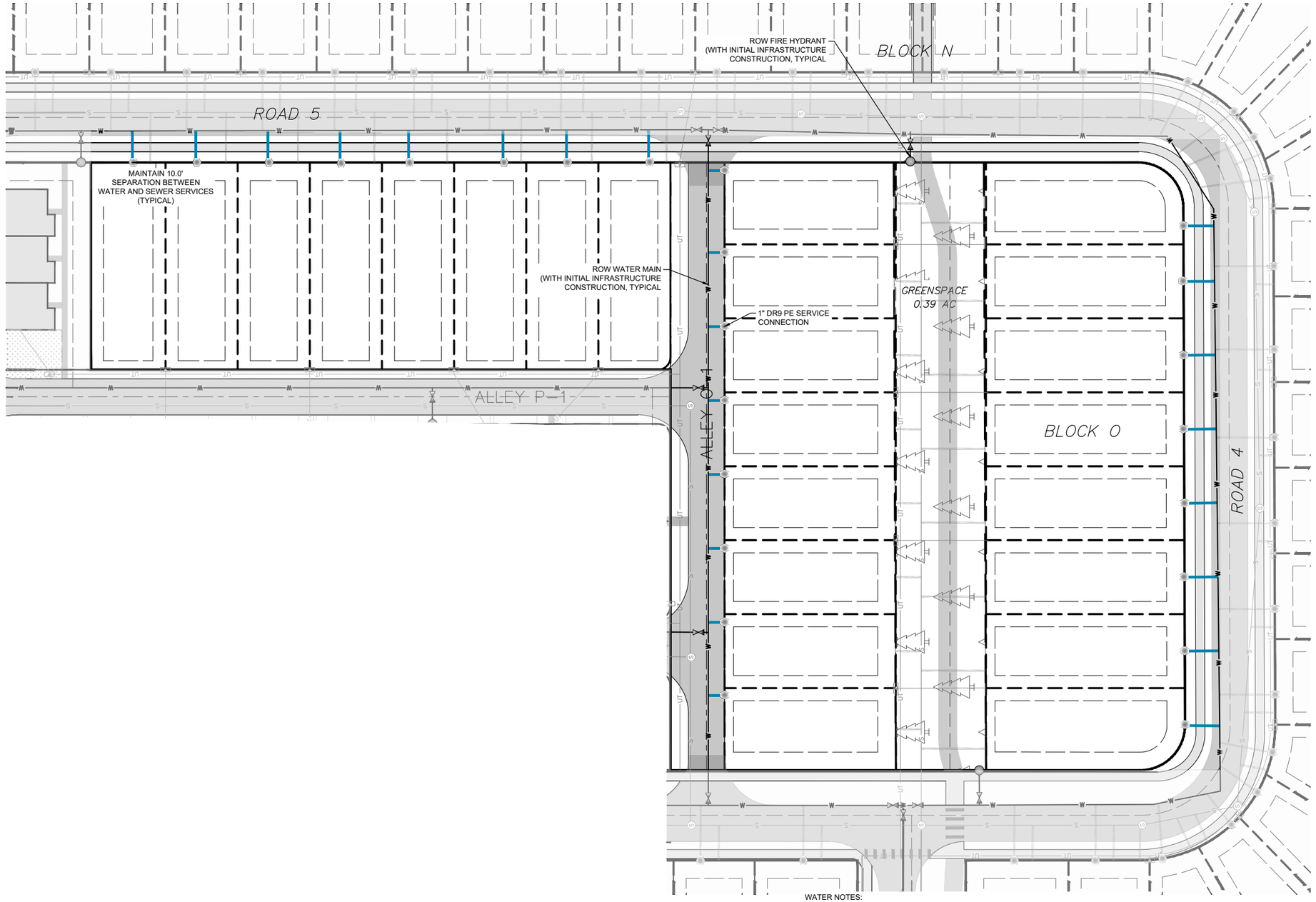
SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK O

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C6.0

P:\20202030\Jh-JHHR Holdings, LHS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block O\20030 - JHHR - Block O - Sewer.dwg



WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH LOT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK O

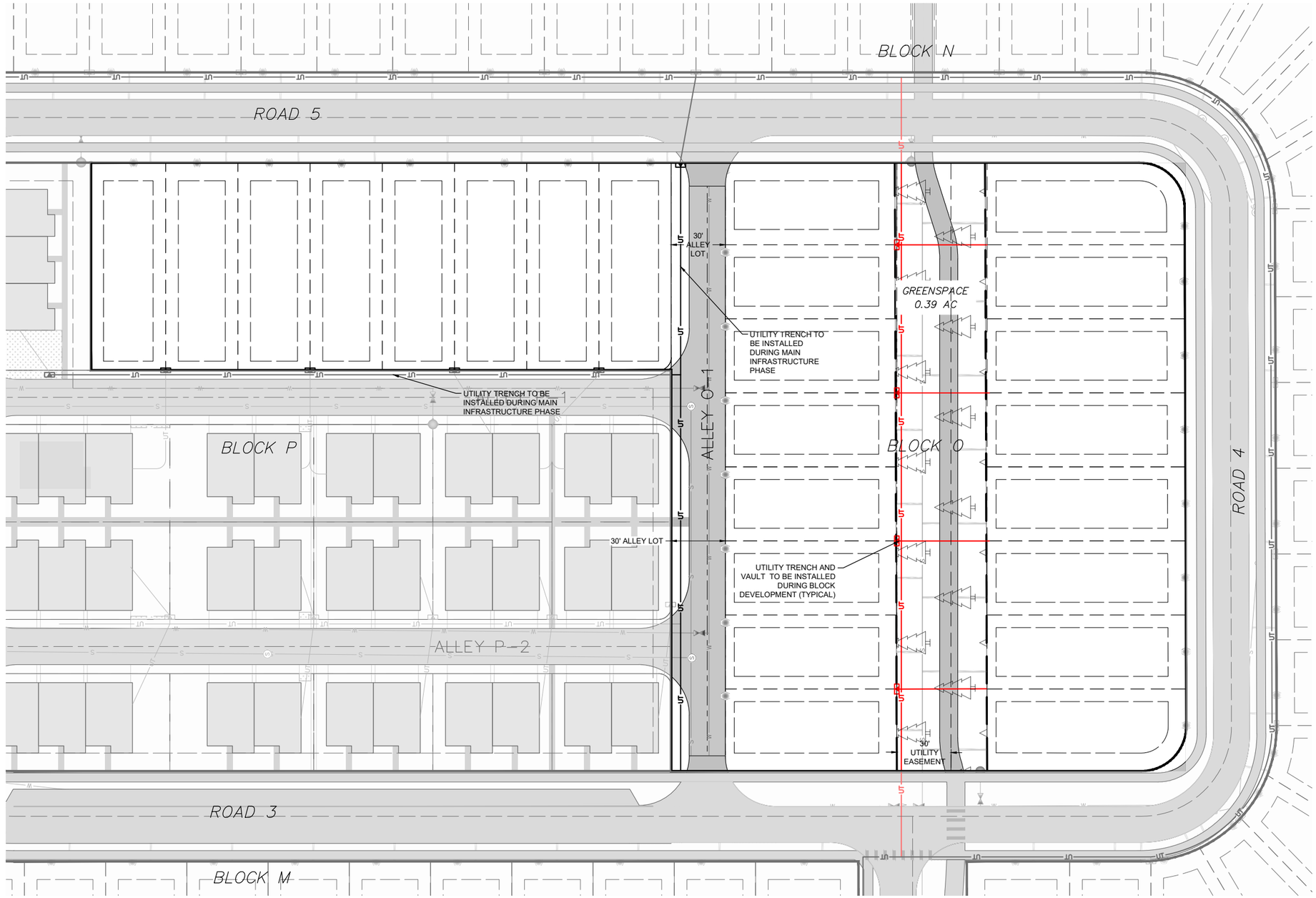
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C7.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:23pm
P:\2020\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvement\Blocks\Block O\20030 - JHHR - Block O - Water.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:34pm



NOTE:

1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK O

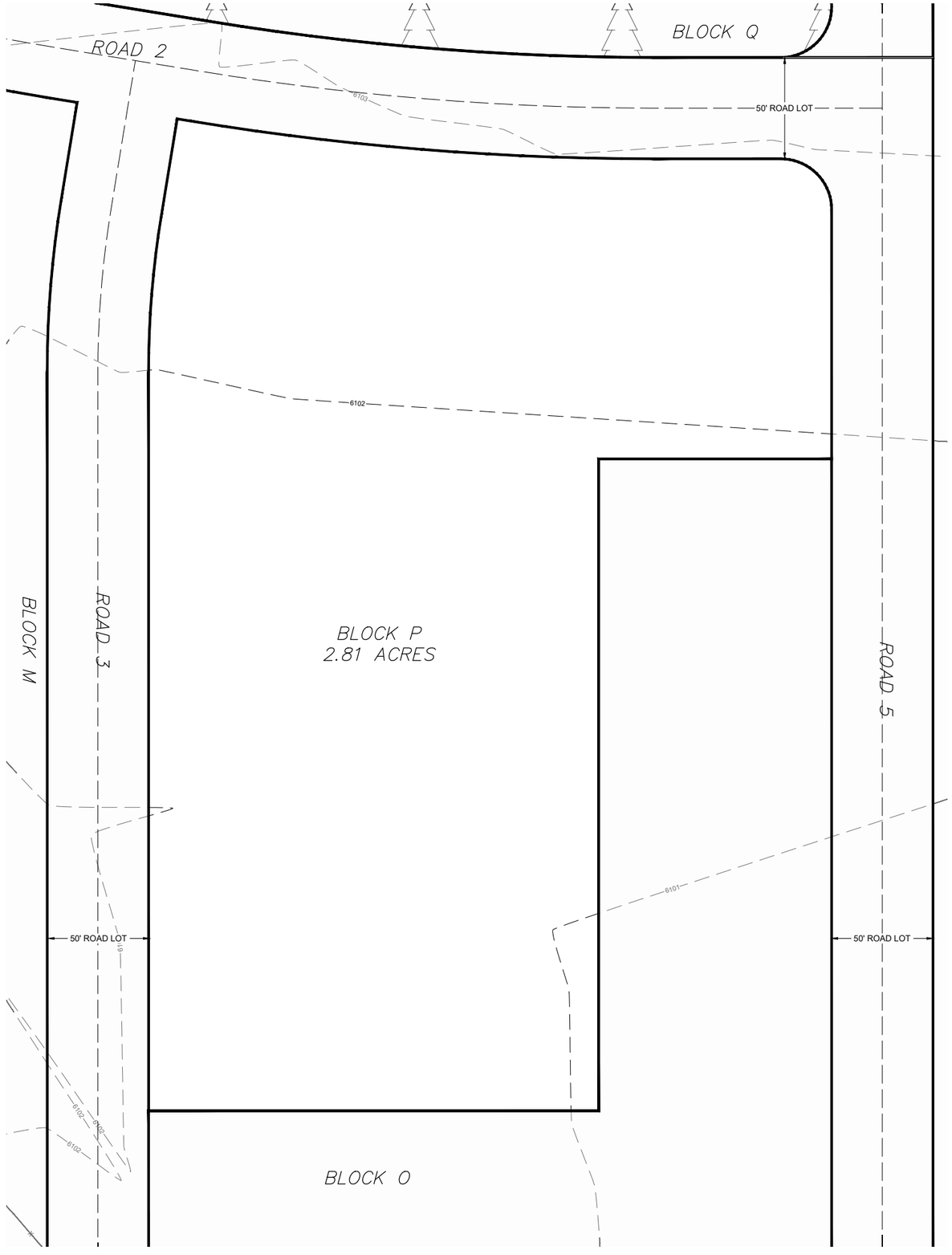
DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
O C8.0

P:\20\20030\b-JHHR Holdings 1-HS Road Housing\13- Civil NOP 1\CAD\Infrastructure Improvements\Blocks\Block O\20030 - JHHR - Block O - Cable Utilities.dwg



SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

0 30 60

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C2.0

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:07pm

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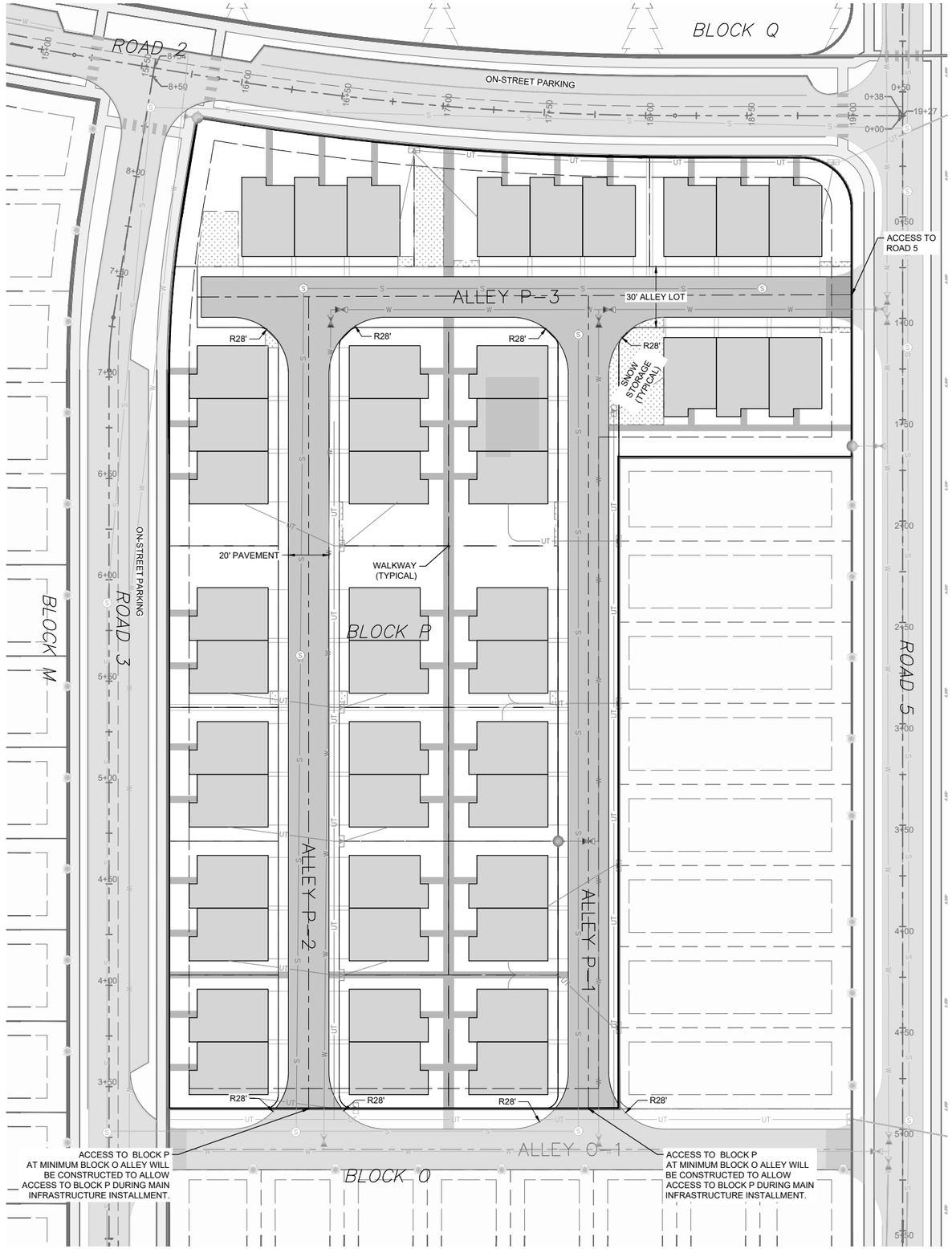

NOTE:
1. A MINIMUM SITE AREA REPRESENTING 10% OF THE TOTAL REQUIRED OFFSTREET PARKING AND LOADING AREA, INCLUSIVE OF AISLES AND ACCESS DRIVES, SHALL BE PROVIDED AS THE SNOW STORAGE AREA.
2. ALL ALLEYS MUST MEET IFC FIRE APPARATUS ROAD STANDARDS PER FIRE MARSHALL DETERMINATION.
3. ALTHOUGH ON-STREET PARKING IS NOT REQUIRED IN NSP-1, ONSTREET PARKING IS PROVIDED TO BLOCK P ON ROAD 2 AND 3. ALL UNITS PROVIDED WITH TUCK UNDER PARKING. ON-STREET PARKING PROVIDED FOR VISITORS.

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

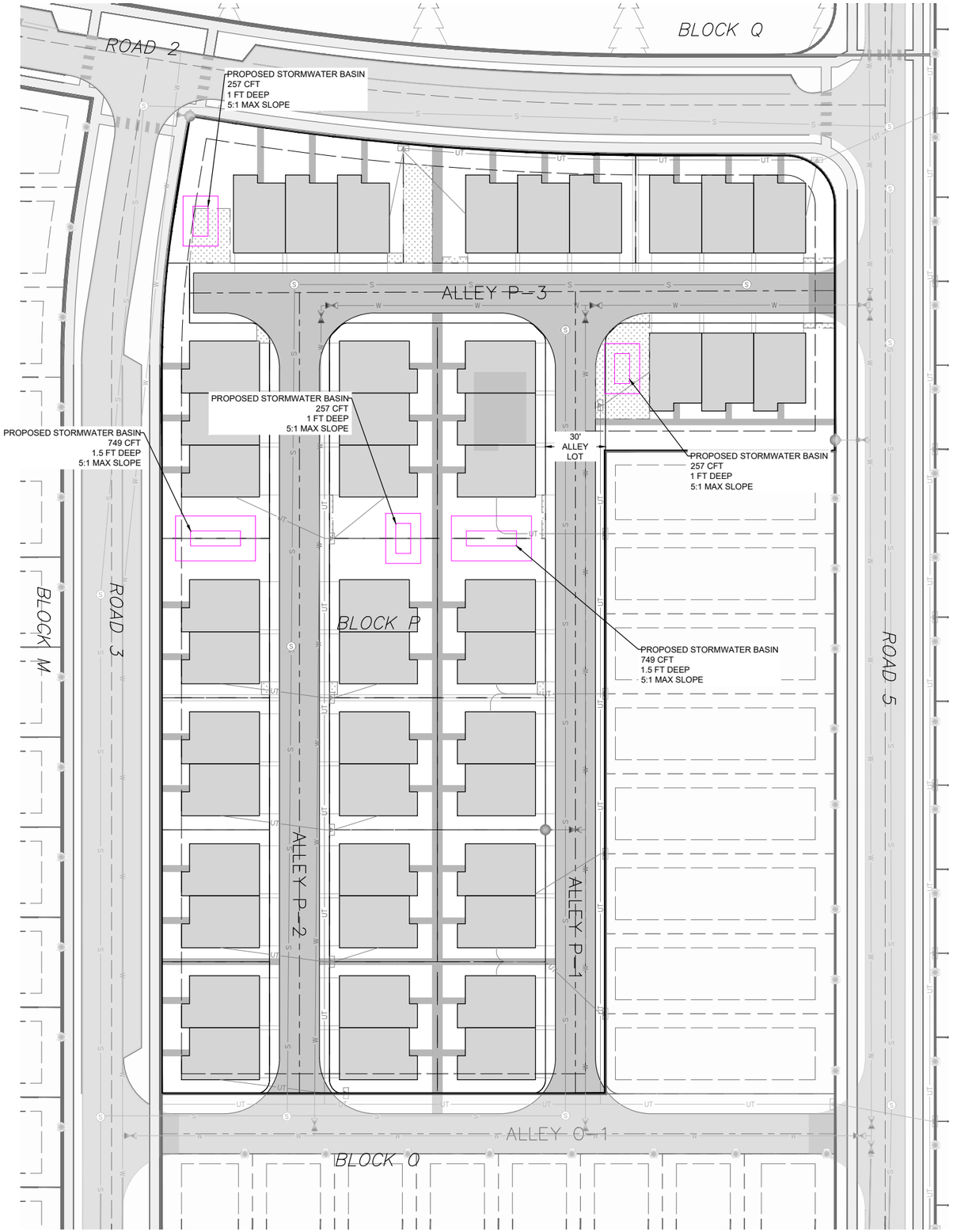
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:59pm
P:\2020\20030-JHHR Holdings 1-HS Road H Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block P\20030 - JHHR - Block P - Roads.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:58pm



NOTE:

1. FOR DETAILED STORMWATER CALCULATIONS PER BLOCK SEE ENGINEER'S REPORT.
2. STORMWATER STORAGE VOLUMES HAVE BEEN CALCULATED FOR THE ENTIRE BLOCK. GENERAL STORAGE AREAS HAVE BEEN IDENTIFIED AND SHOWN TO INDICATE AMPLE AREA ON THE SITE IS AVAILABLE. ACTUAL LOCATIONS, DEPTHS, AND CONFIGURATIONS WILL BE DETERMINED WITH THE GRADING AND EROSION CONTROL PERMITTING.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C5.0

P:\20\20\20030-JHHR Holdings- I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block P\20030 - JHHR - Block P - Stormwater.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:28pm

MANHOLE TABLE			
STRUCTURE NAME	RIM	PIPE SIZE	INVERT
MH - XP-1	6101.04'	8" 8"	OUT: 6095.69' IN: 6095.79'
MH - XP-2	6101.66'	8" 8" 8"	OUT: 6095.03' IN: 6095.13' IN: 6095.13'
MH - XP-3	6101.53'	8" 8"	OUT: 6096.07' IN: 6096.17'
MH - XP-4	6102.38'	8" 8"	OUT: 6096.89' IN: 6096.99'
MH - XP-5	6102.49'	8"	OUT: 6097.89'
MH - XP-6	6100.89'	8"	OUT: 6097.36'

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40% MINIMUM.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C6.0

P:\20\20030\X-JHHR Holdings 1-HS Road Reuse\g13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block P\20030 - JHHR - Block P - Sewer.dwg

Ver: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:29pm

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH UNIT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C7.0

P:\20\20030\30-JHHR Holdings - I-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block P\20200 - JHHR - Block P - Water.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

0 30 60
SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK P

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
P C8.0

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Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:13pm

BEAVER
SLIDE LLC.

BLOCK G

30' UTILITY EASEMENT DOC #1060540

BLOCK H

ROAD 6

6105

6104

PARK 5
2.00 AC

BLOCK Q
5.00 ACRES
(WITH ROAD LOT)

50' ROAD LOT

BLOCK N

BEAVER
SLIDE LLC.

ROAD 2

6103

BLOCK L

BLOCK M

ROAD 3

BLOCK P

50' ROAD LOT

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

P:\2020\20030-JHHR Hidalgo 1-HS Road Housing\13- Civil NSP\1CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Existing Conditions.dwg

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C2.0

NOTES:
1. ON STREET PARKING IS NOT REQUIRED IN NSP-1. ON STREET PARKING SHOWN IS PROVIDED FOR BLOCK H, VISITORS OR PARK 5.
2. SNOW STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

ROAD 6

20' PAVEMENT

9' ON STREET PARKING

50' LOCAL ROAD ACCESS AND UTILITY LOT

R54'

R50'

8' TYP. 10' PATHWAY

5' SIDEWALK (TYPICAL)

ACCESS TO BLOCK H AT MINIMUM ROAD 6 WILL BE CONSTRUCTED TO ALLOW ACCESS TO BLOCK H DURING MAIN INFRASTRUCTURE INSTALLMENT.

ON-STREET PARKING

PARK 5
2.00 AC

BLOCK Q

BLOCK N

BEAVER SLIDE LLC.

ROAD 2

BLOCK L

BLOCK M

ROAD 5

BLOCK P

ALLEY P-3

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED ROADS
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C4.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:46pm
P:\2020\20030\JHHR Holdings 1\HS Road Heuning\13- Civil NSP 1\CAD\Infrastructure Improvements\Block\Block Q\20030 - JHHR - Block Q - Roads.dwg

NOTES:

1. STORMWATER DRAINAGE AND STORAGE INTERNAL TO BLOCK O WILL BE DETERMINED AT BUILDING PERMIT FOR THE SINGLE FAMILY HOMES.
2. STORMWATER FROM ROADS WILL BE CONTAINED IN BUFFER BETWEEN ROADS AND SIDEWALK

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

ROAD 6

PARK 5
2.00 AC

BLOCK Q

BLOCK N

BEAVER SLIDE LLC.

ROAD 2

BLOCK L

BLOCK M

ROAD 3

BLOCK P

ALLEY P-3

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED STORMWATER
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C5.0

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:45pm
P:\2020\20030\JHHR Holdings 1\HS Road Heuning\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Stormwater.dwg

Ver.: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:54pm

SEWER NOTES:

1. SEWER SERVICE TO EACH BUILDING SHALL BE 4" SCH 40 PVC. LOCATIONS OF EACH SERVICE TO BE DETERMINED AT GEC.
2. SEWER MAINS INTERNAL TO BLOCKS TO BE 8" C900 PVC SLOPED AT 0.40%
3. REFER TO MANHOLE TABLE ON ROW C6.0 FOR MANHOLE ELEVATIONS IN BLOCK Q.

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

MH - N4

MH - N5

4" SCH 40 PVC SERVICE CONNECTION

MH - N6

SEWERLINE N
8" SDR 35 PVC

ROAD 6

MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER

AT MINIMUM SEWER LINE F WILL BE CONSTRUCTED TO STA. 13+65 DURING MAIN INFRASTRUCTURE INSTALLMENT

PARK 5
2.00 AC

BLOCK Q

CONNECT TO MAIN LINE INFRASTRUCTURE

SEWER STUB OUT TO FUTURE PARK

MH - N3

ROAD 2

BLOCK L

BLOCK M

ROAD 3

SEWERLINE F
8" SDR 35 PVC

BLOCK P

ALLEY P-3

BLOCK N

BEAVER SLIDE LLC.

SCALE: 1 INCH = 60 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED SANITARY SEWER Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C6.0

P:\2020\20030\JHHR Holdings 1\HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Sewer.dwg

Ver. 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:09pm

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

MAINTIAN 10' SEPARATION BETWEEN WATER AND SEWER SERVICES

ROAD 6

FIRE HYDRANT (TYPICAL)

CONNECT TO MAIN LINE INFRASTRUCTURE

BLOCK N

BEAVER SLIDE LLC.

PARK 5
2.00 AC

BLOCK Q

WATER SERVICE FOR PARK 5

ROW FIRE HYDRANT (WITH INITIAL INFRASTRUCTURE CONSTRUCTION, TYPICAL)

CONNECT TO MAIN LINE INFRASTRUCTURE

ROAD 2

BLOCK L

BLOCK M

ROAD 3

BLOCK P

ALLEY P-3

WATER NOTES:

1. WATER SUPPLY FROM TOWN OF JACKSON WATER SYSTEM, ZONE 4.
2. WATER MAINS SHALL BE 8" OR 12" CLASS 350 DUCTILE IRON PIPE.
3. 1" DR9 WATER SERVICE SHALL BE PROVIDED TO EACH LOT.
4. WATER MAINS INTERNAL TO BLOCKS TO BE 8" DIP.
5. FIRE HYDRANTS SHALL BE LOCATED IN RESIDENTIAL AREAS SO THAT ONE FIRE HYDRANT IS AVAILABLE WITHIN 300 FEET OF EVERY STRUCTURE AND TWO ARE AVAILABLE WITHIN 500 FEET OF EVERY STRUCTURE.

0 30 60

SCALE: 1 INCH = 60 FEET
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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED WATER
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C7.0

P:\2020\20030\JHHR Holdings 1\HS Road Heuring\13- Civil NSP 1\CAD\Infrastructure Improvements\Blocks\Block Q\20030 - JHHR - Block Q - Water.dwg

Ver: 18.0 Plotted by ASimmons on Apr 02, 2026 - 12:23pm

NOTE:
1. CABLE UTILITY LAYOUT FOR ELECTRICAL POWER AND COMMUNICATIONS IS SCHEMATIC. FINAL VAULT AND TRANSFORMER LAYOUT TO BE FINALIZED A GEC PERMIT.
2. GAS MAINS PROVIDED ALONG ROADS FOR BLOCK CONNECTION. DEED RESTRICTED BLOCKS HAVE INITIALLY INDICATED NO NATURAL GAS EXTENSIONS ARE EXPECTED.

BEAVER SLIDE LLC.

BLOCK G

BLOCK H

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

ROAD 6

50' ROAD LOT

UTILITY TRENCH TO BE INSTALLED DURING MAIN INFRASTRUCTURE PHASE

TRANSFORMERS TO BE INSTALLED DURING BLOCK DEVELOPMENT (TYPICAL)

CABLE UTILITY CONNECTION FOR PARK DURING MAIN INFRASTRUCTURE PHASE

PARK 5
2.00 AC

BLOCK Q

BLOCK N

BEAVER SLIDE LLC.

ROAD 2

BLOCK L

BLOCK M

ROAD 3

BLOCK P

ALLEY P-3

SCALE: 1 INCH = 60 FEET
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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CABLE UTILITIES
BLOCK Q

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
Q C8.0

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Ver: 18.0
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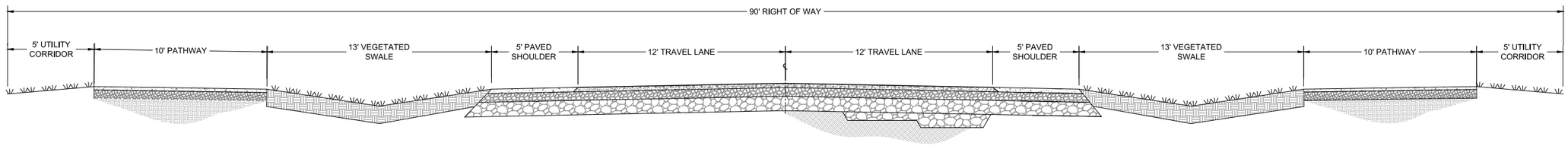
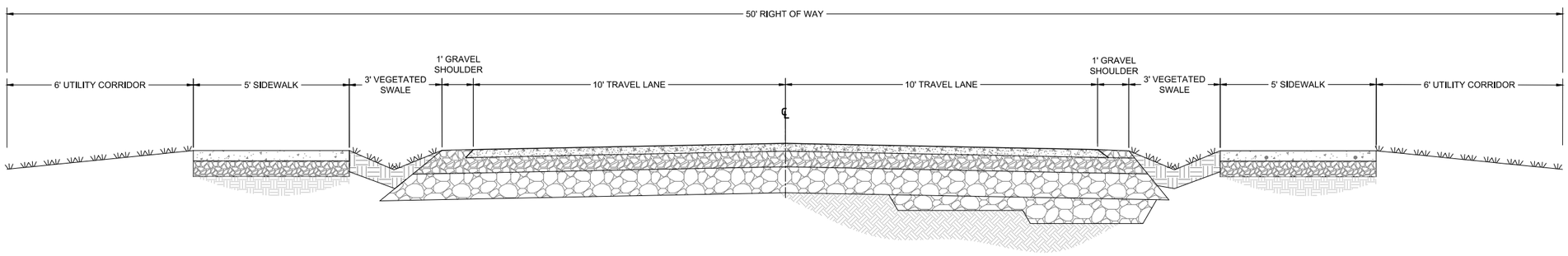


EAST WEST CONNECTOR TYPICAL CROSS SECTION
NOT TO SCALE



LOCAL ROAD WITHOUT PARKING IN NSP-1 TYPICAL CROSS SECTION
NOT TO SCALE

P:\2020\20030-JHHR Holdings, I-HS Road Housing\3 5- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Overview\20030 - JHHR - NSP Details-1.dwg

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

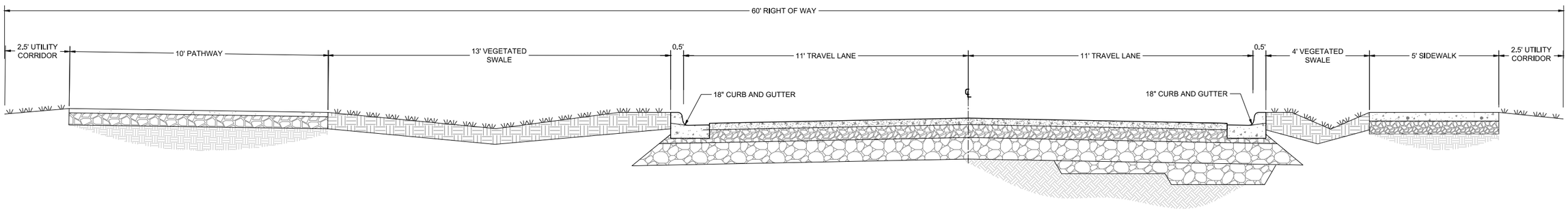
SHEET TITLE:
EAST WEST CONNECTOR AND
ROAD 4 & 5 CROSS SECTION

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

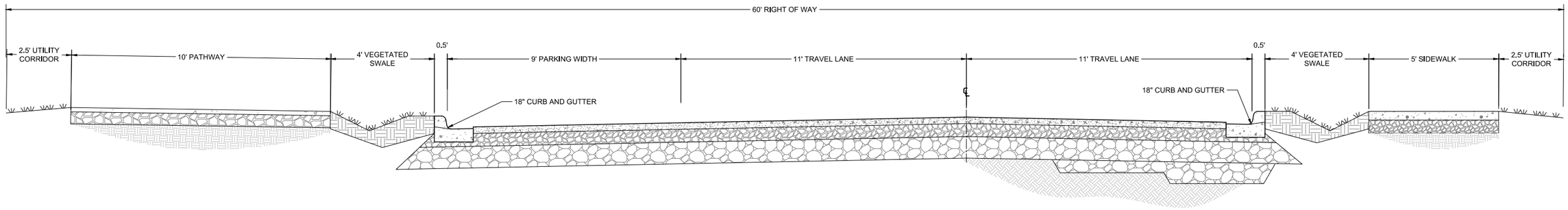
PROJECT NUMBER
20030

SHEET
C9.0



HAYSTACK HOUSE ROAD CROSS SECTION WITHOUT PARKING

NOT TO SCALE



HAYSTACK HOUSE ROAD CROSS SECTION WITH PARKING

NOT TO SCALE

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
HAYSTACK HOUSE ROAD CROSS SECTION

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C9.1

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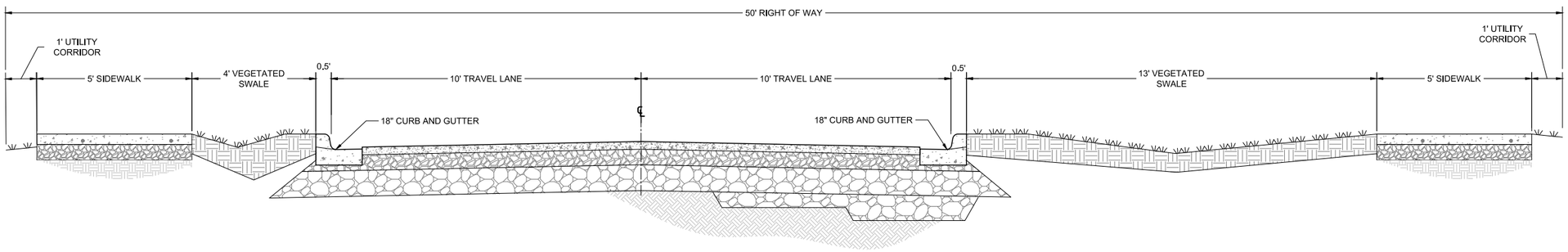
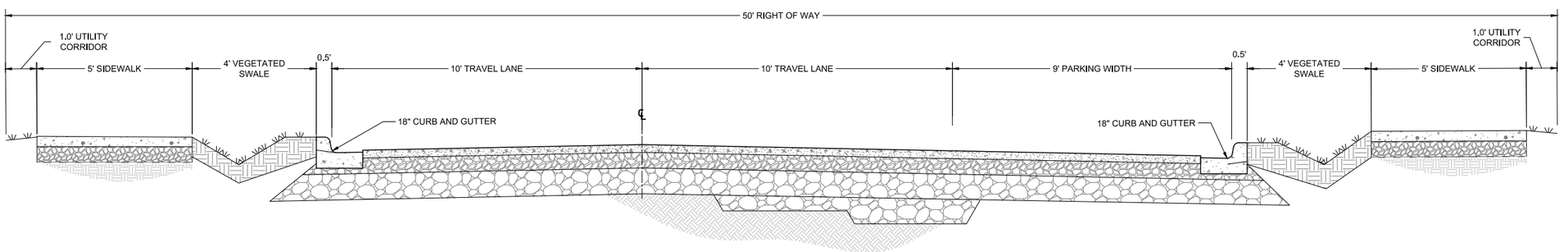


LOCAL ROAD CROSS SECTION WITHOUT PARKING
NOT TO SCALE



LOCAL ROAD CROSS SECTION WITH PARKING
NOT TO SCALE

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

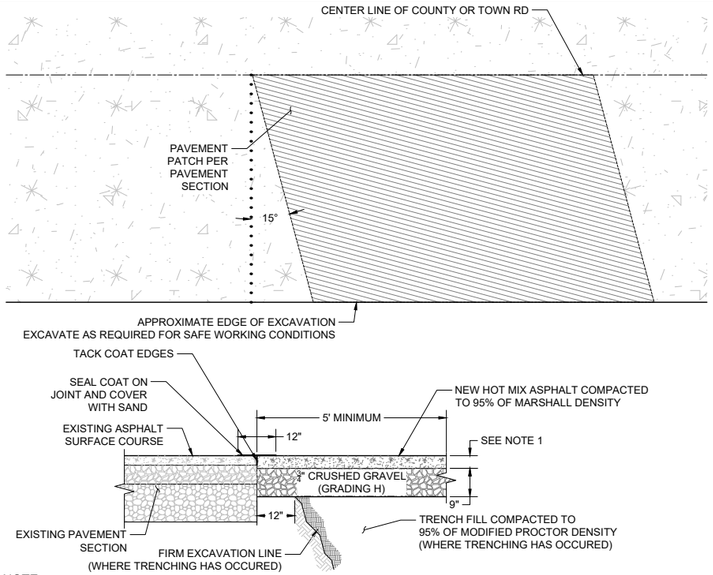
SHEET TITLE:
ROAD 1, 2, 3 AND 6 CROSS SECTIONS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

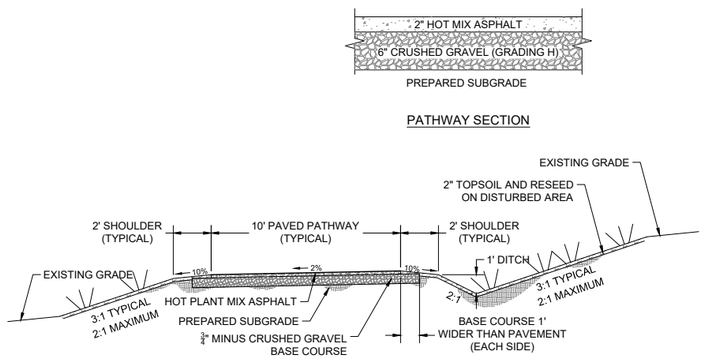
SHEET
C9.2



NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3". IF EXISTING ASPHALT IS 4" THICK OR GREATER, PATCH THICKNESS SHALL MATCH EXISTING.
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, WHEN THICKNESS IS GREATER THAN 3", AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. WHERE CUT LINE IS IN CLOSE PROXIMITY TO LANE EDGE (OR CENTER LINE) REMOVE ASPHALT TO EDGE (OR CENTERLINE) TO PROVIDE CLEAN PAVING LINES. CONSULT ENGINEER PRIOR TO FINALIZING PAVEMENT REMOVAL.
5. PATCHES ADJACENT TO CURB AND GUTTER SHALL BE MINIMUM 4 FT. WIDE TO ALLOW FOR FULL ROLLER DRUM CONTACT.

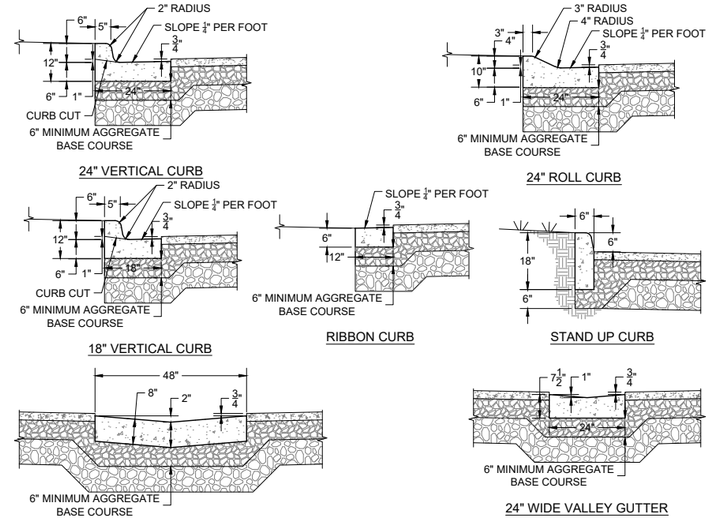
ASPHALT PATCH DETAIL
NOT TO SCALE



NOTE

1. SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING
   - 1.1. NATIVE SUBGRADE SHALL BE SCARIFIED AND MOISTURE CONDITIONED TO A DEPTH OF 12" (MINIMUM) BELOW GRAVEL BASE ELEVATION.
   - 1.2. SUBGRADE SHALL BE COMPACTED TO AASHTO T-180 (MODIFIED PROCTOR) AND AS REQUIRED FOR ACCEPTANCE BY PROOF ROLLING.
   - 1.3. SUBGRADE SHALL BE PROOF ROLLED BY DRIVING A FULLY LOADED 10 CUBIC YARD TRUCK (APPROXIMATE WEIGHT 50,000 POUNDS) OVER THE FINISHED SUBGRADE IN THE PRESENCE OF THE ENGINEER.
   - 1.4. NO BASE COURSE SHALL BE PLACED UNTIL THE ENGINEER HAS APPROVED THE SUBGRADE COMPACTION. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
2. PROFILE GRADE IS AT THE CENTER POINT OF THE PAVED PATHWAY AND SHALL COINCIDE WITH THE FINISHED SURFACE OF THE PAVEMENT.
3. GEOTECHNICAL FABRIC SHALL BE PLACED WHERE REQUIRED BY GEOTECHNICAL REPORT AND/OR DIRECTED BY THE ENGINEER.

TYPICAL PATHWAY DETAIL
NOT TO SCALE



NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

CURB SECTION DETAIL
NOT TO SCALE

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD DETAILS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C9.3

Ver.: 18.0
Plotted by ASimmons on Apr 02, 2026 - 12:27pm
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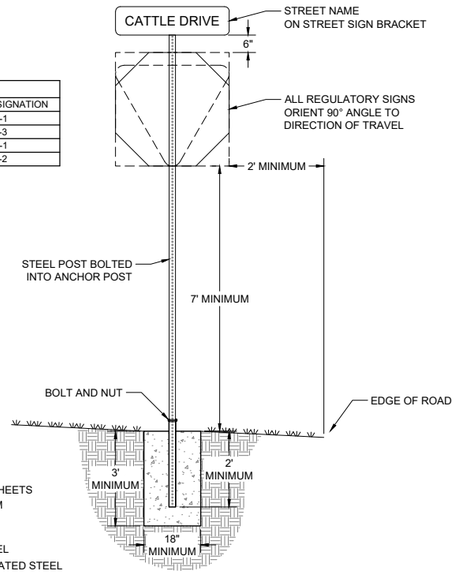
Plotted by ASimmons on Apr 02, 2026 - 12:39pm
Ver.: 18.0

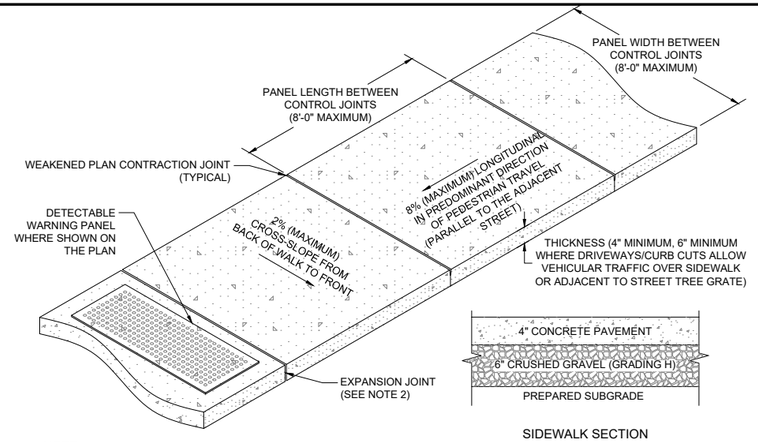
SIGN TABLE		
SIGN	SIZE (WIDTH)	MUTCD DESIGNATION
STOP	30"	R1-1
NO PARKING	24"	R8-3
SPEED LIMIT	24"	R2-1
YIELD	36"	R1-2



NOTE

1. ALL REGULATORY SIGNS SHALL BE DIAMOND GRADE 0.060" ALUMINUM.
2. SIZES AND LOCATIONS:
   2.1. SEE SIGN TABLE TABLE AND PLAN SHEETS
3. SIGN FACE MATERIAL SHALL BE MINIMUM ENGINEER GRADE TAPES (REFLECTIVE)
4. POST SIZES AND MATERIALS:
   4.1. POST 2" SQUARE PERFORATED STEEL
   4.2. ANCHOR POST 2¾" SQUARE PERFORATED STEEL
5. HARDWARE-BOLTS AND NUTS.
6. STREET NAMES SHALL BE 6" ABOVE STOP OR YIELD SIGNS IF PLACED ON THE SAME POST.
7. MINIMUM EMBEDMENT OF ANCHOR POST SHALL BE 2' FROM GROUND LEVEL.
8. ALL TRAFFIC SIGNS SHALL MEET THE TOWN OF JACKSON STANDARDS. REFER TO WYDOT SPECIFICATIONS OR MUTCD FOR ITEMS NOT FOUND IN THE TOWN OF JACKSON STANDARDS.

TYPICAL TRAFFIC SIGN DETAIL
NOT TO SCALE

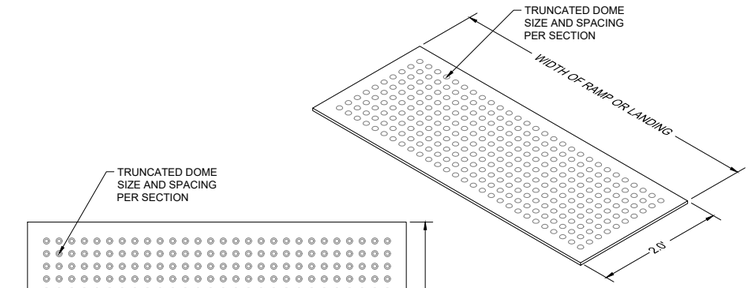


SIDEWALK SECTION

NOTE

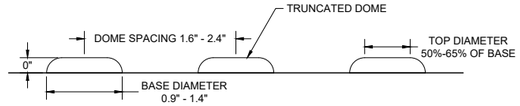
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING W, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRED. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER. ENGINEER TO APPROVE OVEREXCAVATION PRIOR TO ANY MATERIAL REMOVAL.

TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE TOJ ST-127



ISOMETRIC VIEW

PLAN VIEW



TRUNCATED DOME SECTION

NOTE

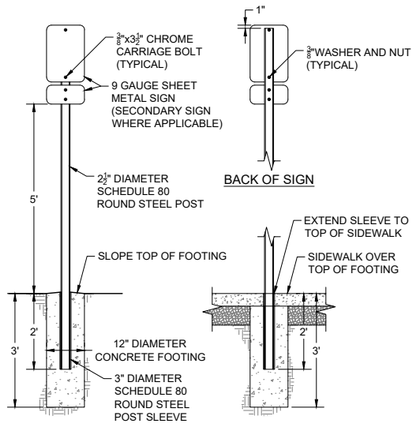
1. DETECTABLE WARNING PANELS SHALL BE RED BRICK COLORED CAST IRON.

DETECTABLE WARNING PANEL DETAIL
NOT TO SCALE TOWN OF JACKSON

ACCESSIBLE PARKING SPOT

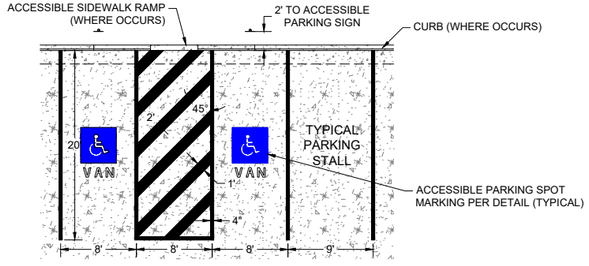
VAN ACCESSIBLE PARKING SPOT (WHERE APPLICABLE)

SIGN GRAPHICS

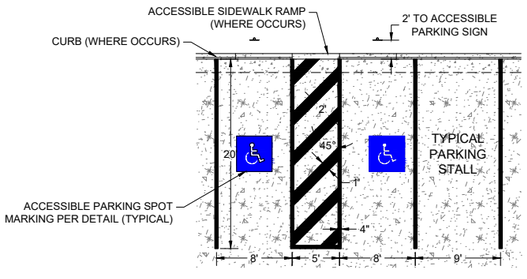


SIGN BASE SIGN BASE IN SIDEWALK

ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



ACCESSIBLE VAN PARKING

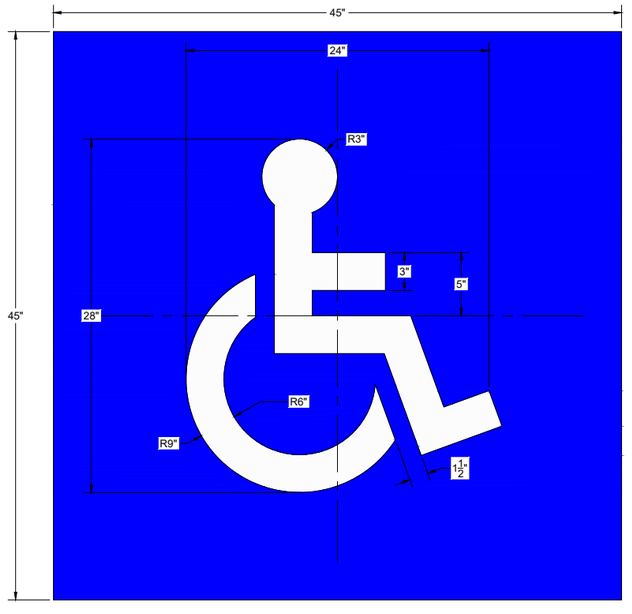


TYPICAL ACCESSIBLE PARKING

NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SPACE MARKING DETAIL
NOT TO SCALE

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
HARDSCAPES DETAILS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C9.4

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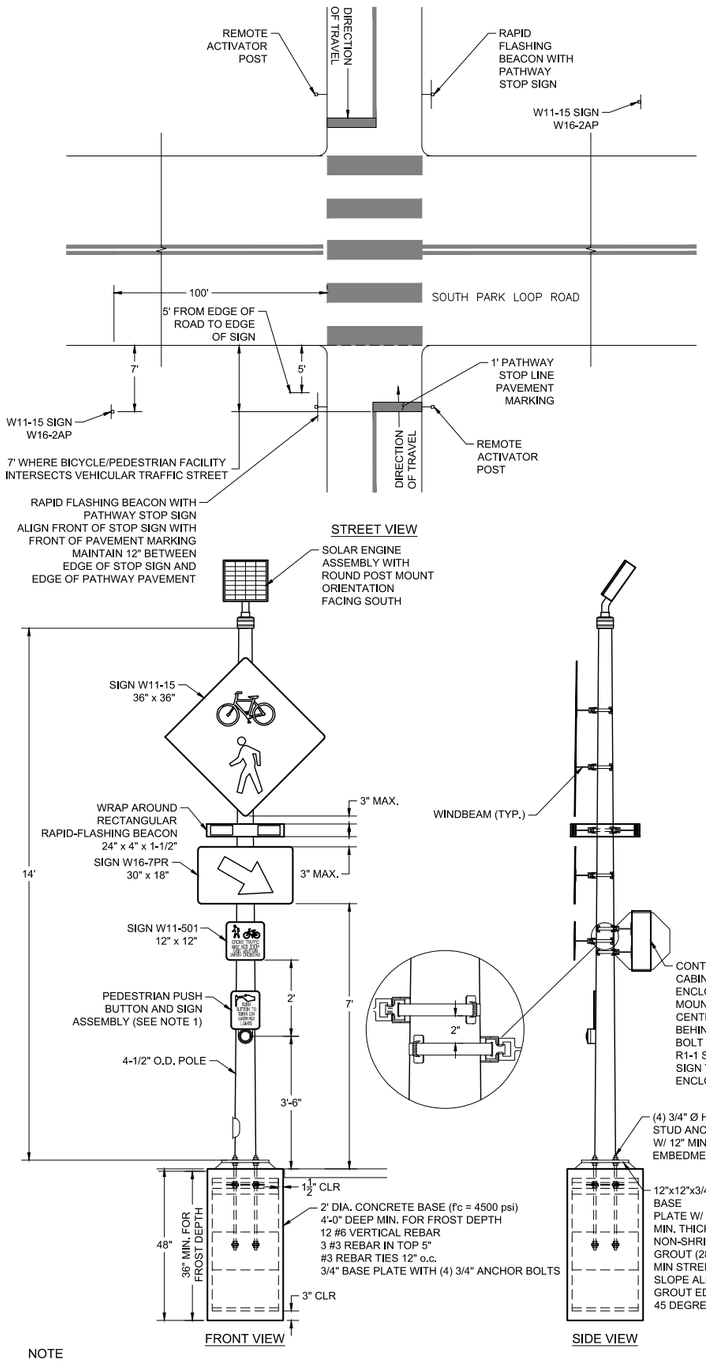
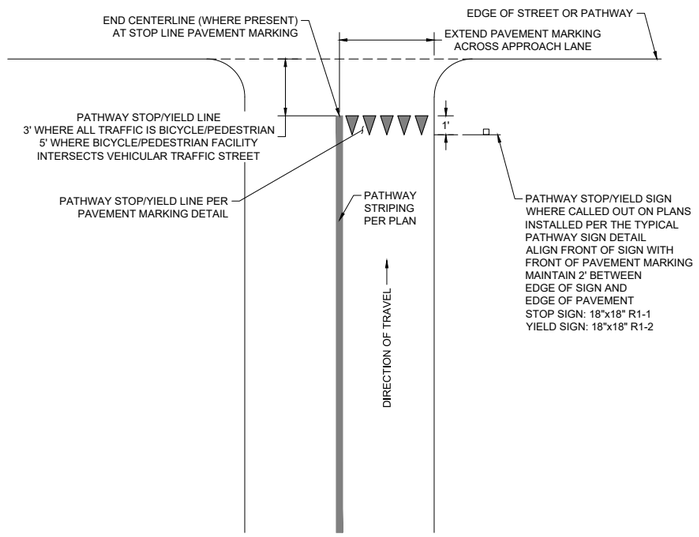


NOTE

1. PEDESTRIAN PUSH BUTTON AND SIGN ASSEMBLY - MAY BE SEPARATE PARTS. USE 9" x 12" R10-25 SIGN IN ACCORDANCE WITH MUTCD. SIGN MAY INCLUDE INTEGRATED WARNING LIGHTS.
2. TERMINATE RRFB CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTROL CABINET ENCLOSURE SHALL BE SIZED BY RRFB MANUFACTURER.
4. RRFB SHALL BE TWO SIDED WRAPAROUND LIGHT BAR AS MANUFACTURED BY ELTEC, OR APPROVED EQUAL, WITH WIRELESS COMMUNICATION, FLASHING COUNTDOWN TIMER (SET TO 20 sec.), AND FEDERAL YELLOW FINISH.

RECTANGULAR RAPID FLASHING BEACON

NOT TO SCALE SOLAR

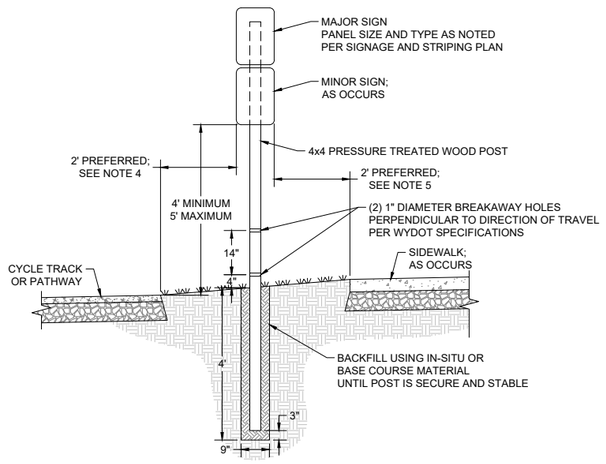


NOTE

1. STOP LINE PAVEMENT MARKING SHALL BE SOLID WHITE REFLECTIVE PAVEMENT MARKING PAINT.

PATHWAY STOP/YEILD INTERSECTION DETAIL

NOT TO SCALE

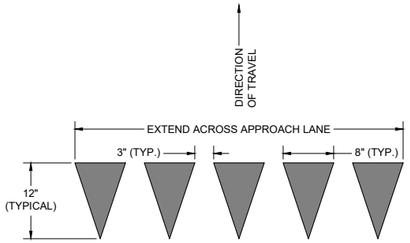


NOTE

1. IF MORE THAN ONE PANEL IS REQUIRED, PROVIDE 1" SEPARATION BETWEEN PANELS.
2. THE MAXIMUM WIDTH OF A SIGN IS LIMITED TO 5 FEET ON A SINGLE POST, AND 14 FEET ON TWO POSTS.
3. FINAL SIGN LOCATION TO BE VERIFIED IN FIELD BY ENGINEER.
4. IF SEPARATION BETWEEN SIDEWALK AND CYCLE TRACK DOES NOT ALLOW 2' CLEARANCE FROM EDGE OF SIGN, SIGN SHALL BE CENTERED IN THE BUFFER STRIP. IN NO CASE SHOULD EDGE OF SIGN BE CLOSER THAN 1' FROM EDGE OF SIDEWALK OR CYCLE TRACK.

TYPICAL PATHWAY SIGN DETAIL

NOT TO SCALE

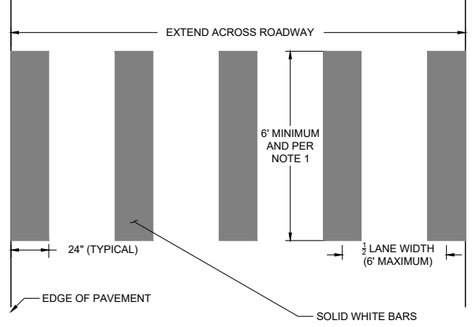


NOTE

1. PAVEMENT MARKING SHALL BE SOLID WHITE CHLORINATED RUBBER PAINT

PATHWAY YIELD MARKING DETAIL

NOT TO SCALE subtitle (optional)



NOTE

1. CROSSWALK WIDTH SHALL BE 2' WIDER THAN THE WIDEST APPROACH SIDEWALK.
2. TO REDUCE WEAR, SPACE CROSSWALK LINES TO AVOID VEHICLE WHEEL PATHS.
3. ROAD SURFACE SHALL BE CLEANED THOROUGHLY WITH A PRESSURE WASHER AND ALLOWED TO DRY COMPLETELY PRIOR TO PAINTING.
4. ROAD AND PARKING LOT LINES SHALL BE 4" WIDE STANDARD STRIPING PAINT.
5. ORIENT BAR PARALLEL TO DIRECTION OF ROAD TRAFFIC

CROSSWALK DETAIL

NOT TO SCALE

NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE

STOP LINE DETAIL

NOT TO SCALE

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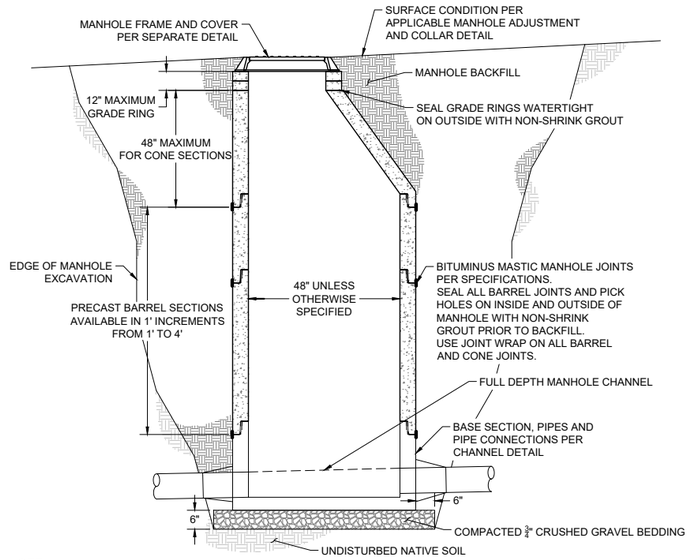
PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
PATHWAY DETAILS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK
PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C9.5

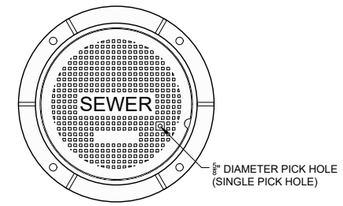


NOTE

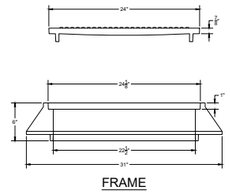
1. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
2. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
3. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS PRIOR TO PAVING TO PROTECT MANHOLE.
4. ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE LEAK TESTED.
5. PROVIDE BOOTED CONNECTION FOR ALL PIPES.
6. MANHOLE STEPS CAN BE INSTALLED FOR CONSTRUCTION BUT SHALL BE REMOVED PRIOR TO ACCEPTANCE.

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE



MANHOLE COVER



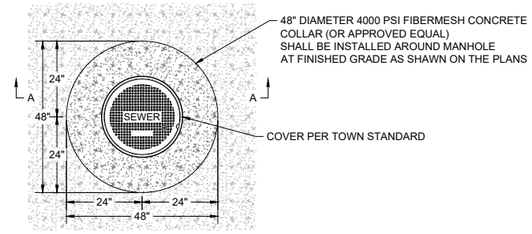
FRAME

NOTE

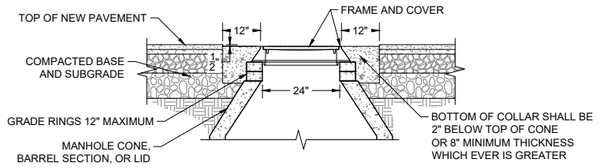
1. MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055 WITH MUD RING, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED AS SHOWN, OR APPROVED SUBSTITUTE.
2. GREY IRON CONFORMS TO ASTM A-48, CLASS 35B. MEETS H-20 WHEEL LOAD.

SEWER MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE TOJ SS-108 MODIFIED



COVER AND COLLAR PLAN



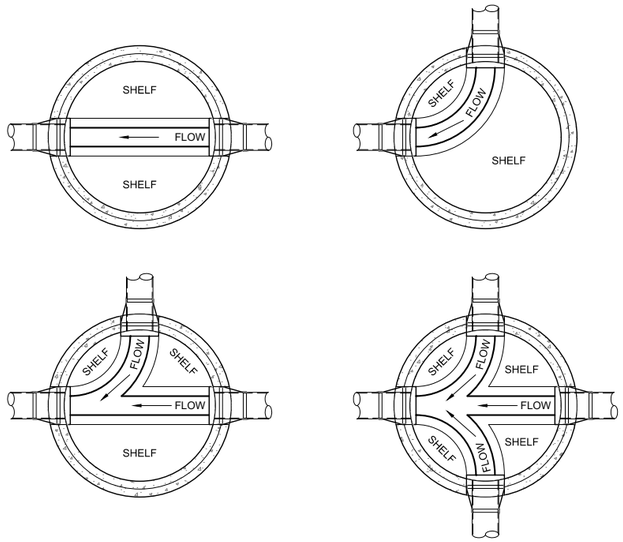
ADJUSTMENT DETAIL SECTION A-A

NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
2. IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE TOJ SS-109 MODIFIED



NOTE

1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT. MANHOLE CHANNELS SHALL BE FULL DEPTH TO TOP OF PIPE.
2. SLOPE OF CHANNEL SHALL BE 0.1' ACROSS MANHOLE FOR ALL MAIN RUNS OR AS SHOWN ON THE PLANS. SEE PROFILE SHEETS.
3. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS. RECESS LIP REQUIRED AT INVERT IN AND INVERT OUT.
4. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN OR AS SHOWN ON THE PLANS WHERE CHANGE IN ELEVATION IS GREATER THAN 24" USE DROP MANHOLE.
5. CHANNELS WITH DROPS OF MORE THAN 0.50' (& LESS THAN 24") SHALL ACCOMPLISH DROP BETWEEN INVERT IN AND CENTER OF MANHOLE.
6. CHANNELS ON FLAT GRADE SEWERS OR WITH DROPS OF LESS THAN 0.10' SHALL BE COATED WITH 2 COATS OF EPOXY LINING MATERIAL; SIKAGUARD 62 EPOXY (RED THEN GRAY) OR APPROVED EQUAL WITH A DRY FILM THICKNESS OF 6-MILS.

TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE TOJ SS-107 MODIFIED

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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
SEWER DETAILS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
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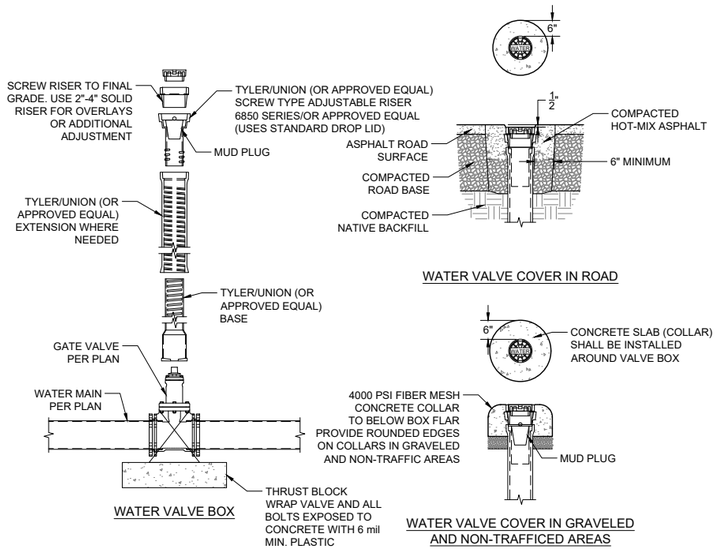
P:\2020\20030-JHHR Holdings, I-HS Road Housing\13- Civil NSP 11CAD\Infrastructure Improvements\Right-of-Way\Overview\20030 - JHHR - NSP Details-1.dwg

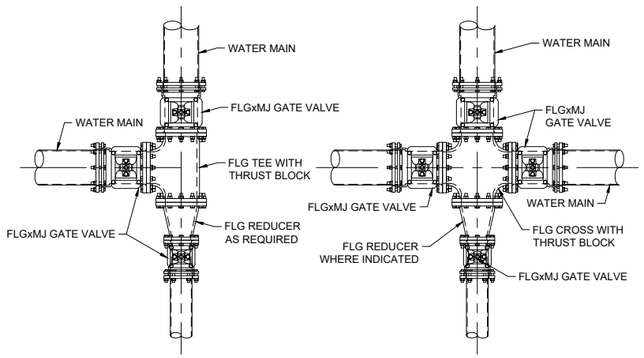


NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES
4. USE SLIP TYPE VALVE BOX IN GRAVEL AND NON-TRAFFIC AREAS WITH ROUNDED CONCRETE COLLARS.

WATER GATE VALVE DETAIL

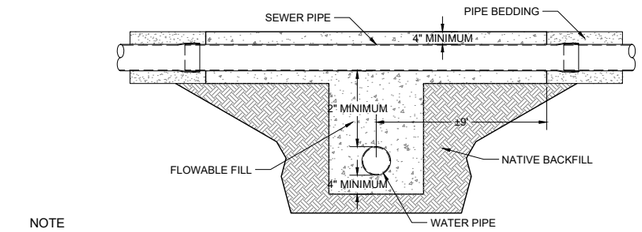
NOT TO SCALE — TOJ W-106 MODIFIED



WATER LINE TEE ASSEMBLY — WATER LINE CROSS ASSEMBLY

WATER TEE AND CROSS ASSEMBLY DETAIL

NOT TO SCALE — TOJ W-107 MODIFIED



NOTE

PARALLEL INSTALLATION:
NORMAL CONDITIONS:
SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.

UNUSUAL CONDITIONS:
WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:

1. THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
2. WHERE 18" VERTICAL SEPARATION AS NOTED ABOVE CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
   - 2A. CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
   - 2B. PLACED IN A SEPARATE CASING PIPE, OR;
   - 2C. THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

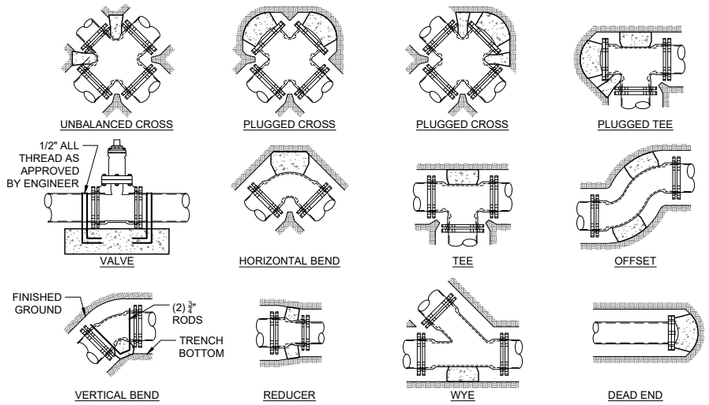
CROSSING:
NORMAL CONDITIONS:
SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.

UNUSUAL CONDITIONS:
WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:

1. THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
2. THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING
3. WATER MAINS PASSING UNDER A SEWER MAIN SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, SHALL BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

WATER SEWER UNUSUAL PROXIMITY DETAIL

NOT TO SCALE

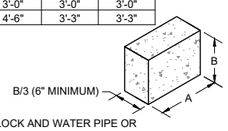


MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES

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

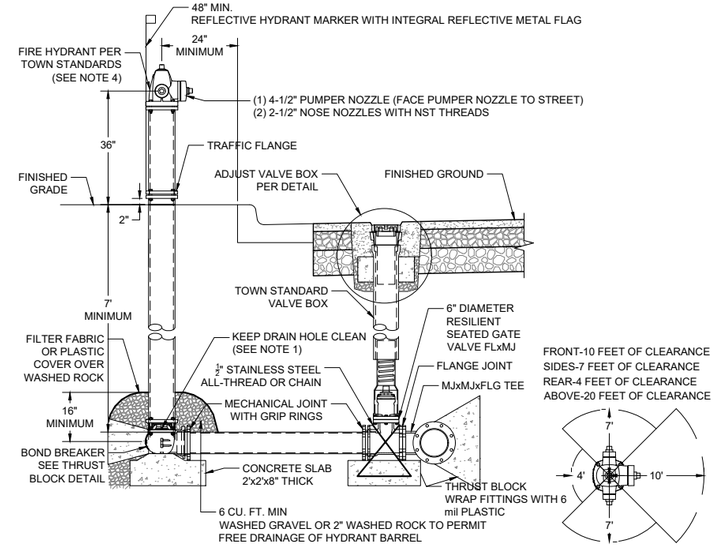
NOTE

1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 6 MIL POLYETHELENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE OR FITTING



THRUST BLOCK DETAIL

NOT TO SCALE — TOJ W-111 MODIFIED



NOTE

1. HYDRANT DRAIN HOLE NOT PERMITTED IF BELOW WATER TABLE
2. HYDRANT LOCATION TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION. DO NOT BLOCK PROPERTY ACCESS WITH FIRE HYDRANT PLACEMENT WHERE POSSIBLE.
3. THERE ARE NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THE AREAS SHOWN IN THE HYDRANT CLEARANCE DIAGRAM UNLESS APPROVED BY THE TOWN.
4. FIRE HYDRANTS SHALL BE WATEROUS PACER OR CLOW MOUNTAIN MEDALLION.
5. ROTATE HYDRANT SO PUMPER NOZZLE FACES STREET.

FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE — TOJ W-101 REVISED

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JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
WATER DETAILS

DESIGNED BY:	AS/CB
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P:\20\20\20030-JHHR Hastings 1-HS Road Housing\13- Civil NSP 1\CAD\Infrastructure Improvements\Right-of-Way\Overview\20030 - JHHR - NSP Details- 1.dwg

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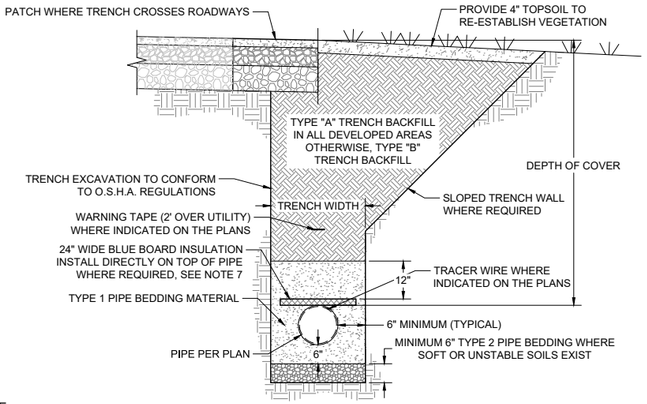
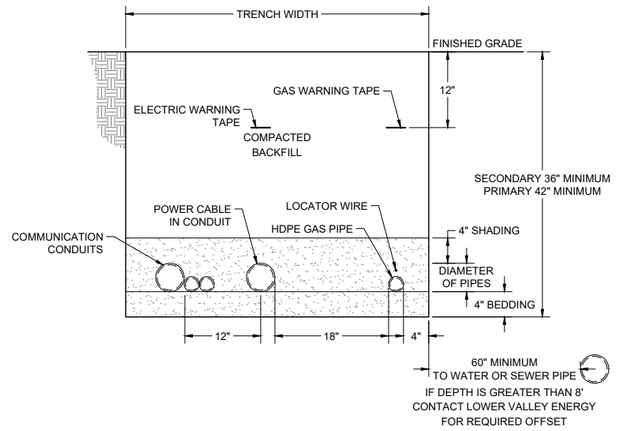


NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - TYPE A: 95% MODIFIED PROCTOR DENSITY.
   - TYPE B: DENSITY APPROXIMATELY EQUAL TO SURROUNDING SOILS.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN LIFTS NOT GREATER THAN 1'. PLACE NO MATERIAL WITH STONES LARGER THAN 3" WITHIN 2 FEET OF PIPE.
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED TO PROVIDE UNIFORM PIPE SUPPORT. WORK BEDDING MATERIAL UNDER PIPE HAUNCHES PRIOR TO COMPACTION.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PIPE ELEVATION SHALL BE PER PLANS. IF THE DEPTH SPECIFIED ON THE PLAN CANNOT BE ACHIEVED, NOTIFY THE ENGINEER.
7. PROVIDE INSULATION ACCORDING TO THE FOLLOWING CRITERIA WHEN APPROVED BY THE ENGINEER:
   - 7.1. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 7 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.2. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 6 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.3. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 5 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.4. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 4 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.5. DEPTH OF COVER SHALL NOT BE LESS THAN 5 FEET FOR WATER OR PRESSURE SEWER LINES, OR LESS THAN 3 FEET FOR SANITARY SEWER OR STORM LINES WITHOUT APPROVAL FROM THE ENGINEER.
8. DETECTABLE WARNING TAPE SHALL BE 3" WIDE WITH "BURIED WATER MAIN" WITH ALUMINUM BACKING AND MINIMUM 4mm THICKNESS.
9. TRACER WIRE SHALL BE 12 AWG COPPER OR COPPER CLAD STEEL WITH GREEN 30 mm HMWPE INSULATION (FOR SEWER) WITH MIN. 190 LB TENSILE STRENGTH AND WATERPROOF CONNECTORS. PROVIDE GROUND BOXES AND GROUNDING RODS PER TRACER WIRE DETAIL.

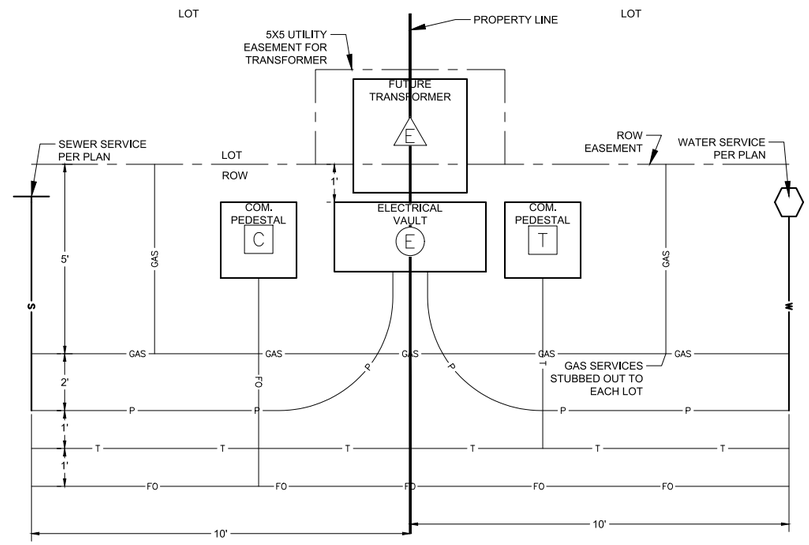
TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE



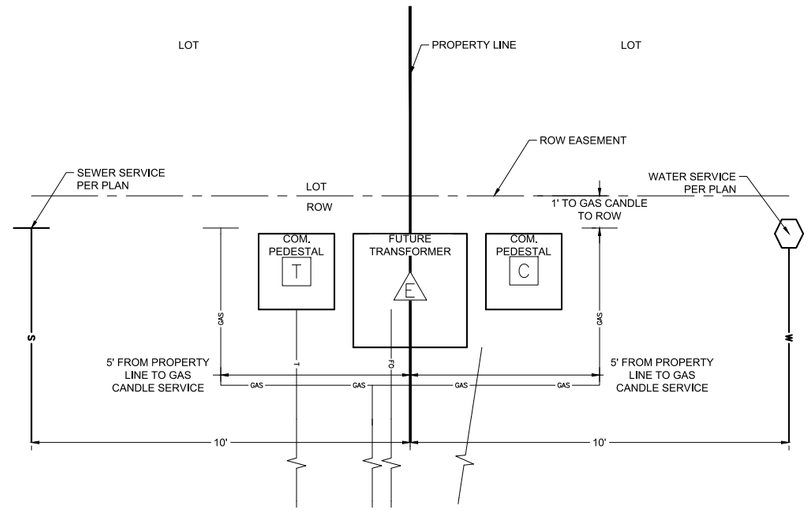
NOTE

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A ¼" SCREEN (SAND RECOMMENDED).

UTILITY TRENCH DETAIL
NOT TO SCALE WITH NATURAL GAS



UTILITY LOCATION AT PROPERTY LINE
NOT TO SCALE PRIMARY SIDE



UTILITY LOCATION AT PROPERTY LINE
NOT TO SCALE BRANCH SIDE

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NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
CABLE UTILTIES DETAILS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

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DEV	04/02/2026

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C9.8

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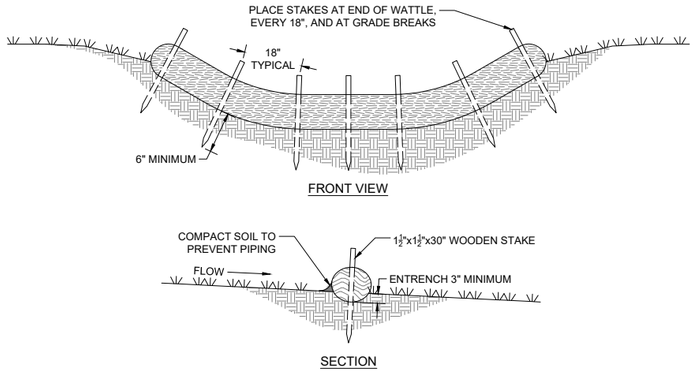
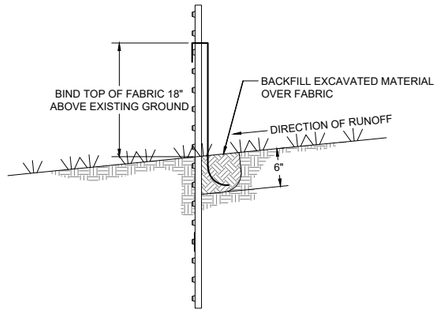


NOTE

1. WATTLES TO BE LOCATED IN AREAS WHERE RUNOFF IS COLLECTED BEFORE LEAVING THE SITE. AREAS SHOWN ON THE PLANS MAY BE ADJUSTED BY ENGINEER TO LOCATE EROSION PROTECTION IN AREAS OF MAXIMUM BENEFIT. WHERE SPACE ALLOWS, PLACE WATTLES IN TWO ROWS SPACED 5' APART.
2. COCONUT HUSK WATTLE OR APPROVED EQUIVALENT SHALL BE USED WHERE WATTLE IS NECESSARY. ONLY CERTIFIED WEED FREE STRAW WATTLE MAY BE USED ON THIS SITE.

EROSION CONTROL WATTLE BARRIER
NOT TO SCALE



NOTE

1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10' ON CENTER, PRE-MANUFACTURED SILT FENCE, OR APPROVED EQUAL.
2. PLACE SILT FENCE DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING SITE.

SILT FENCE DETAIL
NOT TO SCALE

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PROJECT TITLE:
JACKSON HOLE HEREFORD RANCH
NORTHERN SOUTH PARK AREA 1
DEVELOPMENT PLAN
JHHR HOLDINGS I LLC
TETON COUNTY, WYOMING

SHEET TITLE:
STORM AND EROSION CONTROL DETAILS

DESIGNED BY:	AS/CB
REVIEWED BY:	JK/TK

PLAN VERSION	DATE
TOJ RTC	12/12/2025
DEV	04/02/2026

PROJECT NUMBER
20030

SHEET
C9.9