



# 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

Item #: P20-183

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner:**

Teton Landing, LLC  
PO Box 1677  
Jackson, WY 83001

**Applicant:**

Y2 Consulting - Tyler Klos  
PO Box 2870  
Jackson, WY 83001

**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.

**Please respond by:**

N/A

**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: 115 Nelson Drive

Physical Address: 115 Nelson Drive

Lot, Subdivision: PT NE1/4/NE1/4 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

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).

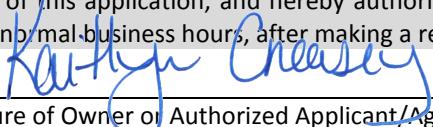
**Narrative Project Description.** Please attach a short narrative description of the project that addresses:  
 Existing property conditions (buildings, uses, natural resources, etc)  
 Character and magnitude of proposed physical development or use  
 Intended development options or subdivision proposal (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



## PRE-APPLICATION CONFERENCE REQUEST (PAP)

### Planning & Building Department

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#### **PROJECT.**

Name/Description: 1150 Nelson Drive

Physical Address: 115 Nelson Drive

Lot, Subdivision: PT NE1/4/NE1/4 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: \_\_\_\_\_

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Name, Agency: Y2 Consultants

Phone: 307-733-2999

Mailing Address: PO Box 2870

ZIP: Jackson, WY 83001

E-mail: [katie@y2consultants.com](mailto:katie@y2consultants.com)

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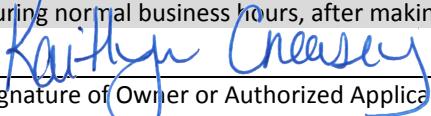
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**Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

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Signature of Owner or Authorized Applicant/Agent

Kaitlyn Creasey, PE

Name Printed

9/29/2020

Date

Civil Engineer

Title

## LETTER OF AUTHORIZATION

Teton Landing 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, Panel: 22-41-16-34-1-00-001

(If too lengthy, attach description)

HEREBY AUTHORIZES YZ 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 )

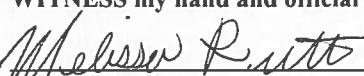
)  
SS.

COUNTY OF TETON )

)

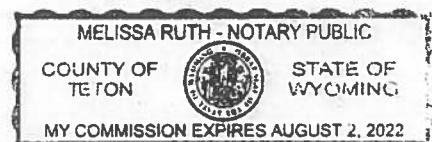
The foregoing instrument was acknowledged before me by Sadek Darwiche this 25 day of September, 20018.

WITNESS my hand and official seal.

  
(Notary Public)

My commission expires: 08/02/22

(Seal)



2

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 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

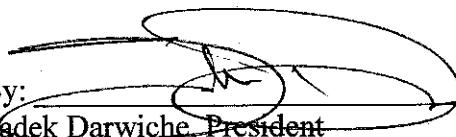
By Mary D Antrobus Deputy

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 7<sup>th</sup> day of  
September 2018 January, 2019.

SD.

Stage Stop, Inc., a Wyoming Corporation

By:   
Sadek Darwiche, President

State of Wyoming )

:ss

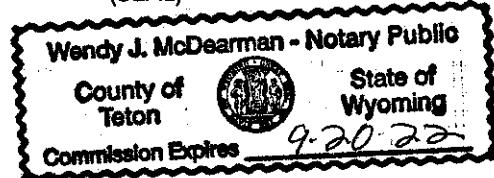
County of Teton

On this 7<sup>th</sup> 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

(SEAL)



My Commission Expires: 9-20-22

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	✓

## QUITCLAIM DEED

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**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

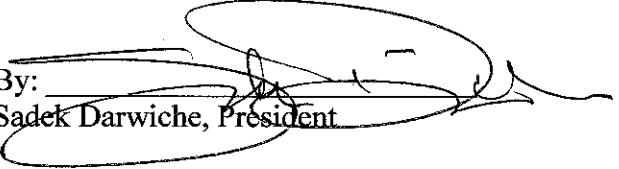
Sherry L. Daigle Teton County Clerk fees: 15.00

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Stage Stop, Inc., a Wyoming Corporation

By:   
Sadek Darwiche, President

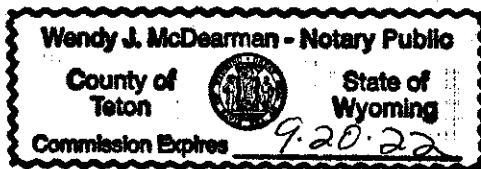
State of Wyoming )

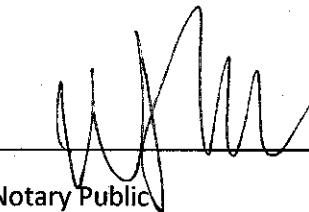
:ss

County of Teton

On this 7<sup>th</sup> day of ~~September, 2018~~ <sup>(10 a.m.)</sup> 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

(SEAL)

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.

## GRADING AND EROSION CONTROL NOTES (PLAN LEVEL)

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

3,505 SF OF DISTURBANCE OCCURRING ON >15% SLOPES  
EXISTING IMPERVIOUS SURFACES: 5.5%  
PROPOSED IMPERVIOUS SURFACES: 0%  
THE THEREFORE A GEC "PLAN" IS REQUIRED.

### 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, FORBS 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.

STOCKPILE TOPSOIL ON-SITE FOR REUSE DURING RECLAMATION OPERATIONS. PROTECT THE STOCKPILE FROM EROSION, DISTURBANCE OR CONTAMINATION WITH SUBSOILS OR OTHER MATERIALS.

### INVASIVE SPECIES MANAGEMENT

- 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 MINIMIZED.
- 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.

### PROPOSED GRADING PLAN

- 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.
- STOCKPILE TOPSOIL WILL BE DISPERSED OVER AREAS TO BE REGRADED TO A DEPTH OF 6 INCHES.
- IMMEDIATELY PRIOR TO SPREADING TOPSOIL, LOSEN 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.

### RECLAMATION

#### PREVENTING THE SPREAD OF NOXIOUS WEEDS:

- 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 MITIGATION INSTRUCTIONS. CONTRACTOR/OWNER SHALL FOLLOW SUCH INSTRUCTIONS TO PREVENT THE ESTABLISHMENT AND SPREAD OF ANY NOXIOUS WEEDS.

### ROUGH GRADING AND SOIL PREPARATION:

- FILL AREAS SHALL BE PROPERLY PREPARED BY REMOVING ORGANIC MATERIALS, SUCH AS VEGETATION, DUFF, AND ANY OTHER MATERIAL WHICH IS DETERMINAL TO THE PROPER COMPACTION OF THE SITE OR NOT OTHERWISE CONDUCIVE 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.

### TOPSOIL REDISTRIBUTION:

- 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 PERVERSIVE NATURE OF NOXIOUS 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 PLAN:

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

### REVEGETATION

- ALL DISTURBED AREAS NOT OTHERWISE DESIGNATED TO RECEIVE PAVING SUCH AS PATHWAYS OR SIDEWALK; BUILDINGS, DECKS OR TERRACES, OR OTHER Hardscape, SHALL BE RECLAIRED IN A COMPLETE COVERING OF TURF GRASSES.
- CONTRACTOR SHALL APPLY A 4"-6" LAYER OF CLEAN TOPSOIL, RAKED TO ACHIEVE A SMOOTH SURFACE SLOPED DRAINAGE. PER THE GRADING PLAN, FINISHED SURFACE 1" BELOW FINISHED GRADE. APPLY A LAYER OF FRESH CUT SOD, OR 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 COVING OF TURF.
- COORDINATE SOD AND IRRIGATION WITH INSTALLATION OF LANDSCAPE PLANT UNIT(S) AS REQUIRED BY THE TOWN OF JACKSON.

## LEGEND

(E) - EXISTING (P) - PROPOSED

(P) MAJOR CONTOUR
(P) MINOR CONTOUR
(E) MAJOR CONTOUR
(E) MINOR CONTOUR
PROPERTY BOUNDARY
NEIGHBORING PROPERTY BOUNDARY
(P) EASEMENT
(E) EDGE OF CONCRETE
(E) EDGE OF ASPHALT
(E) CURB FLOW LINE
(E) CHAINLINK FENCE
(E) WOOD FENCE
LIMITS OF DISTURBANCE
SLOPE DIRECTION

DATE	DRAWING SET TITLE
9/30/2020	GEC PRE-APP

DRAWN BY: TK  
CHECKED BY: KC  
JOB #: 18202

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GRADING PLAN  
C2.1

