



# **TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT**

## TRANSMITTAL MEMO

## Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

### Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

## Teton County

## Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

## Federal Agencies

Army Corp of Engineers

## Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

## Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: April 22, 2020  Item #: P20-078	<b>REQUESTS:</b>  The applicant is submitting a request for a Grading Pre-Application for the property located at 945 Snow King Drive legally known as, LOT 33, SNOW KING ESTATES.
Planner: Brendan Conboy	
Phone: 733-0440 ext. 1302	
Email: <a href="mailto:bconboy@jacksonwy.gov">bconboy@jacksonwy.gov</a>	
<b>Owner:</b> Mel & Robert Ackerman 2871 3 Creek Jackson, WY 83001	
<b>Applicant:</b> Vera Iconica Architecture PO Box 4793 Jackson, WY 83001	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to: [tstolte@jacksonwy.gov](mailto:tstolte@jacksonwy.gov)



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

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

***For Office Use Only***

Fees Paid \_\_\_\_\_

Time & Date Received \_\_\_\_\_

Application # \_\_\_\_\_

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

**APPLICABILITY.** This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to [www.townofjackson.com/204/Pre-Application](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: Ackerman Residence

Physical Address: 945 Snow King Drive

Lot, Subdivision: Lot 33, Snow King Estates

PIDN: 22-41-16-34-4-04-034

**PROPERTY OWNER.**

Name: Robert and Melinda Ackerman

Phone: \_\_\_\_\_

Mailing Address: 2871 3 Creek Drive, Jackson WY

ZIP: 83001

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name, Agency: Vera Iconica Architecture

Phone: 307-201-1642

Mailing Address: P.O. Box 4793, Jackson, WY

ZIP: 83001

E-mail: chris @veraiconicaarchitecture.com

**DESIGNATED PRIMARY CONTACT.**

Property Owner

x

Applicant/Agent

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

Name, Agency: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

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

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

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.

Have you attached the following?

**Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://www.townofjackson.com/204/Pre-Application.com) for the fees.

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

**Narrative Project Description.** Please attach a short narrative description of the project that addresses:

Existing property conditions (buildings, uses, natural resources, etc)

Character and magnitude of proposed physical development or use

N/A Intended development options or subdivision proposal (if applicable)

N/A Proposed amendments to the LDRs (if applicable)

**Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

Property boundaries

Existing and proposed physical development and the location of any uses not requiring physical development

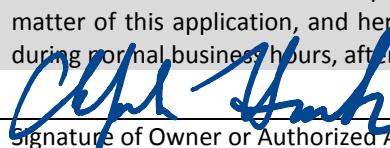
N/A Proposed parcel or lot lines (if applicable)

Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

**Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

**Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

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



Signature of Owner or Authorized Applicant/Agent



Name Printed



Date



Title



## LETTER OF AUTHORIZATION

ACKERMAN, ROBERT R. III & MELINDA C., "Owner" whose address is: 945 SNOW KING DRIVE

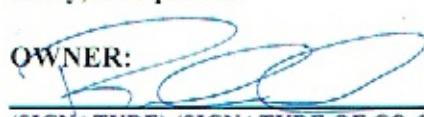
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

ACKERMAN, ROBERT R. III & MELINDA C., as the owner of property  
more specifically legally described as: LOT 33, SNOW KING ESTATES

(If too lengthy, attach description)

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

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

OWNER: 



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

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

STATE OF Wyoming

)

)SS.

COUNTY OF Teton

)





The foregoing instrument was acknowledged before me by Melinda Ackerman this 16 day of January, 2020

WITNESS my hand and official seal.



(Seal)

(Notary Public)

My commission expires: April 1, 2023



Jackson Hole Title and Escrow  
255 Buffalo Way/ PO Box 921  
Jackson, Wyoming 83001



307.733.3153

GRANTOR: 408 WESLEY HEIGHTS LLC  
GRANTEE: ACKERMAN,ROBERT R III ET UX  
Doc 0958353 Filed At 13:23 ON 10/16/18  
Sherry L. Daigle Teton County Clerk fees: 12.00  
By Mary Smith Deputy Clerk

Space Above This Line for Recorder's Use Only

### WARRANTY DEED

File No.: 698283JAC (mgm)

**408 Wesley Heights, LLC, a North Carolina limited liability company**, GRANTOR(S), for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to

**Robert R. Ackerman, III and Nellinda C. Ackerman, husband and wife, as tenants by the entirety, GRANTEE(S),**

whose mailing address is 2101 Bryant Street, San Francisco, CA 94110, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming, to-wit:

**Lot 33 of the Replat of Snow King Estates, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 21, 1980 as Plat Number 416.**

State Identification Number 22-41-16-34-4-04-034

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, encroachments, conditions, restrictions, rights-of-way and easements of record.

WITNESS the due execution and delivery of this Warranty Deed

this 16 day of October, 2018.

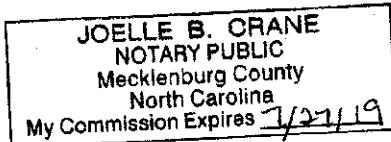
408 Wesley Heights, LLC, a North Carolina limited liability company

By: \_\_\_\_\_  
Name: Bretton McDonough  
Title: Member

State of North Carolina  
County of Mecklenburg ss.)

The foregoing instrument was acknowledged before me by Bretton McDonough, as Member of 408 Wesley Heights, LLC, a North Carolina limited liability company, this 15th day of October, 2018.

Witness my hand and official seal.



Joelle B. Crane

Notary Public  
My Commission expires

July 27, 2019

JOELLE B. CRANE  
NOTARY PUBLIC

MECKLENBURG COUNTY, NC



**Attn:**

Town of Jackson Planning Department  
P.O. Box 1687  
150 E Pearl Avenue  
Jackson, WY 83001  
Phone: 307-733-0440

**Date 04/17/2020**

To Whom It May Concern,

Enclosed you will find the necessary materials for a Town of Jackson Pre-application Conference Request for the proposed development on Lot 33, Snow King Estates (Plat 416). The request is submitted on behalf of owners, Robert and Melinda Ackerman.

Included with this transmittal you will find the following:

- Pre-Application Conference request form and fee
- Letter of Authorization and Warranty Deed
- Narrative Project Description (See Below)
- Conceptual Architectural site plan
- Conceptual Civil site plans

Lot 33, Snow King Estates is located at 945 Snow King Drive in the Town of Jackson. This property is located near the uppermost switchback of Snow King Drive on a sloping site with elevation ranging from 6550' to 6600'. The majority of the site includes terrain with slopes 15%-25% with some areas on the perimeter of the lot with slopes in excess of 30%. The steep slopes appear to be man-made as a result of the road construction.

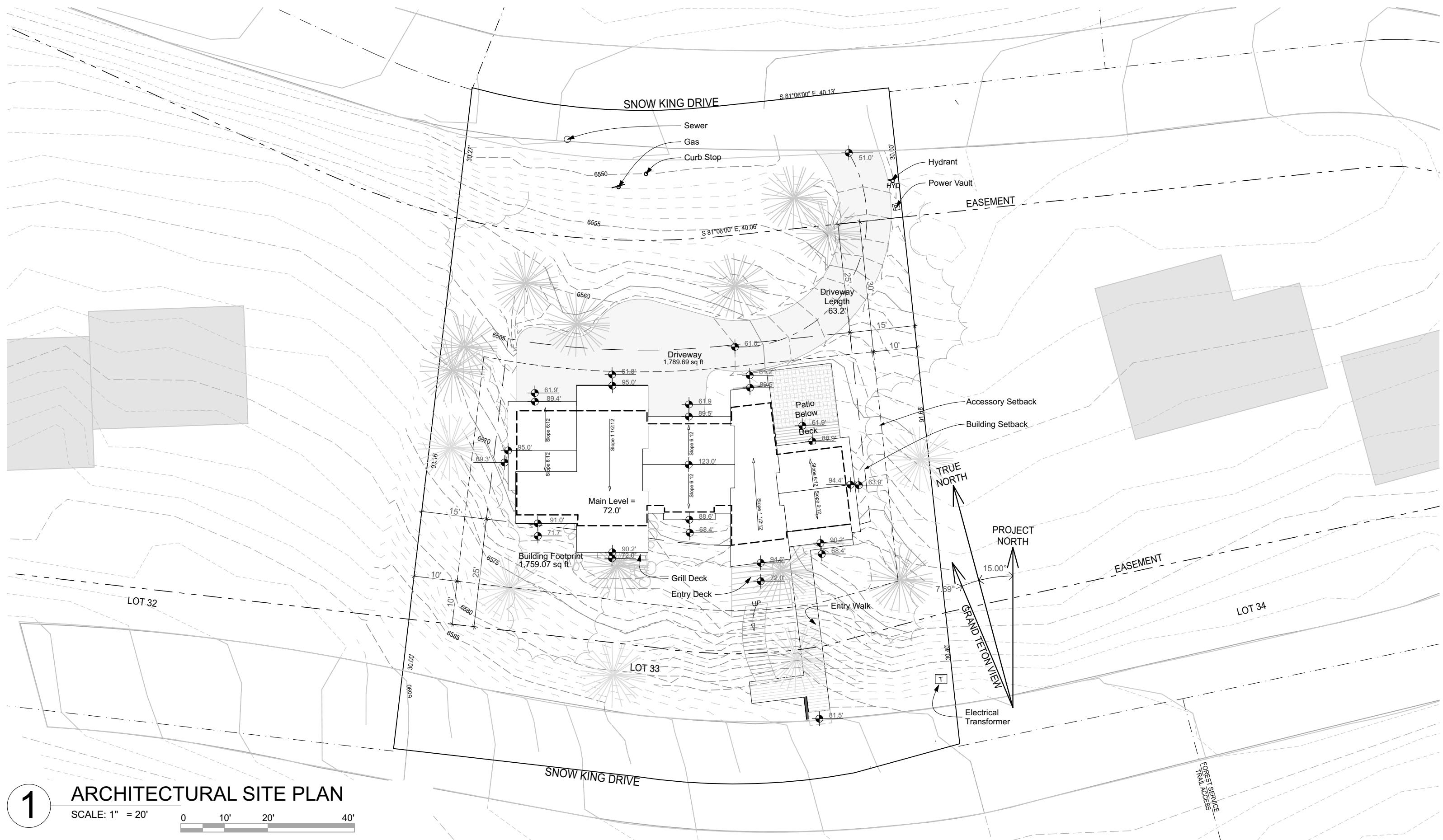
The project includes construction of a new single-family residence with an access driveway on the north (lower) side of the property. The lot is currently undeveloped and vegetated with conifer trees and forest grasses. The owners prefer to maintain the natural tree cover while adhering to the separation requirements of the Wildland-Urban Interface. A WUI review form has also been sent to the Fire Marshal for their approval and conformance requirements.

This Pre-Application is necessary for the steep sloped site and the Plan Level GEC Permit that will be required. We would also like to verify the building heights as they relate to the sloped site and the current LDR's.

Sincerely,

Christopher Hancock

*Project Manager  
Vera Iconica Architecture*



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## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

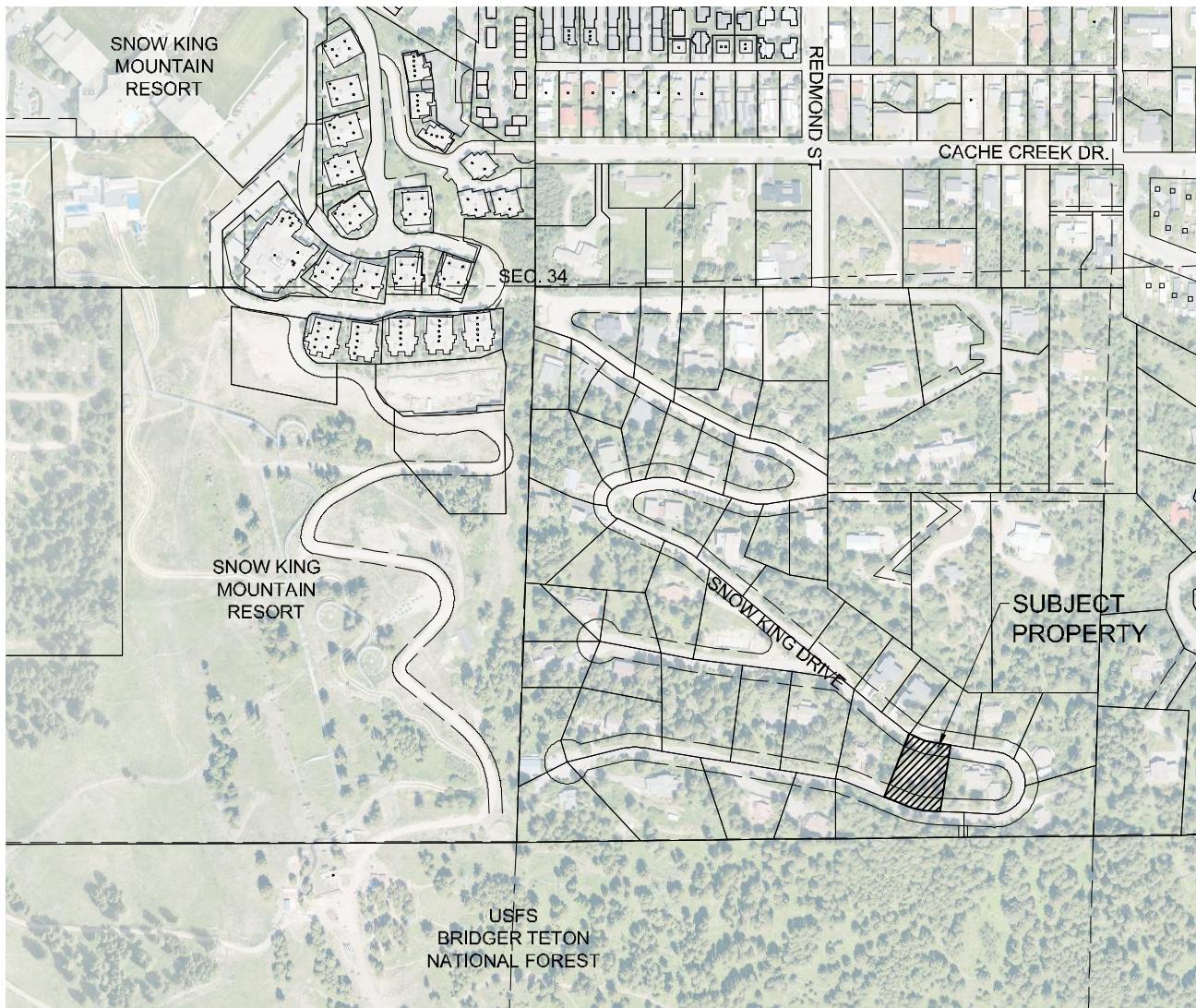
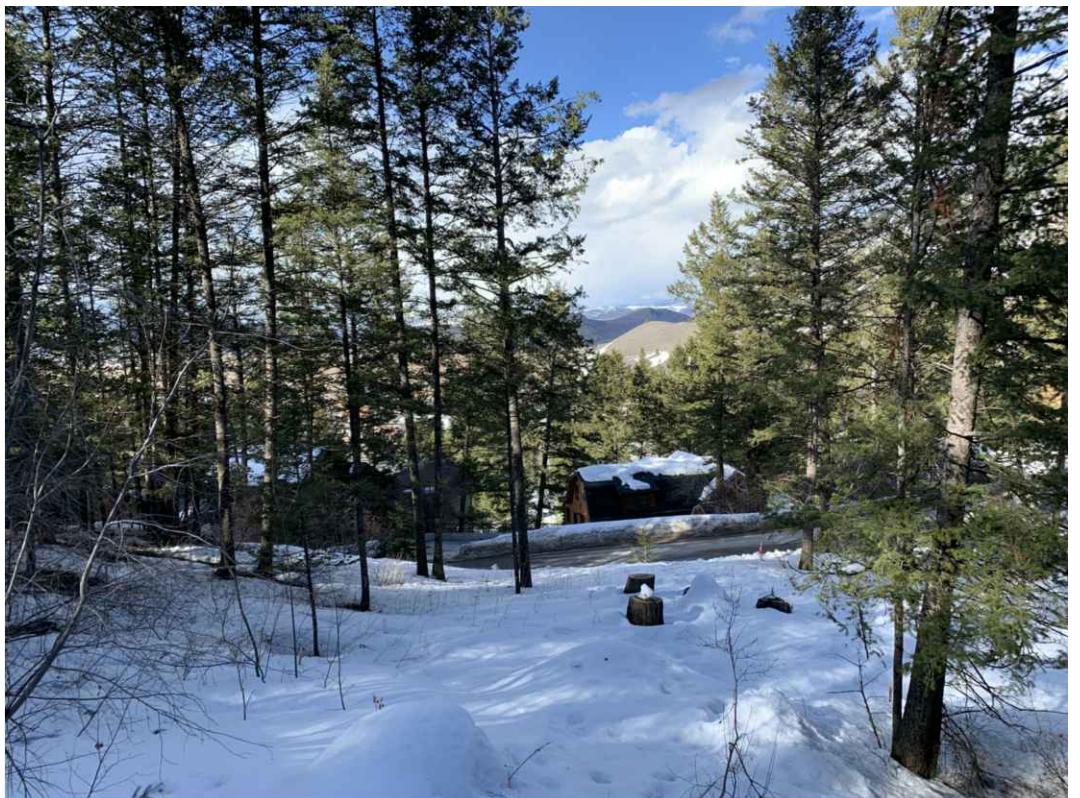


# ACKERMAN RESIDENCE

## GRADING & EROSION CONTROL PERMIT

# 945 SNOW KING DRIVE LOT 33, SNOW KING ESTATES

PIDN: 22-41-16-34-4-04-034  
LOCATED WITHIN  
PT. NW1/4 SE1/4, SECTION 34,  
T41N, R116W, 6TH P.M.  
TOWN OF JACKSON  
TETON COUNTY, WYOMING



## VICINITY MAP

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

## Sheet List Table

SHEET LIST Table	
Sheet Number	Sheet Title
C1.0	TITLE, VICINITY MAP & SHEET INDEX
C1.1	PROJECT NOTES & LEGEND
C2.0	EXISTING CONDITIONS
C3.0	CIVIL SITE PLAN
C4.0	CIVIL DETAILS

**- PRELIMINARY -**  
**SUBJECT TO CORRECTION**  
**AND APPROVAL**

**THEET TITLE: TITTLE, VICINITY MAP & SHEET INDEX**

#### GENERAL PROJECT NOTES:

1. PROJECT SCOPE: SITE GRADING AND UTILITY INFRASTRUCTURE FOR PROPOSED RESIDENCE.
2. PROJECT SCHEDULE: BEGIN IN SUMMER 2020 AND END IN FALL 2021.
3. PROPERTY IS ZONED NL-2 IN THE TOWN OF JACKSON.
4. PROPERTY AREA: 0.40 ACRES
5. THE PROPERTY IS LOCATED WITHIN THE WILD LAND URBAN INTERFACE. THE PROPERTY IS NOT WITHIN THE NATIONAL WILD AND SCENIC RIVER CORRIDOR, NATURAL RESOURCES OVERLAY, OR THE SCENIC RESOURCES OVERLAY.
6. JORGENSEN GEOTECHNICAL, LLC PERFORMED AN INITIAL GEOTECHNICAL INVESTIGATION OF THE PROPERTY IN JANUARY 2018 AND SUBSEQUENT ANALYSIS IN JULY 2018 CONSISTING OF TEST PITS AND TRENCHING WITH DEPTHS RANGING FROM 6.5' - 16' BELOW THE GROUND SURFACE. SOILS ENCOUNTERED DURING THE INVESTIGATION INCLUDED SANDY LEAN CLAY TOPSOIL, COLLUVIUM CONSISTING OF LEAN CLAY WITH GRAVELS AND COBBLES, AND RESIDUAL CLAY AND SAND DERIVED FROM THE UNDERLYING BACON RIDGE FORMATION. REFER TO GEOTECHNICAL REPORT FOR FURTHER INFORMATION.
7. NELSON ENGINEERING PERFORMED THE TOPOGRAPHIC SURVEY FOR THIS PROPERTY IN AUGUST 2018. SURVEY BASED ON STATE PLANE COORDINATES WITH ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM. SPECIFIC COORDINATE DATA IS AVAILABLE UPON REQUEST.
8. THE VEGETATION CONSISTS PRIMARILY OF CONIFER TREES AND FOREST GRASSES.
9. VERBAL NOTICE OF ANY CHANGES OR MODIFICATIONS THAT ARE NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE BUILDING PERMIT SHALL BE GIVEN TO THE TOWN ENGINEERING DEPARTMENT AT 307 733-3079. THE TOWN ENGINEERING DEPARTMENT MAY REQUIRE ADDITIONAL WRITTEN NOTICE OR INFORMATION BE SUBMITTED THROUGH THE TOWN'S BUILDING DEPARTMENT AND ADDITIONAL REVIEW FEES MAY APPLY.
10. PRIOR TO START OF CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL CONTACT THE TOWN OF JACKSON ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO MEET WITH THE ENGINEERING DEPARTMENT PRIOR TO START OF CONSTRUCTION ACTIVITIES WILL RESULT IN STOPPAGE OF WORK ON SITE. THE TOWN ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
11. THE DESIGN ENGINEER OF RECORD FOR ALL INFRASTRUCTURE AND GRADING SHALL INSPECT AND PROVIDE WRITTEN APPROVAL OF CONSTRUCTION PRIOR TO CERTIFICATE OF OCCUPANCY. THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED TO ALLOW FOR WITNESSING OF ANY TESTING, FIELD REPORTS REGARDING THE INSTALLATIONS SHALL BE KEPT AND MAY BE REQUIRED BY THE TOWN ENGINEERING DEPARTMENT.
12. SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR COMMUNICATING WITH THE OWNER.
13. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
14. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
15. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
16. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
17. CONTRACTOR SHALL PROVIDE A MIX DESIGN FOR THE PLANT MIX PAVEMENT THAT HAS BEEN RECENTLY PREPARED BY A QUALIFIED INDEPENDENT TESTING LABORATORY. THE MIX DESIGN SHALL ESTABLISH THE OPTIMUM MIX PARAMETERS IN CONFORMANCE TO GUIDELINES ESTABLISHED BY THE ASPHALT INSTITUTE. THE MIX DESIGN SHALL DETERMINE THE OPTIMUM PERCENTAGE OF ASPHALT TO BE UTILIZED IN THE MIX AND THE MAXIMUM UNIT WEIGHT OF THE MIX AS DETERMINED BY THE MARSHALL METHOD. THE MIX DESIGN SHALL DESIGNATE THE JOB MIX FORMULA FOR BLENDING AGGREGATES TO CONFORM TO THE SPECIFIED TYPE AND GRADATION OF PLANT MIX BITUMINOUS PAVEMENT.
18. WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT AND/OR EXISTING CURB, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE WITH A SAWCUT OR OTHER METHOD AS APPROVED BY THE ENGINEER.
19. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RE-SEEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
20. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
21. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS. REDUCE THE SPREAD OF NOXIOUS WEEDS AND INTRODUCTION OF OTHER INVASIVE SPECIES PRIOR TO CONSTRUCTION, DURING CONSTRUCTION, DURING REVEGETATION, AND AFTER CONSTRUCTION.
22. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
23. CONSTRUCTION SITE SHALL REMAIN CLEAN AND ALL TRASH AND CONSTRUCTION DEBRIS SHALL NOT ENTER INTO ADJACENT PROPERTIES.
24. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.

## GENERAL CONSTRUCTION NOTES & SPECIFICATIONS

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. ANY CONSTRUCTION RELATED ACTIVITIES NOT IN CONFORMANCE WITH APPROVED AND PERMITTED PLANS AND/OR SEQUENCING MAY RESULT IN TERMINATION OF WORK.
2. THE APPROVED EROSION CONTROL PLAN SHALL BE LOCATED ON SITE. EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAIN AND AT LEAST ONCE EACH WEEK. EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGEWAYS AS A RESULT OF LAND DEVELOPING OR DISTURBING ACTIVITIES SHALL BE REPAIRED IMMEDIATELY.
3. THE TOWN ENGINEER SHALL BE ALLOWED TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
4. COPIES OF ALL AGREEMENTS AND/OR EASEMENTS SHALL BE PROVIDED TO THE TOWN OF JACKSON PRIOR TO GRADING ON ADJACENT PROPERTIES FOR TEMPORARY OR PERMANENT CONSTRUCTION ACTIVITIES.
5. CONSTRUCTION WORK HOURS SHALL BE CONSISTENT WITH CURRENT TOWN OF JACKSON POLICIES.
6. CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISTURBANCE OF PRIVATE PROPERTY BY HIS OPERATIONS. CONTRACTOR SHALL NOTIFY OWNER, OCCUPANT, AND ENGINEER PRIOR TO CONDUCTING ANY OPERATION THAT REQUIRES THE REMOVAL, REPLACEMENT, OR DAMAGE TO PRIVATE PROPERTY.
7. ALL PUBLIC STREETS SHALL BE MAINTAINED CLEAR OF DEBRIS DURING CONSTRUCTION. SHOULD DEBRIS BE TRACKED ONTO PUBLIC STREETS FROM THE CONSTRUCTION SITE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE AFFECTED STREETS.
8. CONSTRUCTION SITE DELINEATION FENCING SHALL BE PROVIDED AS NEEDED TO PROTECT THE PUBLIC FROM HAZARDS DURING CONSTRUCTION. THE FENCE SHALL REMAIN IN PLACE AND INTACT FOR AS LONG AS NECESSARY TO PROTECT THE PUBLIC.
9. APPROVED SEDIMENTATION CONTROLS AND SILT RETENTION SHALL BE PLACED AND PROVIDED DURING CONSTRUCTION AS NEEDED TO PREVENT OFFSITE STORM FLOW AS IDENTIFIED IN THE APPROVED GRADING AND EROSION CONTROL PLAN. THE TOWN ENGINEER SHALL BE NOTIFIED UPON COMPLETION OF EROSION CONTROL MEASURES WITHIN 2 CALENDAR DAYS AFTER INSTALLATION.
10. IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (WYDPS) STORMWATER PERMIT AND / OR CONSTRUCTION DEWATERING PERMIT PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES.

## REVEGETATION SPECIFICATIONS:

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

1. SEED MIXTURE:

<u>COMMON NAME</u>	<u>LBS./ACRE</u>
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
3. 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.
4. 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.
5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
6. 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.
7. 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. REVEGETATION SHALL OCCUR UPON COMPLETION OF CONSTRUCTION.

## ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES:

1. ALL CONSTRUCTION EQUIPMENT WILL BE CLEANED PRIOR TO ENTERING SITE.
2. SOIL STOCKPILES WILL BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
3. DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE WILL BE KEPT ON ACTIVE MANAGEMENT USING THE METHODS LISTED BELOW. THIS AREA WILL BE MONITORED AND TREATED TWICE EACH GROWING SEASON.

## POST CONSTRUCTION MANAGEMENT STRATEGIES:

1. REVEGETATION WILL OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT ESTABLISHMENT OF INVASIVE SPECIES IN THE DISTURBED AREAS.
2. NURSERY STOCK WILL BE USED IN ACCORDANCE WITH W.S. 11-9-101-109 (WYOMING NURSERY STOCK LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH DEALER LICENSED BY WYOMING DEPARTMENT OF AGRICULTURE.
3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL WILL BE UTILIZED AS MUCH AS POSSIBLE.
4. TETON COUNTY WEED AND PEST WILL BE CONTACTED AS NECESSARY TO CREATE A POST-CONSTRUCTION INVENTORY.

## LEGEND

## EXISTING

## PROPOSED

LEGEND

EXISTING	PROPOSED	
—	—	PROPERTY LINE
— - - - -	—	BUILDING ENVELOPE
— - - - -	—	BUILDING
— - - - -	—	EDGE OF PAVEMENT
— - - - -	—	EDGE OF SIDEWALK
— - - - - 6240 - - - - -	— 6240 —	MAJOR CONTOUR
— - - - - 6241 - - - - -	— 6241 —	MINOR CONTOUR
— - - - -	— - - - -	LIMITS OF DISTURBANCE
— - - - - w - - - - -	—	WATER SERVICE
— - - - - s - - - - -	— s —	SANITARY SEWER SERVICE
⑤		SANITARY MANHOLE
	©	SANITARY CLEANOUT
— - - - - 909 - - - - -	—	GAS LINE
	□ — □	SILT FENCE
	—	SITE WALL



The diagram illustrates a stepped foundation. The top level is labeled 'TOP ELEV'. The middle level is labeled 'MID ELEV'. The bottom level is labeled 'BOT ELEV'. A hatched area is shown on the left side of the foundation, and a dashed line indicates the boundary of the foundation's footprint.

NOTE:  
BTM = BOTTOM OF WALL  
TOP = TOP OF WALL

**SPOT ELEVATION KEY DETAIL**  
**NOT TO SCALE**

PROJECT TITLE: ACKERMAN RESIDENCE  
945 SNOW KING DRIVE  
LOT 33, SNOW KING ESTATE  
JACKSON, WYOMING

PROJECT NOTES 8 | LEGEND SHEET TITLE:

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
TOJ PRE-APP	04/15/2024
PROJECT NUMBER	
20031.10	
SHEET	
C1 1	

