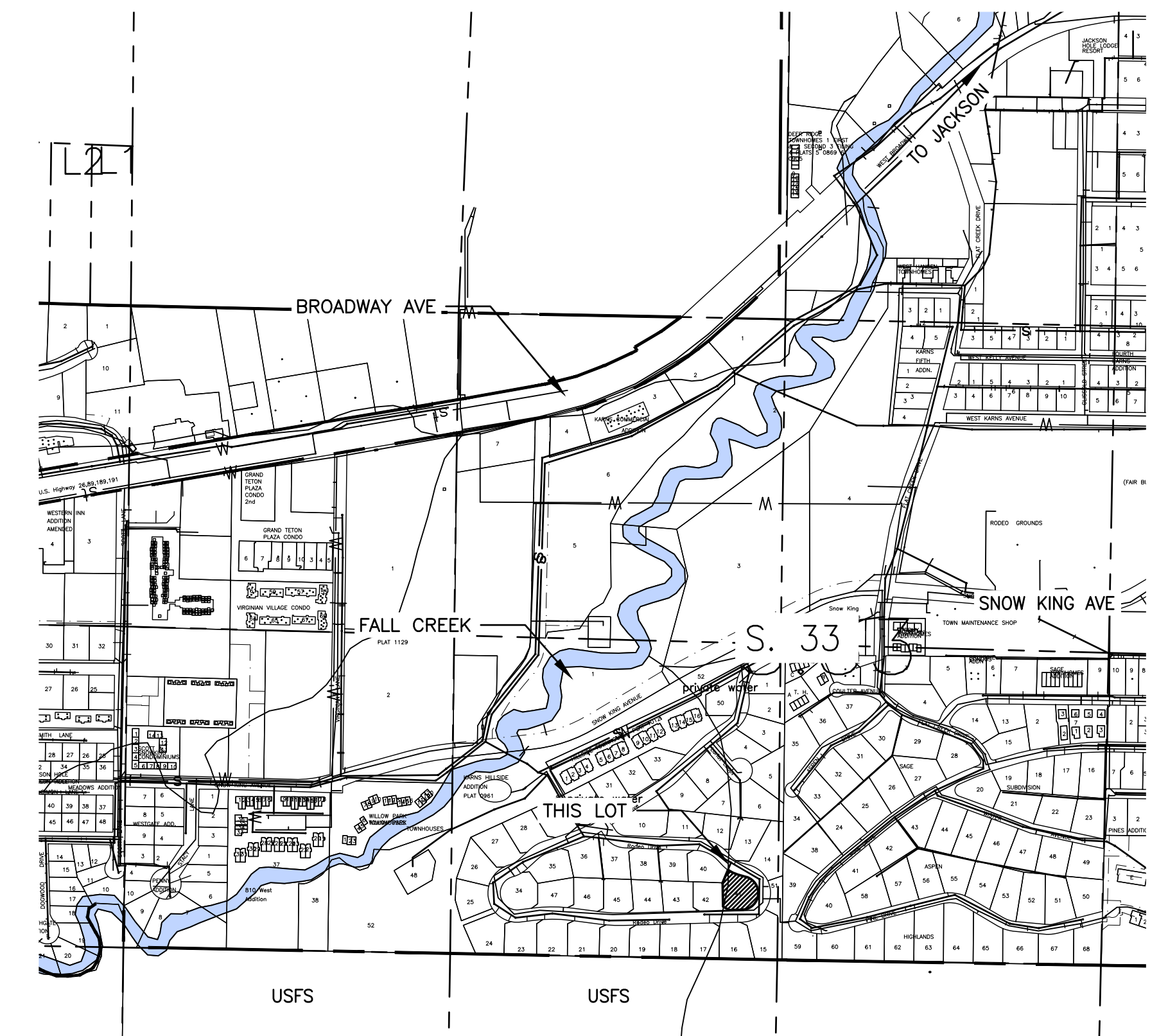
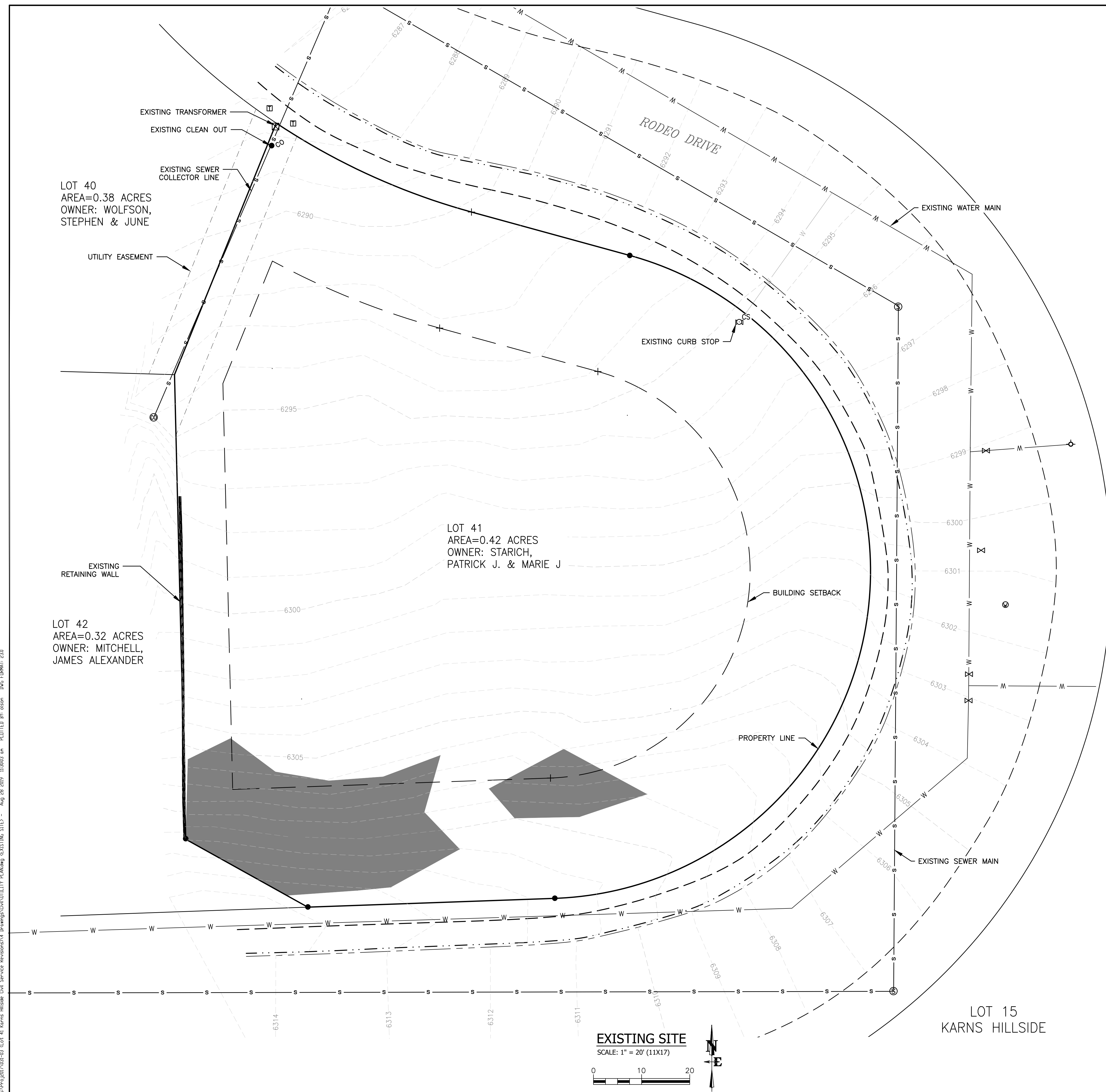




VICINITY MAP
LOT 41, KARN'S HILLSIDE ADDITION
NE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 33
T41, R116W
JACKSON, WY
SCALE: 1" = 500'

NOTES

(1) BEARINGS SHOWN ON LOT LINES ARE ROTATED WITH RESPECT TO RECORD BEARINGS SHOWN ON PLAT NO. 961. IN ORDER TO CONVERT SHOWN BEARINGS TO RECORD BEARINGS, ROTATE SHOWN BEARINGS 00°00'45" (0.0125') CLOCKWISE (REFER TO BEARINGS SHOWN ON SOUTH LOT LINE).

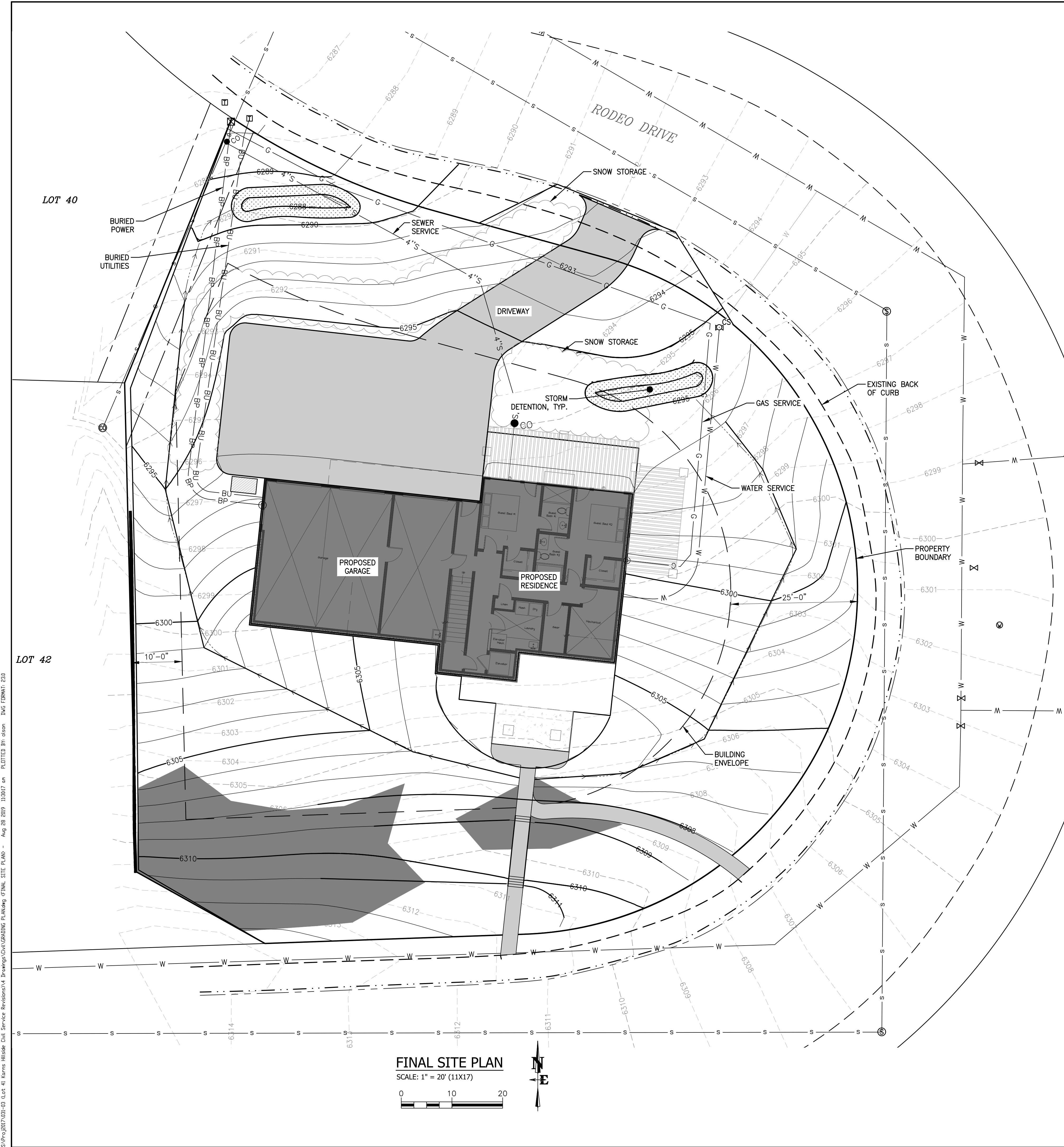
(2) SETBACKS ARE SHOWN PER PLAT NO. 961:
FRONT (STREET) YARD: 25 FEET
REAR YARD: 30 FEET
SIDE YARD: 10 FEET, PLUS AN ADDITIONAL 10 FEET ON ONE
SIDE ONLY OF EACH BUILDING ENVELOPE EXCEPT WHERE A LOT
HAS ONLY ONE SIDE YARD, IN WHICH CASE NO ADDITIONAL
SETBACK WILL BE REQUIRED.

LEGEND

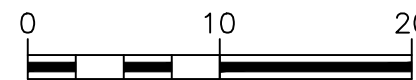
- INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "PE&LS 57B" FOUND THIS SURVEY
- + INDICATES A RECORD POINT; NOTHING FOUND OR SET THIS SURVEY
- _____ SUBJECT LOT LINE
- _____ ADJACENT LOT LINE
- - - - - EASEMENT
- ____ _ SETBACK LINE (SEE NOTE ABOVE)
- _____ EDGE OF PAVEMENT
- _____ FLOWLINE OF CURB
- _____ TOP BACK OF CURB
- _____ EDGE OF CONCRETE SIDEWALK
- = = = = = RETAINING WALL
- MAN-MADE SLOPES IN EXCESS OF 25 PERCENT

Sheet List Table	
Sheet Number	Sheet Title
C1.0	EXISTING SITE
C2.0	FINAL SITE PLAN
C3.0	UTILITY PLAN
C3.1	UTILITY DETAILS
C4.0	GRADING PLAN
C4.1	GRADING DETAILS

S:\Proj\2017\18-03-Lot 41 Karns Hillside C&G\Drawings\Civil\Grading\Planning\FINAL SITE PLAN - Aug 28 2019 10:07 am PLOTTED BY: dson DWG FIDWMT 230



FINAL SITE PLAN
SCALE: 1" = 20' (11X17)



SITE CONSTRUCTION NOTES & SPECIFICATIONS

- CAUTION:** UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION AND THESE PLANS.
 - CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
 - IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, DRIVEWAY, AND FOR GRADING WORK.
 - STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED. SEE SHEET C4.0 FOR STAGING AND STOCKPILED LOCATIONS.
 - TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH AREAS. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
 - NEW DRIVEWAY, SIDEWALK, CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO TOJ AND ADA STANDARDS. REPLACEMENT MATERIALS SHALL MATCH EXISTING. EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED.
 - IN ACCORDANCE WITH C4.0, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
 - REVEGETATION SHALL BE NATIVE SEED AND SOD AND SHALL BE IRRIGATED BY OWNER WHEN NECESSARY.
 - CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION. SEE NOTES THIS SHEET FOR WEED MANAGEMENT REQUIREMENTS.
 - LAND DISTURBING ACTIVITIES SHALL OCCUR FROM SUMMER 2019 THROUGH SUMMER 2021.
 - CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
 - FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR FOUNDATION SOILS PREPARATION, FOUNDATION DRAIN PLACEMENT, FOUNDATION BACKFILL, DRIVEWAY CONSTRUCTION, AND OTHER SOIL PREPARATION FOR SLABS AND UTILITIES.
 - LANDSCAPING: ONE (1) PLANT UNIT IS REQUIRED; SEE LANDSCAPING PLANS. PER TOJ INSTALL BACKFLOW PREVENTION (REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER) ON IRRIGATION SYSTEMS CONNECTING TO PUBLIC WATER SUPPLY.
 - CONTRACTOR SHALL COMPLY WITH THE FOLLOWING CONSTRUCTION MANAGEMENT REQUIREMENTS:
 - CONSTRUCTION PARKING AND STAGING SHALL OCCUR ALONG THE DRIVEWAY, WITHIN THE STAGING AREA, AND AT THE LOT FRONTAGE. STAGING W/IN PUBLIC RIGHT-OF-WAYS IS PROHIBITED W/OUT AN ENCROACHMENT PERMIT.
 - STAGE MATERIALS AND EQUIPMENT WITHIN THE LOT BOUNDARY AND IN ACCORDANCE WITH SHEET C4.0. NO STAGING WITHIN PUBLIC RIGHT-OF-WAY IS ALLOWED.
 - TRACK-OUT OF DEBRIS ON PUBLIC ROADS IS PROHIBITED. PLACE GRAVEL SURFACING. TO MINIMIZE MUD ISSUES DURING CONSTRUCTION IN ACCORDANCE WITH ST-119/C4.0.
 - INSTALL CONSTRUCTION FENCING ALONG LIMITS OF DISTURBANCE TO CONTAIN CONSTRUCTION ACTIVITIES PER SHEET C4.0.
 - LOCATE AND PROVIDE TEMPORARY CONSTRUCTION FACILITIES INCLUDING TRAILERS, TOILETS, DUMPSTERS AND LOCATIONS FOR CONCRETE WASHOUT W/IN THE LOT BOUNDARY.
 - DUST CONTROL MUST BE ACCOMPLISHED BY WATERING STOCKPILES AND DRY SOILS.
 - FINAL GRADING INSPECTION: PER TOJ, CONTRACTOR/OWNER SHALL ARRANGE FOR GRADING INSPECTION AND FINAL APPROVAL BY THE DESIGN ENGINEER FOR PLAN-LEVEL GEC's
 - NEW BUILDING CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO THE MOST CURRENT EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), INTERNATIONAL RESIDENTIAL CODE (IRC), THE NATIONAL ELECTRIC CODE (NEC) AND INTERNATIONAL BUILDING CODE (IBC).

TETON COUNTY WEED AND PEST MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE TETON COUNTY WEED & PEST, OR OTHER QUALIFIED PROFESSIONAL, TO CONDUCT A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES AND CREATE A SPECIES SPECIFIC MANAGEMENT PLAN IN ACCORDANCE WITH TETON COUNTY LDR 5.7.2.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
- SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
- DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
- ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT USING THE CONTROL METHODS PRESCRIBED IN THE SPECIES SPECIFIC MANAGEMENT PLAN CREATED PRIOR TO CONSTRUCTION. THIS AREA SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
- NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 - 109 (WYOMING NURSERY STOCK LAW), ACCOMPANIED BY A VALID HEALTH CERTIFICATE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 - 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
- CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.
- TOWP TO BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

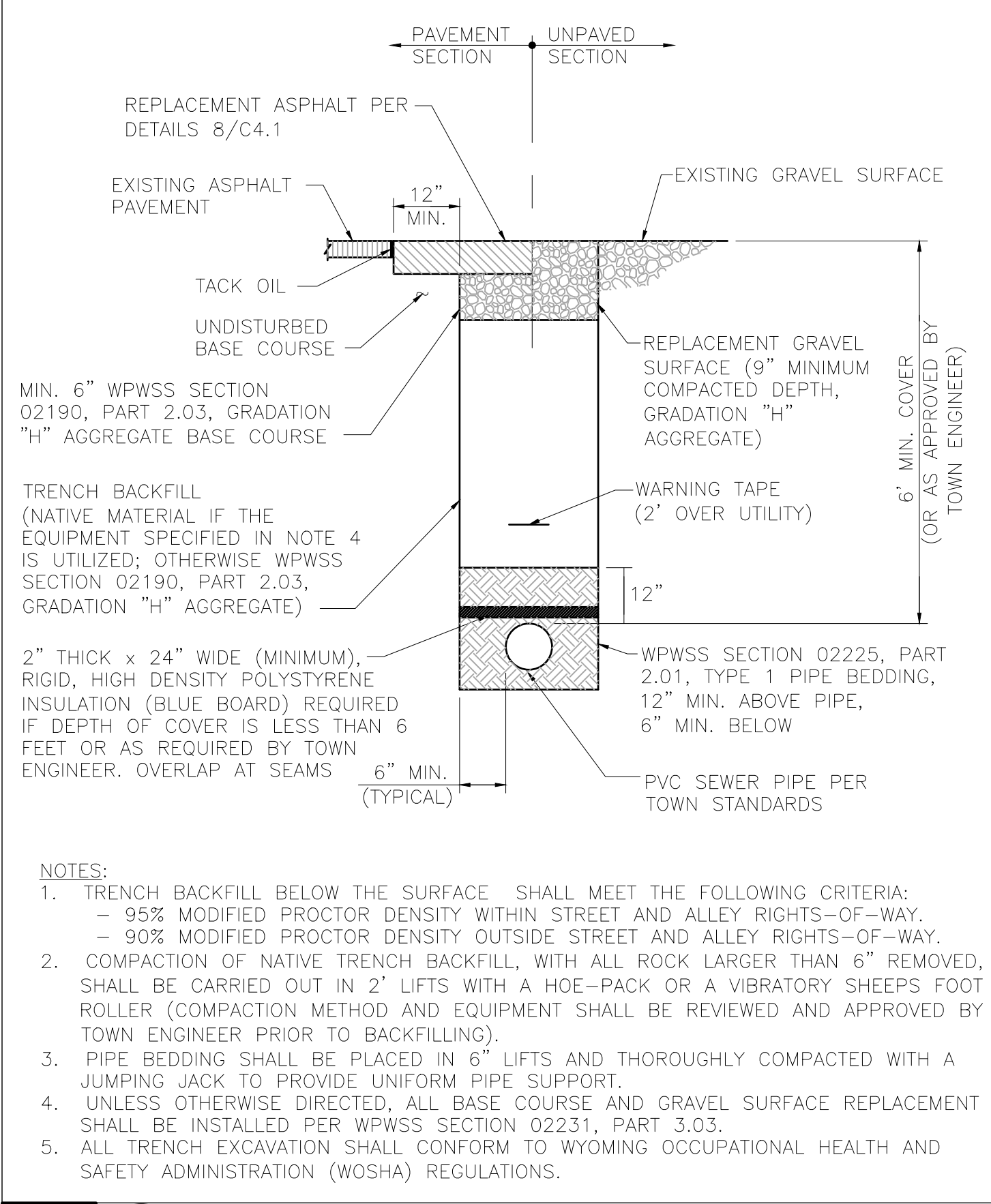
DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	28 AUG 2019	REV.
C2.0	STARICH RESIDENCE	FINAL SITE PLAN	SURVEYED		
			ENGINEERED	BO	
			DRAWN	BO	
			CHECKED	JK	
			APPROVED	JK	

JOB NO	JACKSON, WY	P.O. BOX 1599, JACKSON WYOMING (307) 733-2087
17-031-03		



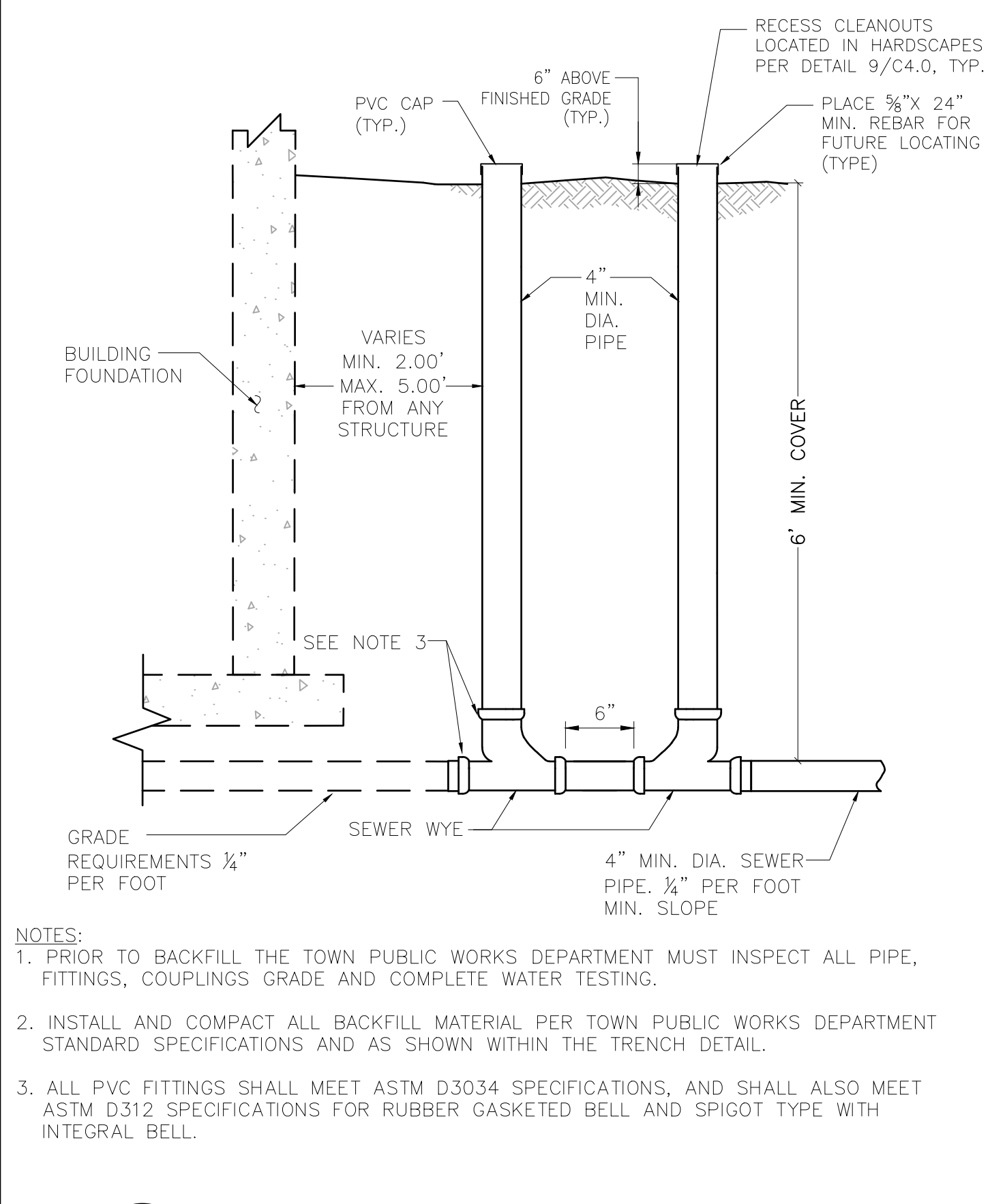
1 SEWER MAIN & SERVICE TRENCH DETAIL

SS-100 DATE: 1/10/13 SCALE: NTS



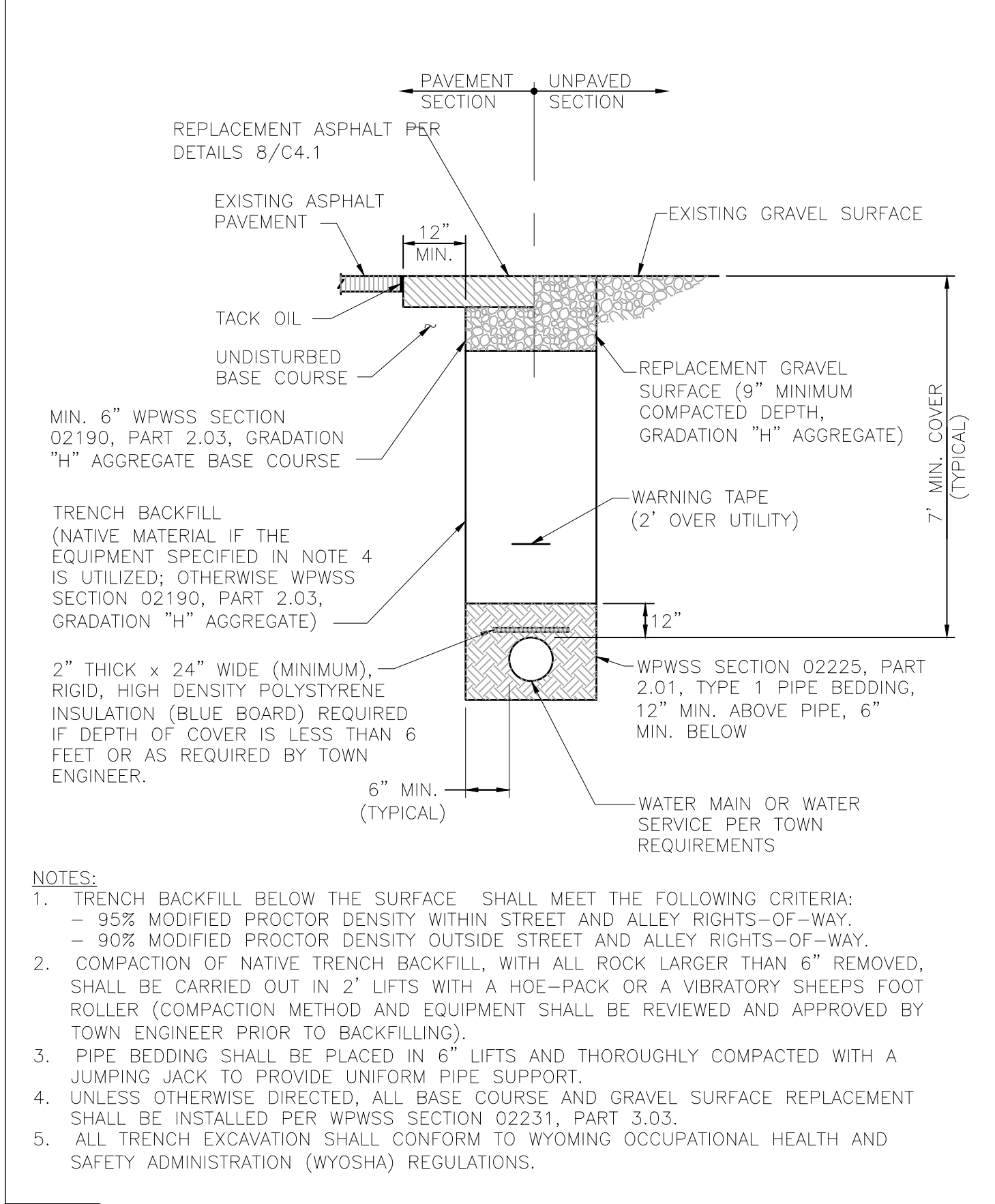
2 SERVICE LATERAL BUILDING CLEANOUT

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



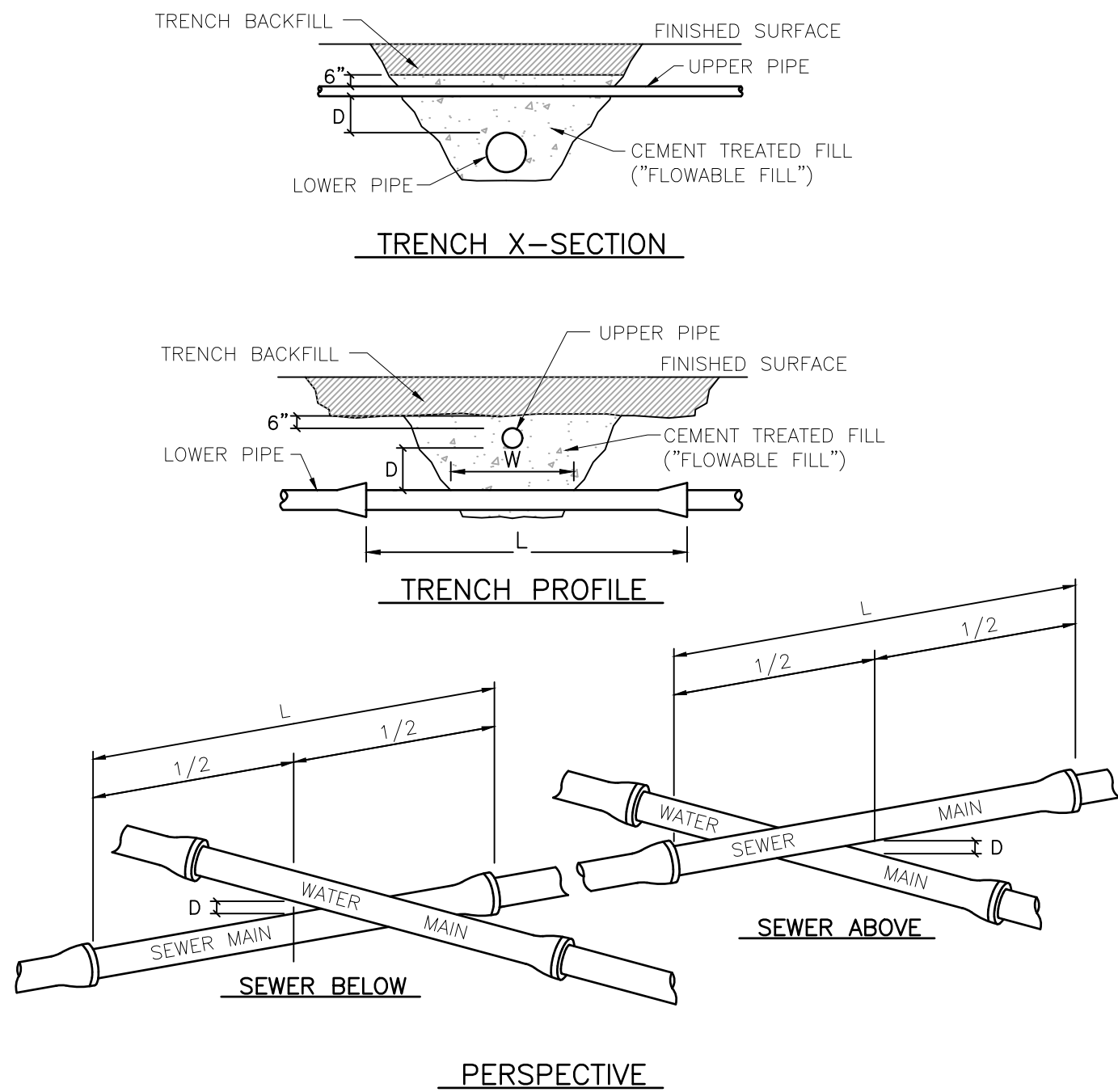
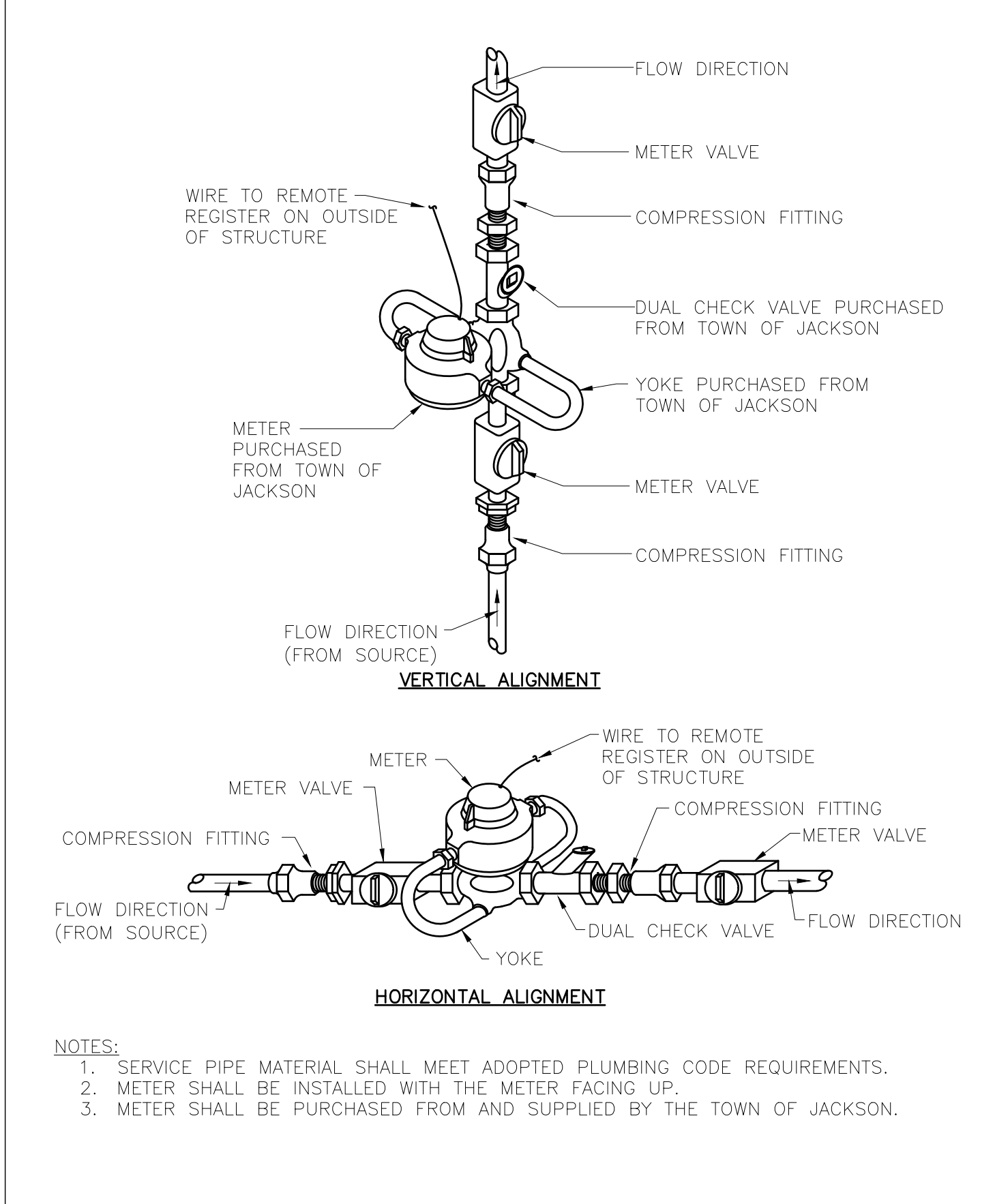
3 WATER MAIN AND SERVICE LINE TRENCH

W-100 DATE: 1/14/13 SCALE: NTS

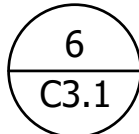


(3/4" & 1" METERS)

W-112 DATE: 1/17/07 SCALE: NTS



- NOTES:
- CEMENT TREATED FILL ("FLOWABLE FILL") SHALL CONFORM TO WPSS SECTION 02225, PART 2.01B. IF CALLED FOR ON THE PLANS, CONTRACTOR MAY SLEEVE PIPE IN LIEU OF USING FLOWABLE FILL.
 - CEMENT TREATED FILL SHALL BE PLACED FROM BOTTOM OF LOWER PIPE TO 6 INCHES ABOVE THE UPPER PIPE.
 - DIMENSION D (THE VERTICAL SEPARATION BETWEEN THE OUTSIDES OF THE UPPER AND LOWER PIPES) SHALL BE 18 INCHES MINIMUM.
 - DIMENSION W SHALL EQUAL 3D PLUS 1 FOOT.
 - DIMENSION L SHALL EQUAL 20 FEET MINIMUM.
 - WHERE THE MINIMUM REQUIRED CLEARANCES FOR DIMENSIONS D AND L CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED WITHIN A SEPARATE SLEEVE.



6 WATER/SEWER MAIN CROSSING

SCALE: NTS

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