



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: October 5, 2020	REQUESTS: The applicant is submitting a request for a Grading Pre-Application, for the property located at 115 Nelson Drive For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P20-183	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Fax: 734-3563 Email: tvalentine@jacksonwy.gov	
Owner: Teton Landing, LLC PO Box 1677 Jackson, WY 83001 Applicant: Y2 Consulting - Tyler Klos PO Box 2870 Jackson, WY 83001	
Please respond by: <div style="text-align: center;">N/A</div>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
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
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be process 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

PROJECT.

Name/Description: 115 Nelson Drive

Physical Address: 115 Nelson Drive

Lot, Subdivision: PT NE1/4NE1/4 SEC 34, TWP 41, RNG 116

PIDN: 22-41-16-34-1-00-030

PROPERTY OWNER.

Name: TETON LANDING LLC

Phone: _____

Mailing Address: PO BOX 1677

ZIP: JACKSON, WY 83001-1677

E-mail: _____

APPLICANT/AGENT.

Name, Agency: Y2 Consultants

Phone: 307-733-2999

Mailing Address: PO Box 2870

ZIP: Jackson, WY 83001

E-mail: katie@y2consultants.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.

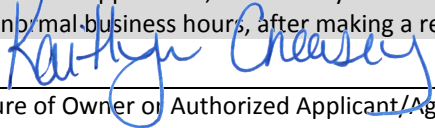
<input type="checkbox"/> Physical Development Permit	This pre-application conference is:
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Required
<input type="checkbox"/> Development Option or Subdivision Permit	<input type="checkbox"/> Optional
<input type="checkbox"/> Interpretations of the LDRs	<input type="checkbox"/> For an Environmental Analysis
<input type="checkbox"/> Amendments to the LDRs	<input checked="" type="checkbox"/> For grading
<input type="checkbox"/> Relief from the LDRs	
<input type="checkbox"/> Environmental Analysis	

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 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.
- ☒ **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
 - ☒ Intended development options or subdivision proposal (if applicable)
 - ☒ 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
 - ☒ 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.



9/29/2020

Signature of Owner or Authorized Applicant/Agent

Date

Kaitlyn Creasey, PE

Civil Engineer

Name Printed

Title



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440 fax:
P.O. Box 1687 | 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 process 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

PROJECT.

Name/Description: 1150Nelson Drive

Physical Address: 115 Nelson Drive

Lot, Subdivision: PT NE1/4NE1/4 SEC 34, TWP 41, RNG 116

PIDN: 22-41-16-34-1-00-031

PROPERTY OWNER.

Name: TETON LANDING LLC

Phone: _____

Mailing Address: PO BOX 1677

ZIP: JACKSON, WY 83001-1677

E-mail: _____

APPLICANT/AGENT.

Name, Agency: Y2 Consultants

Phone: 307-733-2999

Mailing Address: PO Box 2870

ZIP: Jackson, WY 83001

E-mail: katie@y2consultants.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 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.

☒ **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
☒ Intended development options or subdivision proposal (if applicable)
☒ Proposed amendments to the LDRs (if applicable)

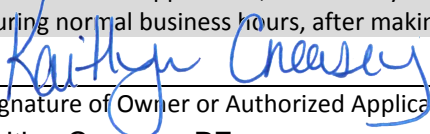
☒ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be 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
☒ 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

Kaitlyn Creasey, PE

Name Printed

9/29/2020

Date

Civil Engineer

Title

LETTER OF AUTHORIZATION

Teton Landings, LLC "Owner" whose address is: PO Box 1677 Jackson, WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: 115 Nelson Dr., Jackson WY ; PT NE 1/4 NE 1/4 SEC 34, Parcel: 22-41-16-34-1-00-001

(If too lengthy, attach description)

HEREBY AUTHORIZES Y2 Consultants, LLC 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: Managing Partner

(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 Sadek Darwiche this 25 day of September, 20018.

WITNESS my hand and official seal.

Melissa Ruth
(Notary Public)

My commission expires: 08/02/22

(Seal)



RELEASED	<input type="checkbox"/>
INDEXED	<input type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input type="checkbox"/>

QUITCLAIM DEED

Stage Stop, Inc., a Wyoming Corporation, GRANTOR, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby CONVEYS AND QUITCLAIMS TO Teton Landing LLC, a Wyoming limited liability company, GRANTEE, whose address is PO Box 1677, Jackson, WY 83001, all right, title and interest in and to 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:

A portion of the NE1/4 NE1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, more particularly described as follows

Parcel 2:

Beginning 660 feet South of the Northeast corner of Section 34, Township 41 North, Range 116 West;

thence running West 128 feet;

thence South 114 feet;

thence East 128 feet;

thence North 114 feet to the place of beginning.

PT NE1/4NE1/4 SEC 34, TWP 41, RNG

116.

PIDN: 22-41-16-34-1-00-001

GRANTOR: STAGE STOP INC

GRANTEE: TETON LANDING LLC

Doc 0962962 Filed At 16:34 ON 01/08/19

Sherry L. Daigle Teton County Clerk fees: 15.00

By Mary D Antrobus Deputy

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Quitclaim Deed this 7th day of ~~September 2018~~ January, 2019.
SD.

Stage Stop, Inc., a Wyoming Corporation

By: 
Sadek Darwiche, President

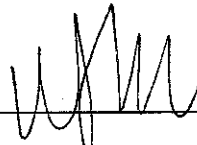
State of Wyoming)

:SS

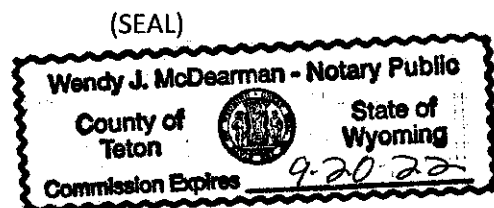
County of Teton

On this 7th day of January, 2019, before me a Notary Public in and for the State of Wyoming, personally appeared Sadek Darwiche, President of Stage Stop, Inc., A Wyoming Corporation, known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Notary Public



My Commission Expires: 9-20-22

RELEASED	
INDEXED	
ABSTRACTED	✓
SCANNED	

QUITCLAIM DEED

Stage Stop, Inc., a Wyoming Corporation, GRANTOR, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby CONVEYS AND QUITCLAIMS TO Teton Landing LLC, a Wyoming limited liability company, GRANTEE, whose address is PO Box 1677, Jackson, WY 83001, all right, title and interest in and to 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:

A portion of the NE1/4 NE1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, more particularly described as follows

Parcel 1:

Beginning at corner Number One of the tract conveyed, which is the Northeast corner of said tract. This corner is 128 feet West and 660 feet South of the Northeast corner of Section 34, Township 41 North, Range 116 West. From Corner No. 1, proceeding West 382 feet to Corner No. 2;

thence South 114 feet to Corner No. 3;

thence East 382 feet to Corner No. 4;

thence North 114 feet to the place of beginning.

PIDN: 22-41-16-34-1-00-001

GRANTOR: STAGE STOP INC

GRANTEE: TETON LANDING LLC

Doc 0962961 Filed At 16:33 ON 01/08/19

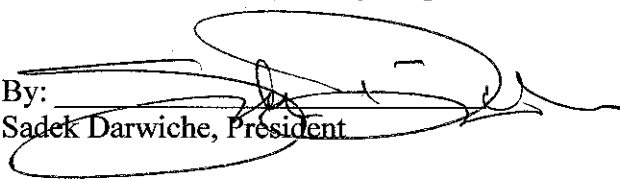
Sherry L. Daigle Teton County Clerk fees: 15.00

By Mary D Antrobus Deputy

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Quitclaim Deed this 7th day of ~~September, 2018~~ January, 2019.

Stage Stop, Inc., a Wyoming Corporation

By: 
Sadek Darwiche, President

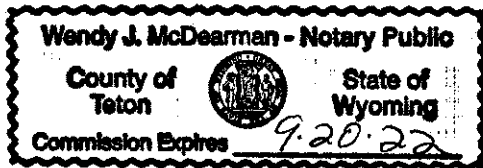
State of Wyoming)

:SS

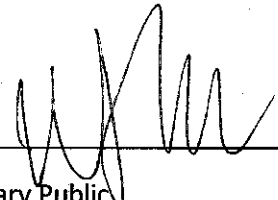
County of Teton

On this 7th day of ~~September, 2018~~ ^{W.M.} January, 2019, before me a Notary Public in and for the State of Wyoming, personally appeared Sadek Darwiche, President of Stage Stop, Inc., A Wyoming Corporation, known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.



(SEAL)



Notary Public

My Commission Expires: 9.20.22



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

115 NELSON DRIVE

September 29, 2020

PIDs: 22-41-16-34-1-00-030, 22-41-16-34-1-00-031

PROJECT DESCRIPTION

1. Existing Property Conditions

The property, 115 Nelson Drive, is currently an undeveloped lot. This property is currently under Town of Jackson Zone Specific Standards for the NM-1. All information is based on the Teton County GIS.

2. Character of Project

This project consists of the preliminary grading of the site for future development.

3. Intended Development

The property owner would like to raise the existing site approximately 2' above existing grade for the ease of future developments to be proposed. The owner plans to use gravel to raise the site, and establish topsoil planted with grass seeding. Final development plans will be submitted at a later date for the subject area.

4. Proposed Amendments to the LDR's

There are no proposed amendments to the Town of Jackson Land Development Regulations.

DISTURBANCE (SF)	SLOPES (%)
40,165	0-5
2,985	5-15
520	>15
43,670	TOTAL

DEVELOPMENT SCHEDULE

- LAND DISTURBING ACTIVITIES WILL BEGIN FALL OF 2020 (PENDING PERMIT APPROVALS) AND COMPLETED FALL OF 2020.
- REVEGETATION WILL OCCUR AS SOON AS CONDITIONS ALLOW PER THE DETAILS BELOW.

TOPSOIL STRIPPING AND STOCKPILING:
PRIOR TO GRADING WORK IN ANY GIVEN AREA, ALL TOPSOIL SHALL BE STRIPPED. TOPSOIL SO REMOVED MAY INCLUDE EXISTING TOPSOILS AND DUFF, PASTURE GRASSES, FORBES AND SUBSHRUBS, AND THEIR ROOTS, RHIZOMES, STEMS AND SEEDS. SUBSOILS, DEBRIS AND STONES LARGER THAN 4" DIAMETER SHALL BE REMOVED FROM THE TOPSOIL PRIOR TO REPLACEMENT.

- CONTACT TETON COUNTY WEED AND PEST TO DEVELOP AN INVASIVE SPECIES MANAGEMENT PLAN.
- CONTRACTOR WILL ALSO COMPLY WITH THE FOLLOWING NOTES:
- ALL CONSTRUCTION EQUIPMENT WILL BE CLEANED PRIOR TO ENTERING THE SITE.
- SOIL STOCKPILES WILL BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
- DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT WILL BE REVERSED.
- ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE WILL BE KEPT ON ACTIVE MANAGEMENT USING THE METHODS LISTED IN THE INVASIVE SPECIES MANAGEMENT PLAN. THIS AREA WILL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

- GRADE ALL AREAS AS SHOWN ON THE PLANS WHILE PROVIDING FOR SMOOTH TRANSITIONS TO EXISTING GRADE.
- MATERIAL STOCKPILE LOCATIONS PER PLANS.
- TOPSOIL WILL BE STRIPPED FROM AREAS TO BE DISTURBED BY EXCAVATION, FILLING, OR COMPACTION BY EQUIPMENT.
- STOCKPILE TOPSOIL, PREVENT MIXING WITH SUBSOIL OR OTHER MATERIALS, AND PROTECT FROM EROSION.
- SOIL IN AREAS COMPACTED BY HEAVY EQUIPMENT TRAVEL WILL BE PREPARED FOR RESEEDING BY SCARIFICATION.
- STOCKPILED TOPSOIL WILL BE DISTRIBUTED OVER AREAS TO BE REVEGETATED TO A DEPTH OF 6 INCHES.
- IMMEDIATELY PRIOR TO SPREADING TOPSOIL, LOOSEN THE SUBGRADE BY DISKING OR SCARIFY TO A DEPTH OF 4".
- TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL. REMOVE ROCKS AND OTHER MATERIAL GREATER THAN 3" IN DIAMETER.

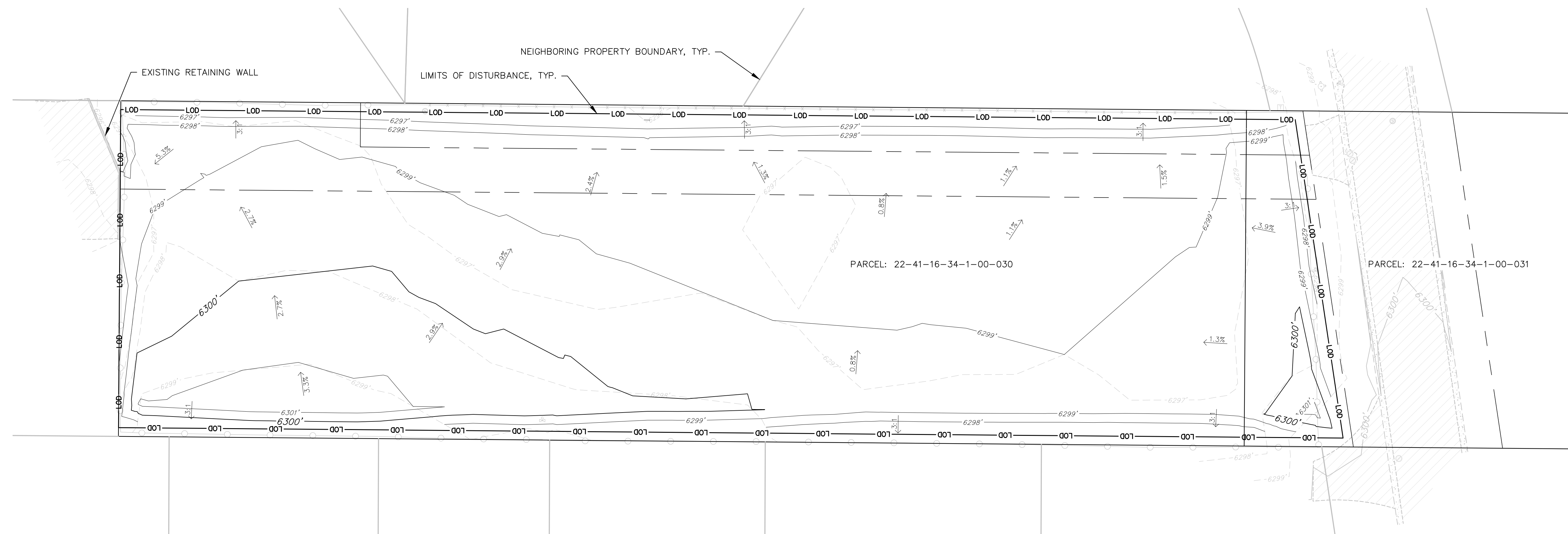
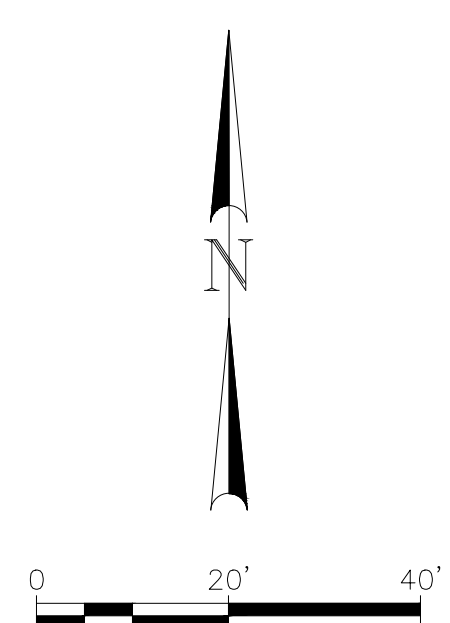
* PRIOR TO BEGINNING AND AFTER COMPLETING WORK, ALL CONSTRUCTION EQUIPMENT SHALL BE WASHED AND CLEANED TO PREVENT THE SPREAD OF NOXIOUS WEEDS AND INVASIVE PLANT MATERIALS INCLUDING SEED AND ROOTS. CONTRACTOR SHALL MONITOR THE CONSTRUCTION AREA THROUGHOUT THE CONSTRUCTION PERIOD, AND OWNER SHALL MONITOR THE RECLAIMED AREA THEREAFTER. ANY NOXIOUS WEEDS SHALL BE IMMEDIATELY REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE FOR ERADICATION INSTRUCTIONS. CONTRACTOR/OWNER SHALL FOLLOW SUCH INSTRUCTIONS TO PREVENT THE ESTABLISHMENT AND SPREAD OF ANY NOXIOUS WEEDS.


- FILL AREAS SHALL BE PROPERLY PREPARED BY REMOVING ORGANIC MATERIALS, SUCH AS VEGETATION, DUFF, AND ANY OTHER MATERIAL WHICH IS DETRIMENTAL TO THE PROPER COMPACTION OF THE SITE OR NOT OTHERWISE CONDUCTIVE TO THE STABILITY OF THE SITE.
- ALL HAUL ROADS AND COMPACTED AREAS SHALL BE RIPPED TO A DEPTH OF 12" PRIOR TO PLACEMENT OF TOPSOIL, TO SHATTER COMPACTED SUBSOILS AND TO PERMIT PLANT GROWTH. OTHER DISTURBED AREAS NOT DEEPLY COMPACTED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL.
- ALL ROUGH GRADING, RIPPING, AND SCARIFYING, SHALL BE APPROVED BY THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF TOPSOIL AND OTHER IMPROVEMENTS.

- FOLLOWING ROUGH GRADING, ALL DISTURBED AREAS NOT OTHERWISE DESIGNATED TO RECEIVE SOD, HARDSCAPE, PAVING OR OTHER FINISHES, SHALL RECEIVE STOCKPILED TOPSOIL TO A NOMINAL DEPTH OF 6" TO ACHIEVE FINISHED GRADES.
- ALL RECLAMATION SHALL BE ACCOMPLISHED USING STOCKPILED, ON-SITE TOPSOIL AS DESCRIBED HEREIN. BECAUSE OF THE PERSISTENT NATURE OF MONOPOLY AND COMMON WEED SEEDS IN IMPORTED SOIL AND TOPSOIL, NO IMPORTED MATERIAL MAY BE USED AS TOPSOIL IN RECLAMATION AREAS. BECAUSE OF THE STERILITY OF SUBSOILS, NO SUBSOILS MAY BE USED AS TOPSOIL.

- EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY BY THE GENERAL CONTRACTOR/CONSTRUCTION SITE MANAGER AND REPAIRED AS REQUIRED.
- ALL EROSION CONTROL/CONSTRUCTION SITE MANAGER SHALL COMPLY WITH WYDOE WYDPES SMALL CONSTRUCTION GENERAL PERMITS AND LARGE CONSTRUCTION GENERAL PERMITS FOR SITES LESS THAN 5 ACRES AND LARGER THAN 5 ACRES, RESPECTIVELY.
- ALL SLOPES WILL BE INSTALLED ALONG THE TOE OF THE DOWN-SLOPE SIDE OF MATERIAL STOCKPILES AND CUT AND FILL SLOPES, AND WHERE INDICATED ON PLANS.
- THE SILT FENCES WILL REMAIN IN PLACE UNTIL THE STOCKPILED MATERIAL IS REMOVED, AND ELSEWHERE UNTIL SLOPES ARE REVEGETATED.
- STRAW WATLES SHALL BE INSTALLED WHERE NECESSARY, PER DETAILS, AND AS INDICATED ON PLANS.
- ALL EXPOSED SOILS SHALL BE COVERED WITH ALL COVERINGS ALL CLOTHES OR EQUIVALENTS, WITH A RATIO OF 4:1 BEING REVEGETATED, USE AMERICAN EXCELSIOR INC. CURLEX II CL BLANKET OR EQUAL, PER DETAILS.

- ALL DISTURBED AREAS NOT OTHERWISE DESIGNATED TO RECEIVE PAVING SUCH AS PATHWAYS OR SIDEWALKS, BUILDINGS, DECKS OR TERRACES, OR OTHER HARDSCAPE, SHALL BE RECLAIMED IN A COMPLETE COVERING OF TURF GRASSES.
- CONTRACTOR SHALL APPLY A 4"-6" LAYER OF CLEAN TOPSOIL, BELOW TO ACHIEVE A SMOOTH SURFACE SLOPED TO DRAINAGE PER THE GRADING PLAN, FINISHED SURFACE 1" BELOW FINISHED GRADE. ADD A LAYER OF FRESH CUT GRASS, OF A REGIONALLY-APPROPRIATE MIX WARRANTED TO BE HARDY ON THE SITE, INCLUDING BLUEGRASS (POA SP.), FESCUES (FESTUCA SP.) AND OTHER LOCALLY HARDY GRASSES AS APPROPRIATE.
- APPLY SUPPLEMENTAL IRRIGATION SUFFICIENT TO ESTABLISH A HEALTHY, STRONG COVERING OF TURF.
- COVER THE SOIL AND IRRIGATION WITH INSTALLATION OF LANDSCAPE PLANT UNIT(S) AS REQUIRED BY THE TOWN OF JACKSON.



C2.1	GRADING PLAN	115 NELSON DRIVE TETON LANDINGS, LLC 115 NELSON DRIVE JACKSON, WY 83001	<div><div><div><div>Y2 CONSULTANTS</div><div>ENGINEERING, SURVEYING & PLANNING LANDSCAPE ARCHITECTURE, GIS NATURAL RESOURCE SERVICES</div><div>y2consultants.com 307 733 2999</div></div></div></div>	DATE 9/30/20	DRAWING SET TITLE GEC PRE-APP
				DRAWN BY: TK CHECKED BY: KC JOB #: 18202	