# 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: January 29, 2021

Item #: P21-022

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Fax: 734-3563

Email: kpage@jacksonwy.gov

**Owner/Applicant:**

Mr. Frank DiMeglio
PO Box 3160
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for a Grading Pre-Application for the property located at 45 Snow King Court , legally known as LOT 21 SNOW KING ESTATES

For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.

**Please respond by:**

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:
btlenz@jacksonwy.gov

JORGENSEN
It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
|www.jorgeng.com

January 29, 2021

Town of Jackson Planning Department
P.O. Box 1687 / 150 E. Pearl Avenue
Jackson, WY 83001

**Re: DiMeglio Property – 45 Snow King Court**
**Pre-Application Conference Request (PAP)**
**JA Project No. 20134.10.46**

To whom it may Concern,

Please allow this letter to serve as a Pre-Application Conference (PAP) Request and Project Description for the proposed development on Lot 21 Snow King Estates, 45 Snow King Court, in the Town of Jackson, Wyoming. The request if submitted on behalf of owners, Frank and Megan DiMeglio.

Included with this transmittal you will find the PAP Application form and fee, the Warranty Deed, Narrative Project Description (below), and Conceptual Site Plan / Grading Information.

It is expected that this Pre-Application Conference is required due to the steep slopes on site and disturbance within these slopes will require a Plan Level Grading and Erosion Control Permit. As a part of the conference, we would like to verify the setbacks and building height requirements as they relate to the current LDR's.

**Project Description:**

The project site is located on Lot 21 Snow King Estates, 45 Snow King Court, in the Town of Jackson. The property is located west of Snow King Drive near the end of Snow King Court on a sloping site with elevation ranging from approximately 6570' to 6530'. The majority of the site includes terrain with slopes 10%-50% with areas on the south side of the lot with slopes in excess of 50%. The steep slopes on the south side of the lot 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 and existing utility connections on the south side of the property. The lot is currently undeveloped and primarily vegetated with conifer trees and forest grasses. The owners prefer to maintain the natural cover to the extent possible. It is understood that the property lies within the Wildland-Urban-Interface. A WUI review will be submitted to the Fire Marshal for approval and conformance requirements.

Regards,

JORGENSEN ASSOCIATES

Aaron Japel, PE
Project Engineer

# PRE-APPLICATION CONFERENCE REQUEST (PAP)

**Planning & Building Department**

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440 fax:
www.townofjackson.com

***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: DiMeglio Residence

Physical Address: 45 Snow King Court

Lot, Subdivision: Lot 21, Snow King Estates PIDN: 22-41-16-34-4-04-022

**PROPERTY OWNER.**

Name: Francesco and Megan DiMeglio Phone: 307-413-3619

Mailing Address: P.O. Box 3160, Jackson WY ZIP: 83001

E-mail: frank@fcexcavation.com

**APPLICANT/AGENT.**

Name, Agency: Frank DiMeglio Phone: 307-413-3619

Mailing Address: P.O. Box 3160, Jackson, WY ZIP: 83001

E-mail: frank@fcexcavation.com

**DESIGNATED PRIMARY CONTACT.**

x 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
__X__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?*

__X__ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com for the fees.

__N/A__ **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.

__X__ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:
- __X__ Existing property conditions (buildings, uses, natural resources, etc)
- __X__ 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)

__X__ **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:
- __X__ Property boundaries
- __X__ Existing and proposed physical development and the location of any uses not requiring physical development
- __N/A__ Proposed parcel or lot lines (if applicable)
- __X__ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

__X__ **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.

__X__ **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 | Date |
|---|---|
| Francesco Di Meglio | 1/29/21 |
| Name Printed | Title |
| | Owner |

Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

GRANTOR: MC CORMACK, CECILIA M ET AL TRUSTEE
GRANTEE: DIMEGLIO, FRANCESCO JR ET UX
Doc 0997877 Filed At 13:44 ON 09/03/20
Maureen Murphy Teton County Clerk fees: 18.00
By Corrina Dorman Deputy Clerk

# QUITCLAIM DEED

Cecilia M. McCormack, Robert J. McCormack, and Anthony T. McCormack, Successor Trustees under the Joseph L. McCormack Revocable Trust, dated July 8, 1999, and any amendments thereto, as to an undivided one-half (1/2) interest and Cecilia M. McCormack, Robert J. McCormack, and Anthony T. McCormack, Successor Trustees under the Mary V. McCormack Revocable Trust, dated July 8, 1999, and any amendments thereto, as to an undivided one-half (1/2) interest, GRANTOR, of 401 S. Rose Farm Road, Woodstock, IL 60098, for Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt ofwhich is hereby acknowledged, does hereby CONVEY(S) AND QUITCLAIM(S) TO Francesco DiMeglio Jr. and Megan Diana DiMeglio, husband and wife, tenants by the entirety,GRANTEE, whose address is PO Box 3160, Jackson, WY 83001, all right, title and interest inand 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 ofthe State of Wyoming, to-wit:

**Lot 21 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 No. 416.**

**PIDN: 22-41-16-34-4-04-022**

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 2nd day of September, 2020.

The Joseph L. McCormack Revocable Trust dated July 8, 1999, and any amendments thereto

By: _____
Cecilia M. McCormack, Successor Trustee

The Mary V. McCormack Revocable Trust dated July 8, 1999, and any amendments thereto

By: _____
Cecilia M. McCormack, Successor Trustee

State of Wisconsin )
:ss
County of Milwaukee )

On this 2nd day of September, 2020, before me a Notary Public in and for the State of Wisconsin, personally appeared Cecilia M. McCormack, Successor Trustee under the Joseph L. McCormack Revocable Trust, dated July 8, 1999, and any amendments thereto and Cecilia M. McCormack, Successor Trustee under the Mary V. McCormack Revocable Trust, dated July 8, 1999, and any amendments thereto, 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
SUSAN HOOKER
STATE OF WISCONSIN

_____
Notary Public
Residing at 7130 Ashwood Ln. Wind Lake, WI 53185
My Commission Expires: 04-24-21

WITNESS the due execution and delivery of this Quitclaim Deed this 1st day of September, 2020.

The Joseph L. McCormack Revocable Trust dated July 8, 1999, and any amendments thereto

By: _____
Robert J. McCormack, Successor Trustee

By: _____
Anthony T. McCormack, Successor Trustee

The Mary V. McCormack Revocable Trust dated July 8, 1999, and any amendments thereto

By: _____
Robert J. McCormack, Successor Trustee

By: _____
Anthony T. McCormack, Successor Trustee

State of Wisconsin )
:ss
County of Milwaukee )

On this 1st day of September, 2020, before me a Notary Public in and for the State of Wisconsin, personally appeared Robert J. McCormack and Anthony T. McCormack, Successor Trustees under the Joseph L. McCormack Revocable Trust, dated July 8, 1999, and any amendments thereto and Robert J. McCormack and Anthony T. McCormack, Successor Trustees under the Mary V. McCormack Revocable Trust, dated July 8, 1999, and any amendments thereto, 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
SUSAN HOOKER
STATE OF WISCONSIN

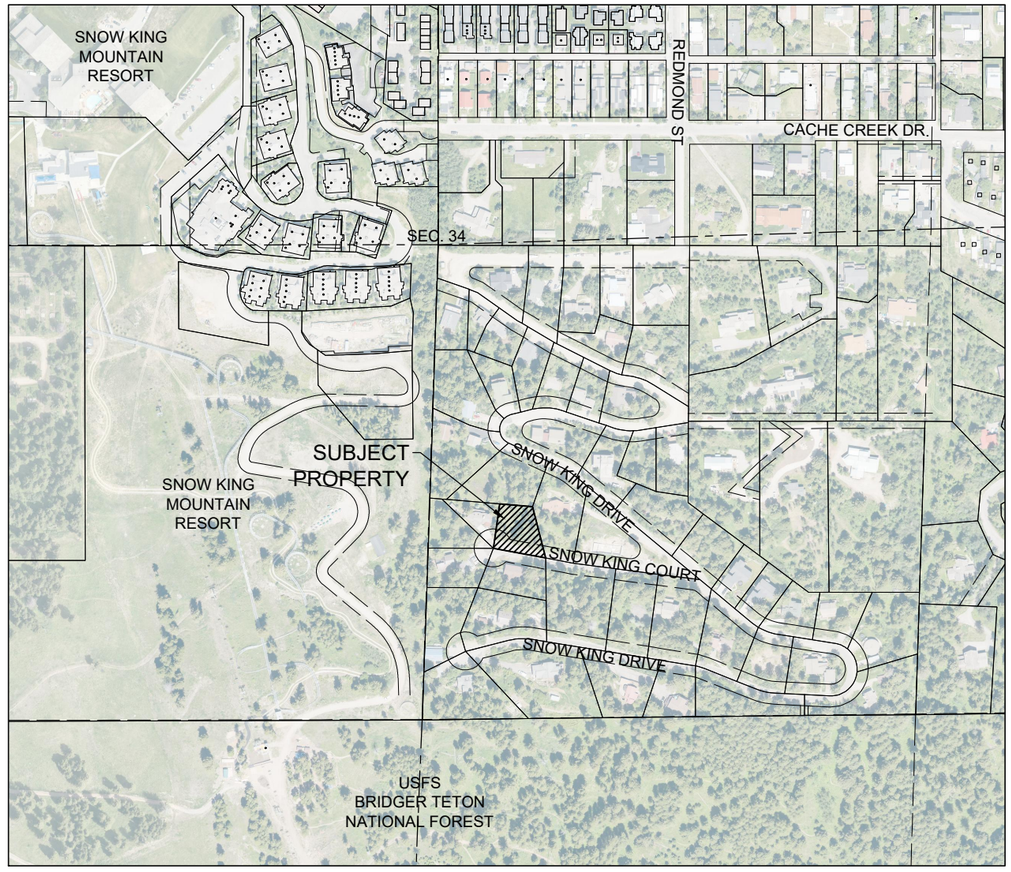
_____
Notary Public
Residing at 7130 Ashwood Lane Wind Lake, WI 53185
My Commission Expires: 04-24-21

# DIMEGLIO RESIDENCE

# GRADING & EROSION CONTROL PERMIT

**45 SNOW KING COURT**
**LOT 21, SNOW KING ESTATES**

**PIDN: 22-41-16-34-4-04-022**
**LOCATED WITHIN**
**PT. SW1/4 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


OWNER
Francesco and Megan DiMeglio
45 Snow King Court
P.O. Box 3160
Jackson, WY 83001
(307) 413-3619

ARCHITECT
Merrell Design Works
P.O. Box 3714
2045 South Park Ranch Road
Jackson, WY 83001
(307) 413-0042

ENGINEER
Jorgensen Associates, Inc.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150


– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

Sheet List Table

| Sheet Number | Sheet Title |
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| C1.1 | TITLE, VICINITY MA, SHEET INDEX |
| C1.2 | GENERAL NOTES |
| C2.1 | EXISTING CONDITIONS |
| C3.1 | CIVIL SITE PLAN |
| C4.1 | CIVIL DETAILS |


JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com


PROJECT TITLE:
DIMEGLIO PROPERTY
45 SNOW KING COURT
LOT 21 SNOW KING ESTATES
JACKSON, WYOMING

SHEET TITLE:
TITLE, VICINITY MAP, INDEX

| | |
|---|---|
| DRAFTED BY: | AJ |
| REVIEWED BY: | AJ |
| PLAN VERSION | DATE |
| TOJ PRE-APP | 01/29/2021 |

PROJECT NUMBER
20134.10

SHEET
C1.1

## GENERAL PROJECT NOTES:

1. PROJECT SCOPE: SITE GRADING AND UTILITY INFRASTRUCTURE FOR PROPOSED RESIDENCE.
2. PROJECT SCHEDULE: BEGIN IN SPRING 2021 AND END IN SPRING 2022.
3. PROPERTY IS ZONED NL-2 IN THE TOWN OF JACKSON.
4. PROPERTY AREA: 0.32 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. NELSON ENGINEERING PERFORMED A GEOTECHNICAL INVESTIGATION OF THE PROPERTY IN SEPTEMBER 2020. SOILS ENCOUNTERED DURING THE INVESTIGATION ARE OUTLINED IN THE GEOTECHNICAL REPORT FOR FURTHER INFORMATION.
7. JORGENSEN ASSOCIATES PERFORMED THE TOPOGRAPHIC SURVEY FOR THIS PROPERTY IN OCTOBER 2020. SURVEY BASED ON LOCAL COORDINATE SYSTEM WITH ELEVATIONS DERIVED USING GPS RTK OBSERVATION METHODS AND REFERENCE NGVD29.
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.

## 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 DRAINAGE WAYS 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 WYPDES STORMWATER PERMIT AND / OR CONSTRUCTION DEWATERING PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
11. 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. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER LINES, SEWER LINES.
12. CONTRACTOR SHALL NOT INTERRUPT UTILITIES PROVIDING SERVICES TO PROPERTIES ADJACENT TO THE WORK, EXCEPT AS SPECIFICALLY APPROVED BY THE AUTHORITY HAVING JURISDICTION. SERVICES DAMAGED OR INTERRUPTED BY CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. WHEN INTERRUPTION OF SERVICE IS APPROVED, CONTRACTOR SHALL NOTIFY OCCUPANT 24 HOURS PRIOR TO THE INTERRUPTION.
13. THE CONTRACTOR WILL CALL THE UTILITY NOTIFICATION ONE CALL OF WYOMING, AT 1-800-844-2476, OR 811, FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTIFICATION, PRIOR TO ANY EXCAVATION.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
15. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION DESIGNATED TO REMAIN FROM ANY DAMAGE DURING CONSTRUCTION OPERATIONS. ANY EXISTING MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTORS OWN EXPENSE. THE CONTRACTOR AND ENGINEER SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.
16. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
17. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
18. 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.
19. 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.
20. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
21. 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).
22. 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.
23. 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.
24. 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.
25. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
26. 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.
27. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
28. CONSTRUCTION SITE SHALL REMAIN CLEAN AND ALL TRASH AND CONSTRUCTION DEBRIS SHALL NOT ENTER INTO ADJACENT PROPERTIES.
29. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
30. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
31. A FOUR INCH MINIMUM LAYER OF TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
32. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.

## REVEGETATION SPECIFICATIONS:

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

1. SEED MIXTURE:

| 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 |

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 | |
|---|---|---|
| | | 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 |
| Ⓢ | | SANITARY MANHOLE |
| | © | SANITARY CLEANOUT |
| GAS | | GAS LINE |
| | | SILT FENCE |
| | | SITE WALL |

— PRELIMINARY —
SUBJECT TO CORRECTION AND APPROVAL

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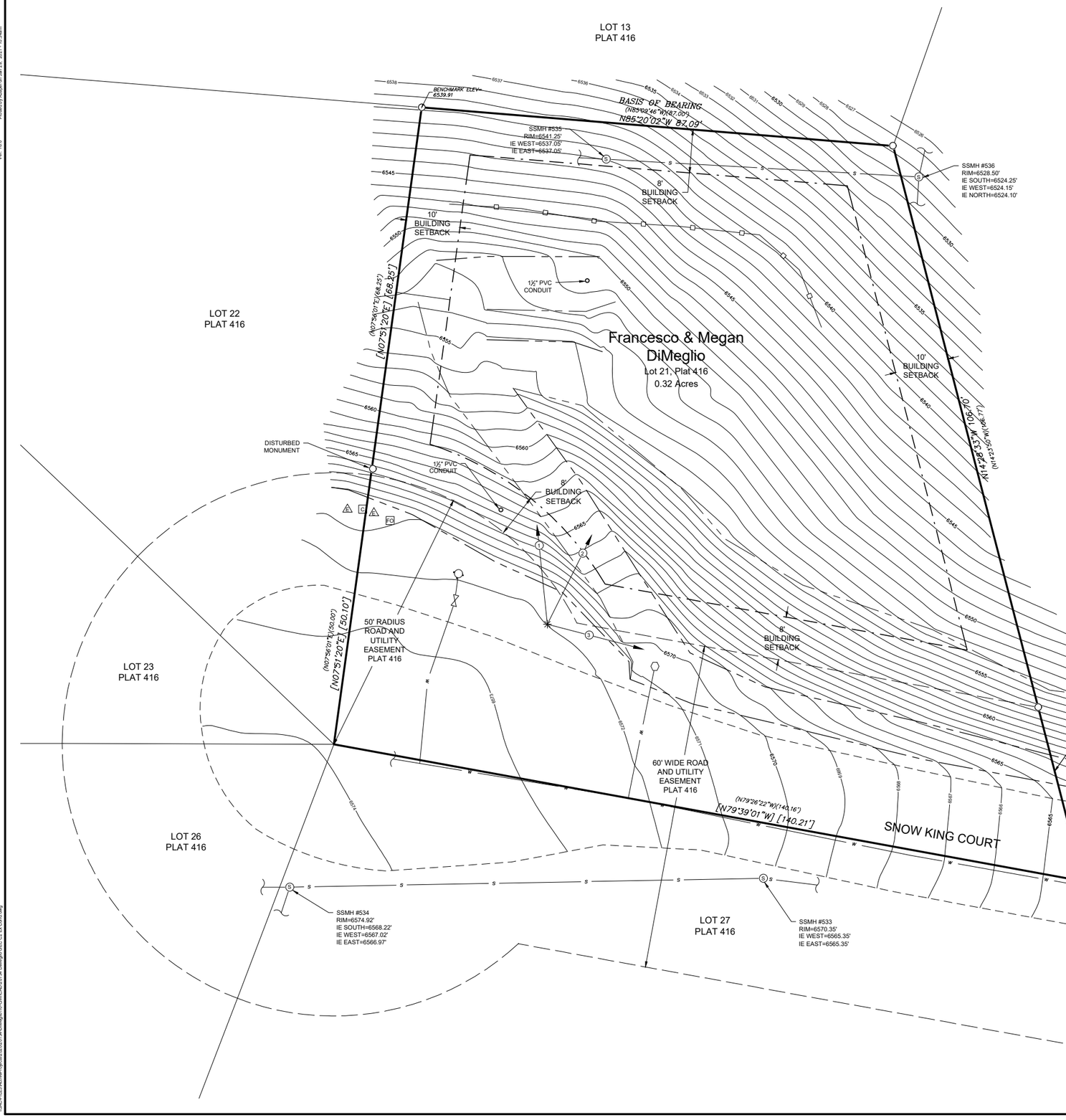
PROJECT TITLE:
DIMEGLIO PROPERTY
45 SNOW KING COURT
LOT 21 SNOW KING ESTATES
JACKSON, WYOMING

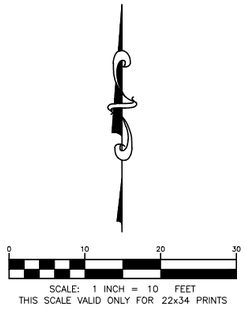
SHEET TITLE:
PROJECT NOTES, LEGEND

| | |
|---|---|
| DRAFTED BY: | AJ |
| REVIEWED BY: | AJ |
| PLAN VERSION | DATE |
| TOJ PRE-APP | 01/29/2021 |

PROJECT NUMBER
20134.10

SHEET
C1.2




## LEGEND

| | |
|---|---|
| ○ | reinforcing steel bar with ½" diameter aluminum cap inscribed "GE+LS INC LS 522" |
| | boundary, subject property |
| | boundary, adjoining property |
| | boundary, setback |
| | boundary, easement, as noted |
| N25°25'25"E 100.00' | measured bearing & distance or curve geometry |
| [N25°25'25"E] [100.00'] | calculated bearing & distance or curve geometry |
| (N25°25'25"E) (100.00') | record bearing & distance or curve geometry, Plat 416 |
| | edge of pavement |
| | toe of slope |
| | top of bank |
| 6205 | index contour, 5' interval |
| 6208 | intermediate contour, 1' interval |
| | silt fence |
| | pipe |
| C | communications pedestal |
| FO | fiber optic pedestal |
| | electric transformer |
| S | sewer manhole |
| s | sanitary sewer line |
| | hydrant, fire suppression |
| | curbstop |
| | water valve |
| w | water line |

## SURVEY NOTES:

1. This survey was conducted in October 2020 and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.
2. Locations of utilities depicted hereon are limited to visible structures; underground locations are derived from Town of Jackson GIS data and must be verified prior to any construction activity.
3. Building setbacks are based on Development Regulations for Snow King Estates subdivision.
4. Easements shown are based on record information from Plat 416. Other easements or encumbrances may exist on the subject property. A thorough search of public records was not conducted.
5. Only monuments pertinent to Subject Property are depicted.
6. Elevations were derived using GPS RTK observation methods and reference NGVD29. Site benchmark elevation is 6539.91' at the northwest property corner.
7. Record dimensions shown are from said Plat 416 and rotated to match base bearing.
8. BASIS OF BEARING for this survey is N85°20'07"W on the northern property boundary.

## VIEW ANGLES:

| PROMINENT FEATURES | | |
|---|---|---|
| KEY | FEATURE | ZENITH ANGLE |
| ① | GRAND TETON | 86°10'06" |
| ② | MILLER BUTTE | 89°23'44" |
| ③ | CACHE PEAK | 84°54'29" |

– PRELIMINARY –
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PROJECT TITLE:
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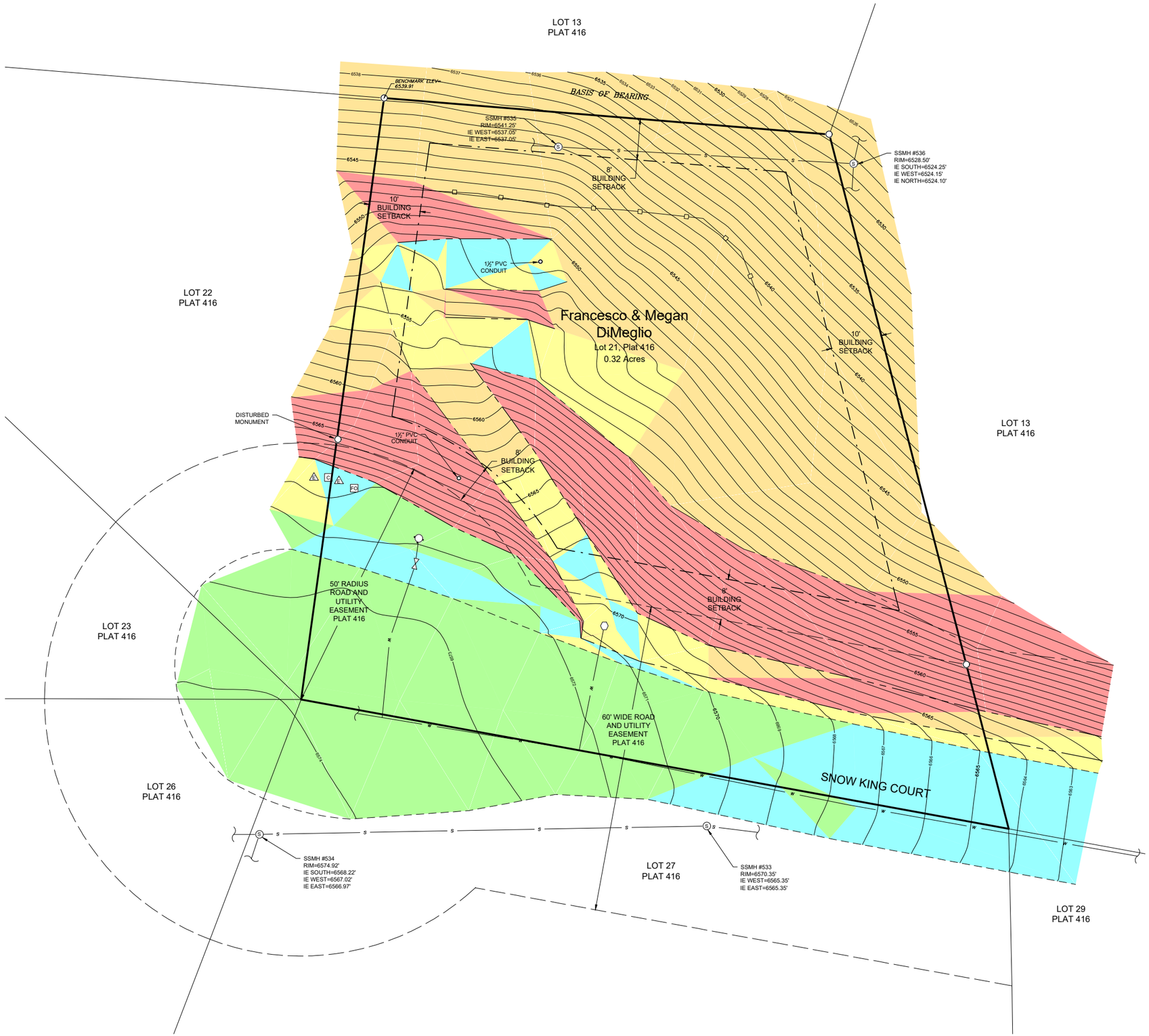
45 SNOW KING COURT
LOT 21 SNOW KING ESTATES
JACKSON, WYOMING

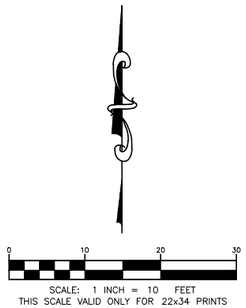
SHEET TITLE:
EXISTING CONDITIONS

| | |
|---|---|
| DRAFTED BY: | AJ |
| REVIEWED BY: | AJ |
| PLAN VERSION | DATE |
| TOJ PRE-APP | 01/29/2021 |

PROJECT NUMBER
20134.10

SHEET
C2.1




## LEGEND

- reinforcing steel bar with ½" diameter aluminum cap inscribed "GE+LS INC LS 522"
- boundary, subject property
- boundary, adjoining property
- boundary, setback
- boundary, easement, as noted
- N25°25'25"E 100.00' — measured bearing & distance or curve geometry
- [N25°25'25"E] [100.00'] — calculated bearing & distance or curve geometry
- (N25°25'25"E) (100.00') — record bearing & distance or curve geometry, Plat 416
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- top of bank
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- silt fence
- pipe
- C — communications pedestal
- FO — fiber optic pedestal
- E — electric transformer
- S — sewer manhole
- s — sanitary sewer line
- hydrant, fire suppression
- curbstop
- water valve
- w — water line

| SLOPE TABLE | | | |
|---|---|---|---|
| NUMBER | MINIMUM SLOPE | MAXIMUM SLOPE | COLOR |
| 1 | 0% | 10% | |
| 2 | 10% | 15% | |
| 3 | 15% | 30% | |
| 4 | 30% | 50% | |
| 5 | 50% | 106% | |

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AND APPROVAL

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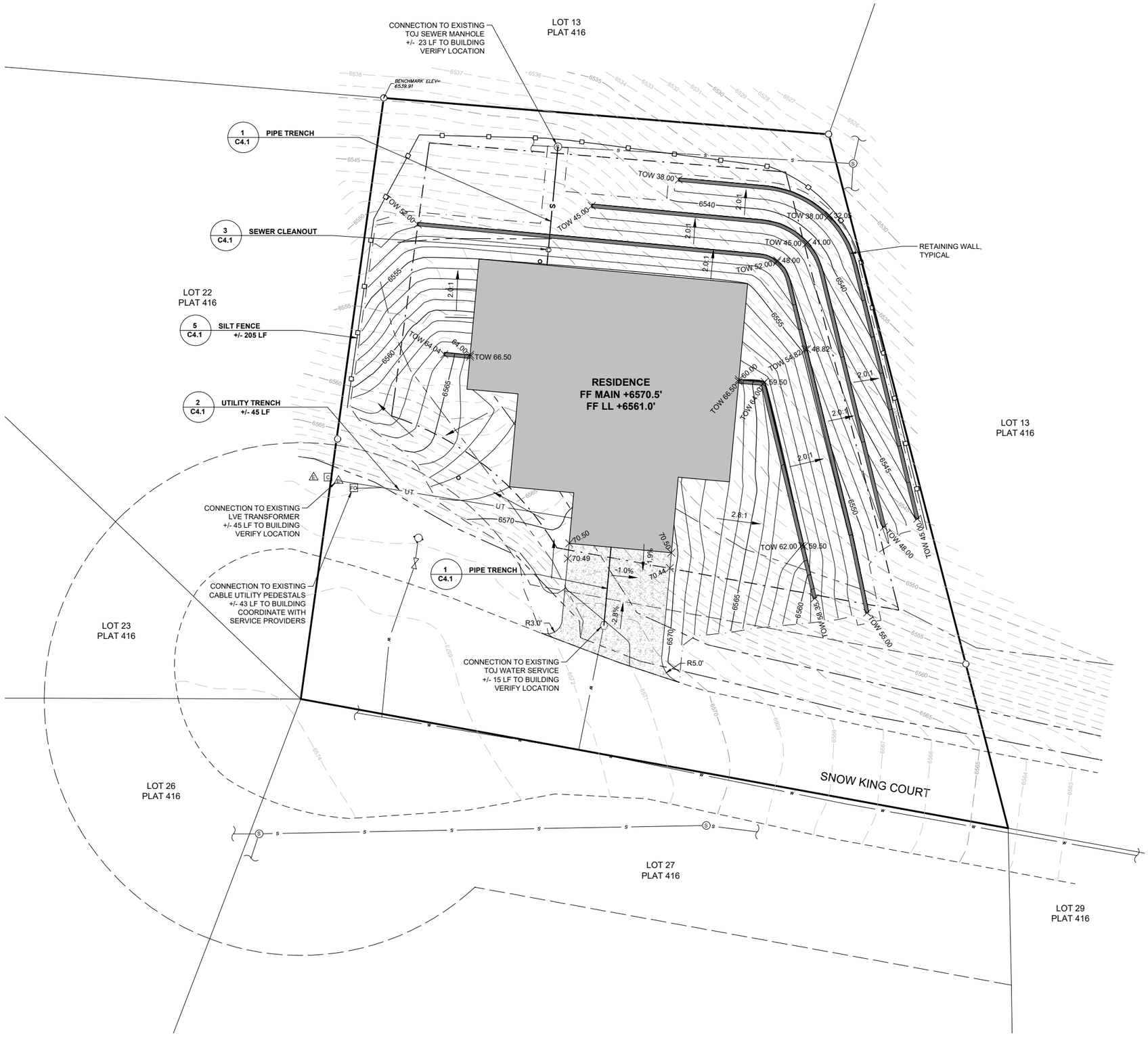
PROJECT TITLE:
DIMEGLIO PROPERTY
45 SNOW KING COURT
LOT 21 SNOW KING ESTATES
JACKSON, WYOMING

SHEET TITLE:
SLOPE ANALYSIS

| | |
|---|---|
| DRAFTED BY: | AJ |
| REVIEWED BY: | AJ |
| PLAN VERSION | DATE |
| TOJ PRE-APP | 01/29/2021 |

PROJECT NUMBER
20134.10

SHEET
C2.2




0 10 20 30

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

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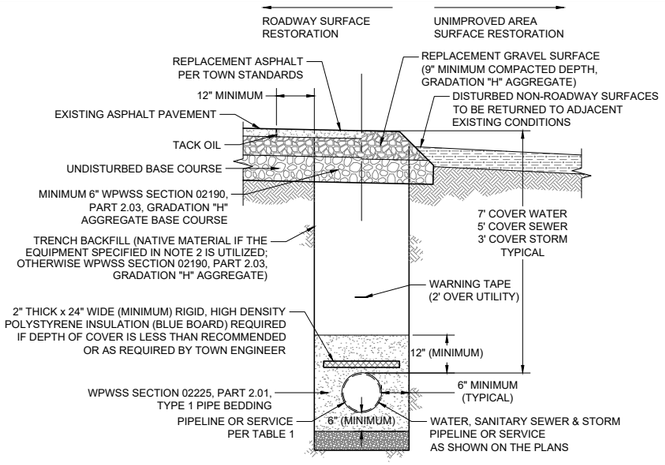
PROJECT TITLE:
DIMEGLIO PROPERTY
45 SNOW KING COURT
LOT 21 SNOW KING ESTATES
JACKSON, WYOMING

SHEET TITLE:
CIVIL SITE PLAN

| | |
|---|---|
| DRAFTED BY: | AJ |
| REVIEWED BY: | AJ |
| PLAN VERSION | DATE |
| TOJ PRE-APP | 01/29/2021 |

PROJECT NUMBER
20134.10

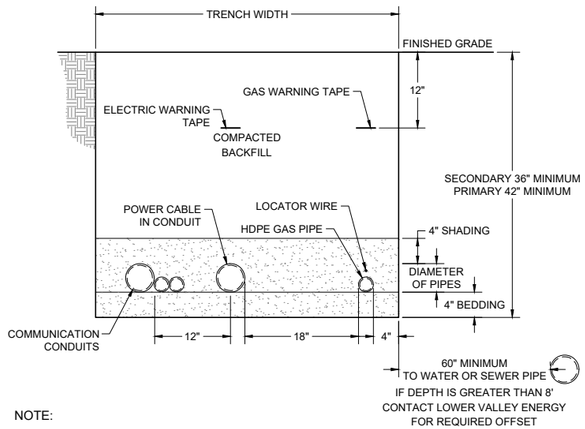
SHEET
C3.1




NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 12" LIFTS WITH APPROPRIATE COMPACTION EQUIPMENT (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED TO PROVIDE UNIFORM PIPE SUPPORT.
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. PROVIDE INSULATION BOARD WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET. UP TO 6 FEET ADD SECOND LAYER OF INSULATION BETWEEN 5 FEET AND 6 FT. DO NOT BURY WATERLINES LESS THAN 5 FEET WITHOUT APPROVAL FROM THE ENGINEER.
7. PROVIDE ONE LAYER 2" INSULATION BOARD WHERE COVER OVER SANITARY SEWER AND STORM WATER LINES ARE LESS THAN 5 FEET UP TO 4 FEET. ADD A SECOND LAYER OF INSULATION WHERE LESS THAN 4 FEET UP TO 3 FEET. DO NOT BURY SANITARY SEWER OR STORM WATER LINES LESS THAN 3 FEET WITHOUT APPROVAL OF ENGINEER.

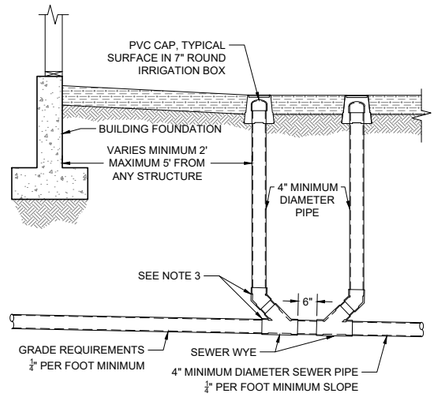
1 / C4.1 TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE




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. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILL. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. 18" SEPARATION REQUIRED BETWEEN HDPE GAS PIPE AND POWER CABLE.
4. BEDDING AS SHADING MATERIAL MUST BE 1/2" MINUS SMOOTH, AND FREE OF ROCKS (SAND RECOMMENDED).

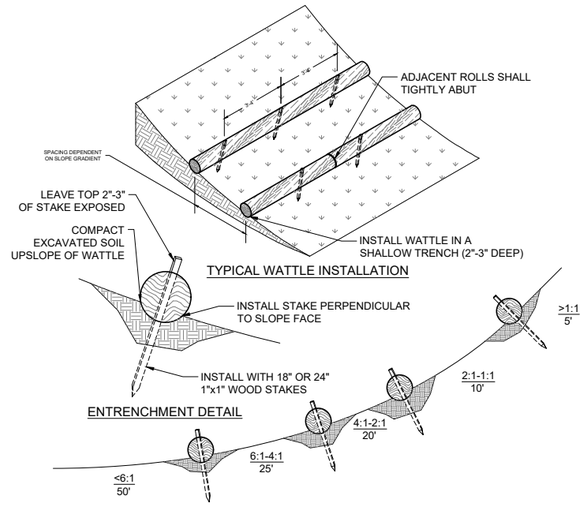
2 / C4.1 TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE




NOTE

1. PRIOR TO BACKFILLING ALL PIPE, FITTINGS, COUPLINGS, GRADE MUST BE INSPECTED AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

3 / C4.1 TYPICAL SEWER CLEANOUT DETAIL
NOT TO SCALE

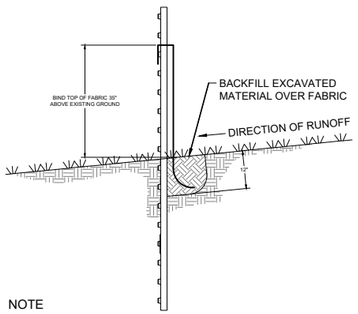



TYPICAL WATTLE SPACING BASE ON SLOPE GRADIENT

NOTE

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHALL BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHALL BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHALL BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTLES SHALL BE AS SHOWN ON PLANS OR AS APPROVED BY THE ENGINEER.

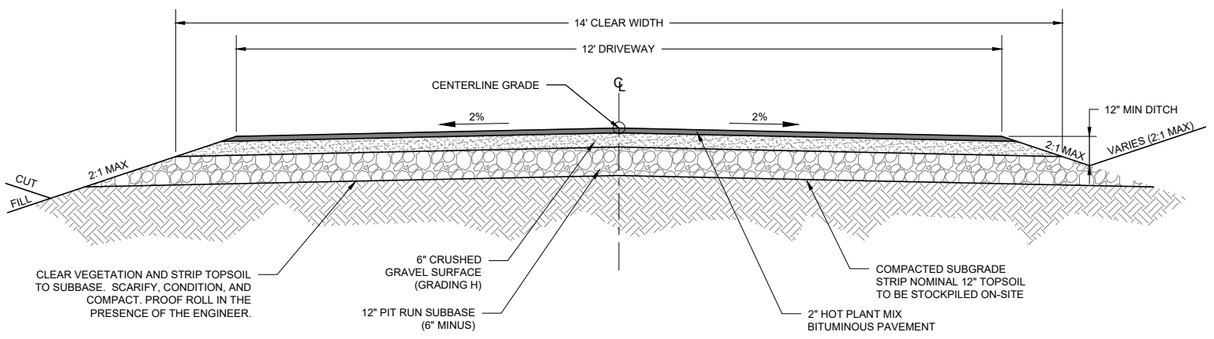
4 / C4.1 TYPICAL STRAW WATTLE DETAIL
NOT TO SCALE



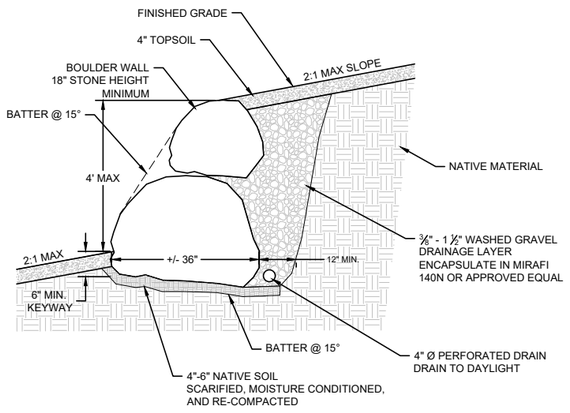

NOTE

1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10' ON CENTER OR APPROVED EQUAL.
2. PLACE SILT FENCE DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILF FROM LEAVING SITE.

5 / C4.1 SILT FENCE DETAIL
NOT TO SCALE




6 / C4.1 TYPICAL DRIVEWAY SECTION
SCALE: NTS




7 / C4.1 SITE BOULDER WALL DETAIL
NOT TO SCALE

– PRELIMINARY –
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PROJECT TITLE:
DIMEGLIO PROPERTY
45 SNOW KING COURT
LOT 21 SNOW KING ESTATES
JACKSON, WYOMING

SHEET TITLE:
CIVIL DETAILS

| | |
|---|---|
| DRAFTED BY: | AJ |
| REVIEWED BY: | AJ |
| PLAN VERSION | DATE |
| TOJ PRE-APP | 01/29/2021 |

PROJECT NUMBER
20134.10

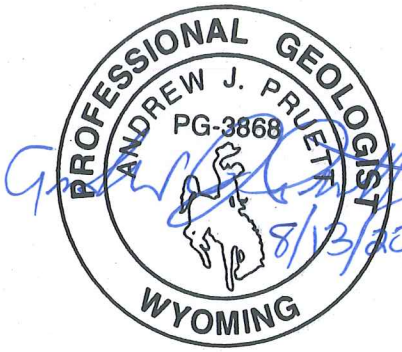
SHEET
C4.1

# GEOTECHNICAL INVESTIGATION

## LOT 21, SNOW KING ESTATES
## 45 SNOW KING COURT
### JACKSON, WYOMING

PREPARED
FOR
**FRANK DIMEGLIO**
JACKSON, WYOMING

PREPARED
BY
**NELSON ENGINEERING**
JACKSON, WYOMING


AUGUST 2020
Project No. 20-258-01

# TABLE OF CONTENTS

## GENERAL AND PROJECT DESCRIPTION

This is the report of a geotechnical investigation for future residential development at Lot 21 of the Snow King Estates Subdivision in Jackson, Wyoming. The investigation report is part of due diligence research prior to property purchase. The lot is located on steep, lower, north facing slopes of Snow King Mountain. Geotechnical recommendations in this report are based the typical requirements for residential development on hillside lots in the Town of Jackson.

### Scope of Services

The scope of services for this investigation was to provide geotechnical recommendations based on a subsurface investigation and soils laboratory testing for residential development and to identify subsurface conditions that might impact the feasibility and costs of residential development. The purpose of the subsurface investigation was to determine soil and groundwater characteristics. The results of the subsurface investigation and subsequent laboratory testing were utilized in engineering analysis for recommendations pertaining to structural foundations, drive and parking areas, retaining walls, and general earthwork. This report is general in nature and is not intended to address all specific residential development plans. Future project plans including structural and site designs should be reviewed by this office for compliance with this report. Geotechnical recommendations should be supplemented for specific project components and features.

**Slope stability analysis is NOT within the scope of this report.** Residential development grading, cuts, fills, loads, and configuration must be known to perform slope stability analysis. The depth of the subsurface investigations performed for this due diligence level effort may not be adequate for slope stability analysis meeting the standard of practice for this type of analysis. Specific recommendations for drainage and surface water conveyance are not within the scope of work. Recommendations assume foundation elements are not subjected to unusual loading conditions such as eccentric loads or vibratory equipment. Lateral earth pressure recommendations contained herein are general in nature; it is critical that retaining wall designs are reviewed by the geotechnical engineer.

## SITE CONDITIONS

### Description

Lot 21 Snow King Estates is an undeveloped lot of 0.32-acres located on the lower north-facing slopes of Snow King Mountain. Mature conifer forest with grass and scrub brush understory occupy the lot. On the southern boundary, steeper fill slopes from the construction of Snow King Court, lead down to north- to northeast-facing slopes. Teton County contours show slopes range from 25- to greater than 40 percent and extend to the south/upslope and north/downslope for a considerable distance on Snow King Mountain. The lot is bounded by developed and undeveloped lots of the Snow King Estates Subdivision on all sides. No surface water channels were observed within the lot. Landslide geomorphology typical of a slump/flow landslide is not present.

### Geologic and Soil Mapping

The area's surface geology is mapped on the USGS "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," Love, J.D. and Albee, H.F., 2004. Mapped deposits on the site are "Kb – Bacon Ridge Sandstone – Sandstone, tan, thick-bedded, fine-grained; interbedded with gray shale and coal beds." J.D. Love and C.M. Love indicate the adjoining quadrangle to the

east, the USGS "Geologic Map of the Cache Creek Quadrangle, Teton County, Wyoming," 2000, that "bentonite and plastic gray shale in the middle part are sites of large landslides." The Bacon Ridge was not observed during the field investigation, rather soils corresponding to "Qc – Colluvium – Mostly slope wash of silt- to boulder-sized fragments derived from underlying and adjacent formations" and "Ql – Loess – Silt, light-gray, structureless, homogenous; deposited by wind" were found.

The Soil Conservation Service's Soil Survey of Teton County has mapped the Starman-Owlcan association on 30 to 70 percent slopes described as restricted by bedrock, well drained, residuum or clayey alluvium soils. The soils are composed of loam, clay loam, channery clay loam, very stony loam/clay loam, and unweathered bedrock.

**Seismic Hazard**

Jackson Hole is located within the Intermountain Seismic Belt, a zone extending from southern Utah through eastern Idaho and western Montana, and encompassing western Wyoming and the Teton Range as referenced by Robert B. Smith and Walter J. Arabasz in "Seismicity of the Intermountain Seismic Belt, Neotectonics of North America," 1991. The USGS Earthquake Hazards Program has mapped Quaternary faults and folds in the United States as displayed on Google Earth. Active faults mapped in the vicinity are the Teton Fault, the Phillips Valley Fault, and secondary faults within the Jackson Hole Valley. In particular, the Teton Fault is thought to be capable of producing major earthquakes of a magnitude of six or greater. The portion of the Teton Fault mapped as active in the Quaternary is approximately 7.7 miles northwest of the site. The "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," Love, J.D. and Albee, H.F., 2004, shows the concealed postulated trace of the Jackson Thrust Fault approximately 1200 feet south of the site. The Jackson Thrust Fault is not classified by the USGS as an active fault. Multiple minor earthquakes with epicenters near the site have occurred in recent years (USGS Earthquake Database).

**Landslide Hazard**

The Geologic Hazards Section of the Wyoming State Geologic Survey has identified and mapped a large landslide complex on the lower slopes of Snow King Mountain. The slide mass is mapped in the near vicinity of the project site; the lot is not within the mapped slide mass. Extents of the slide complex per WYSGS mapping are shown on Drawing 1 in the appendix. The slide mass is classified as a multiple slump/multiple flow type.

**SITE INVESTIGATIONS**

**Field Investigations**

On August 5, 2020, three test pits, TP-1 through TP-3, were excavated at the locations shown on the **TEST PIT LOCATION MAP** in the Appendix. Test pits were located approximately using a Leica Zeno 20 GPS unit. Test pit locations and depths were selected to determine subsurface conditions within and near the proposed residence. All test pits were backfilled with excavated material after logging was completed.

FC Excavation of Jackson, Wyoming, excavated the test pits with a Hitachi Zaxis 160LC track hoe. Andy Pruett, a Professional Geologist at Nelson Engineering, logged the test pits and directed the sampling. Soils were classified in the field and logged by the geologist. The soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs. Bulk samples were sealed in plastic bags and transported to our laboratory for testing and further classification. Groundwater observations were made at the

time of the excavation based on field observations of soil moisture conditions. Field observations and laboratory testing results are presented both on the test pit logs and in the test result presentation sheets in the Appendix.

The stratification lines shown on the test pit logs represent the approximate boundary between soil types. The actual in-situ transition may be either gradual or abrupt. Due to the nature and depositional characteristics of natural soils and fills, care should be taken in interpolating subsurface conditions beyond the location of the test pits. Soil conditions can change rapidly in both the lateral and vertical directions. Groundwater conditions shown on the logs are only for the dates indicated. The subsurface conditions were interpreted from the described test pits at the site. The soil properties inferred from the field and laboratory analyses supported by our experience formed the basis for developing our conclusions and recommendations.

Samples obtained during the field investigation were taken to the laboratory where they were visually classified in accordance with ASTM Test Method D-2487-93, which is based on the Unified Soils Classification System.

The soil samples stored in our laboratory will be discarded after 30 days from the date this report is submitted unless we receive a specific request to retain them.

## SUBSURFACE CONDITIONS

### Soil Profiles

Similar soil profiles were observed in all test pits. Surficial soils to 2 feet depth in TP-2 were roadway embankment fill consisting of soils removed from uphill cut slopes. Fill was medium dense to dense contained minor roots, and was composed of dry, light brown silty gravel with cobbles and boulders up to 2-feet maximum dimension and contained minor roots. The former topsoil layer was found in TP-2 from 2 to 3.75 feet and topsoil in TP-1 to 2.5 feet and TP-2 to 0.5 feet was composed of dry, dark brown silt/gravelly silt with a blocky structure, moderate to abundant roots and hard consistency with pocket penetrometer readings greater than 4 tons per square foot (TSF). Below topsoil in TP-3 to 2 feet was loess composed of dry, mottled brown and light brown silty clay with minor pinole voids and hard consistency with pocket penetrometer greater than 4 TSF. At depth in all test pits to the bottom depth of each was colluvium composed of dry, light brown, dense to very dense, silty gravel with cobbles and boulders to greater than 5-feet maximum dimension. Colluvium contained approximately 65 to 70 percent angular limestone gravels to boulders and 30 to 35 percent blocky silt matrix. Matrix consistency was hard with pocket penetrometer readings greater than 4 TSF. Refusal was encountered at the bottoms of TP-1 and TP-2 on large boulders. Excavation was characterized as easy through fill and topsoil and moderate to hard through colluvium using a Hitachi 160LC excavator.

### Groundwater

Indications of seasonal high groundwater were not observed within unconsolidated soils in the test pits. Groundwater is not likely to occur within the depths of the test pits. Isolated springs occur on the face of Snow King. Prior investigations have revealed aquifers within the Bacon Ridge Sandstone and possibly post-Bacon Ridge rocks. A monitoring well was installed in TP-2 to allow for future groundwater monitoring.

## ENGINEERING ANALYSIS AND RECOMMENDATIONS

### General
A residence inset into the hillside with daylight basement is assumed. Foundations may bear on fills on the downhill and in cuts of 10 to 15 feet depth for a typical hillside residence. Items presented in this section emphasize concerns at depths at and below the assumed bottom footings in soils influenced by foundation loading. Bearing soils consisting of structural fills and native dense gravels, cobble and boulder colluvium are assumed.

### Seismic Design Parameters
The 2018 International Building Code (IBC) designates site class per ASCE 7 Chapter 20. Data obtained in this investigation is not sufficient to determine soil parameters as required by ASCE 7; therefore, the IBC directs that seismic coefficients and design spectra shall be determined using Site Class D and Latitude of **43.470°** and Longitude of **-110.751**°.

### Boulders
Boulders to greater than 5-foot diameter were found in the test pits, numerous boulders have been unearthed in adjacent lots and throughout the surrounding area. Multiple boulders will be encountered in excavations, boulders large enough to require special methods to remove may be encountered. Boulders occurring at footing grade will require evaluation; boulder removal and backfill with structural fill to achieve footing grades may be required.

### Conventional Spread Footings
Conventional spread footings bearing on compacted structural fill or dense silty gravels with cobbles and boulders are most likely to be appropriate dependent on structural configuration. Bearing capacities of **3000 to 5000 psf** are appropriate dependent on depth and proximity to slopes. Where loess is found at footing subgrade it should be removed to 2 feet beyond the footing footprint and replaced with structural fill. Native subgrade below footings or structural fills shall be compacted to a depth of 8 inches using vibratory compaction equipment to 95% of maximum density per ASTM D 698 (Standard Proctor).

Placed structural fills may be required for downslope footings. Fill slopes below footings should be designed on an individual basis. Structural fill shall be placed to achieve the required subgrade elevation beneath footings and slabs where required. Structural fill shall extend horizontally beyond the perimeter of all footers a minimum of 2 feet or a distance equal to the total depth of structural fill, whichever is less. Structural fill placed above the existing ground surface to achieve footing grade, beyond the 2-foot minimum level from the footings, shall have a maximum slope of 1.5(H):1(V).

Site grading plans should be carefully reviewed to ensure surface waters, snowmelt, and irrigation systems drain away from foundation elements. A minimum burial depth for foundation elements of **33 inches** for frost protection is recommended.

These recommendations should be revisited and revised as specific project plans are formulated including footing location and depth.

**Stem and Retaining Wall Lateral Earth Pressure**

Lateral earth pressures should be carefully analyzed on an individual basis. Walls retaining steep slopes may significantly more lateral earth pressure than those retaining flat ground.

**Interior Slabs-On-Grade**

For interior slab areas, surface soils shall be excavated and removed down to native colluvium soil. Interior slabs shall be founded upon the following section from top to bottom: **1**) a leveling course mat 6 inches in thickness composed of a ¾-inch minus free draining material (WYDOT Grade GR or equivalent) compacted to a minimum of 95% of maximum density as determined by ASTM D 1557, **2)** native subgrade soils compacted to a minimum of 95% density as determined by ASTM D 698 and inspected to 8-inch depth. Structural fill placed to achieve the elevation of the slab should meet the requirements for structural fill. (Refer to the section on structural fill for requirements). All fill material within 2 feet of the slabs must be compacted to a minimum 95% of the maximum density as determined by ASTM D698. Any excessively loose material, soft spots or isolated boulders encountered in the footing subgrade will require over-excavation and backfilling with structural fill.

**Sidewalks and Exterior Slabs**

For sidewalks and exterior concrete slabs for foot traffic, a minimum of 12 inches of surface soils shall be excavated and removed. Sidewalks and exterior slabs shall be founded upon the following section from top to bottom: 1) a leveling course mat 4 inches in thickness composed of a ¾-inch minus free draining material (WYDOT Grade GR or equivalent) compacted to a minimum of 95% of maximum density as determined by ASTM D 1557, 2) 8 inches of compacted structural fill, and 3) native subgrade compacted to a minimum of 95% of maximum dry density per ASTM D698 and inspected to 8 inch depth. Any fill required to increase the elevation of the slab should meet the requirements for structural fill. (Refer to the section on structural fill for requirements). All fill material within 2 feet of the slabs must be compacted to a minimum 95% of the maximum density as determined by ASTM D698. Any excessively loose material, soft spots or isolated boulders encountered in the footing subgrade will require over-excavation and backfilling with structural fill.

**Driveway and Parking Lot Recommendations**

Recommended road and parking lot sections are given in the table below. Proper drainage is essential for satisfactory road and parking area performance. Where Nelson Engineering determines suitably dense native soils form the subgrade, *the requirement for structural fill may waived. An equivalent geotextile may be used when approved by this office.

| PAVEMENT SECTION COMPONENTS | Paved | Gravel Surfaced |
|---|---|---|
| Asphaltic Concrete | 3.0 inches | |
| ¾ inches Minus Crushed Aggregate | 4.0 inches | 6.0 inches |
| Structural Fill* | 16 inches | 18 inches |
| Mirafi 160N nonwoven geotextile placed on compacted native subgrade soils | | |
| Compacted Subgrade | Upper 8 inches of native in-place material compacted to 95% of the maximum density determined by ASTM D698. | |

**Earthwork and Site Grading**

Typical recommendations for projects with surficial loess soils and silty subsoils contain requirements that can incur additional costs, especially if major site excavation is scheduled for the spring and early summer. Excavation work and heavy equipment access will be difficult when wet conditions exist. A protracted period of wet conditions can be expected during and after seasonal snowmelt. Placement of gravel surfacing and/or free-draining native material supported by geotextiles will be required to provide construction access during snowmelt and periods of precipitation. Moisture from rainfall and groundwater should not be allowed to pond and infiltrate into foundation bearing, slab, and roadway subgrade soils during construction. Tarp placement, full tenting of the site, and grading during construction shall be provided to drain storm water from the exposed excavations during precipitation and snowmelt events.

**DUE DILIGENCE COMMENTARY**

A subsurface investigation consisting of three test pits was performed within the anticipated building footprint at Lot 21 Snow King Estates. Soil profiles found in the test pits were typical of those found in the local area. Landslide mapping does not show the lot within the extents of the slide mass on Snow King Mountain. Soil profiles found in the investigation indicate colluvial deposition, not slide material. Geomorphology of the lot and surrounding lots corresponds to colluvial deposition and does not exhibit any of the characteristics of multiple slump and flow slide masses. Global slope stability analysis requiring additional deeper geotechnical borings is likely to be required. Cost the slope stability investigation is estimated to be in the range of $20-$30K. There is a possibility the deeper investigation will result in limitations on development within the lot.

Shallow spread footings with foundation drains are deemed appropriate for residential construction. Based on analyses of the soil profiles found and our prior experience in the area, it is our opinion that subsurface conditions found within the depth of the test pits show a suitable site for residential development. Excavation and earth work costs typical for hillside sites in Jackson are expected.

This report is preliminary in nature for use as in due diligence investigation and is not intended for use as guidance for final structural design and construction. When residential project design is initiated, a consultation with this office should be arranged. Additional or supplementary recommendations concerning foundations and earthwork and a project specific geotechnical report shall then be prepared.

## WARRANTY AND LIMITING CONDITIONS

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above. Nelson Engineering warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology, only for the site described in this report. No other warranties are implied or expressed.

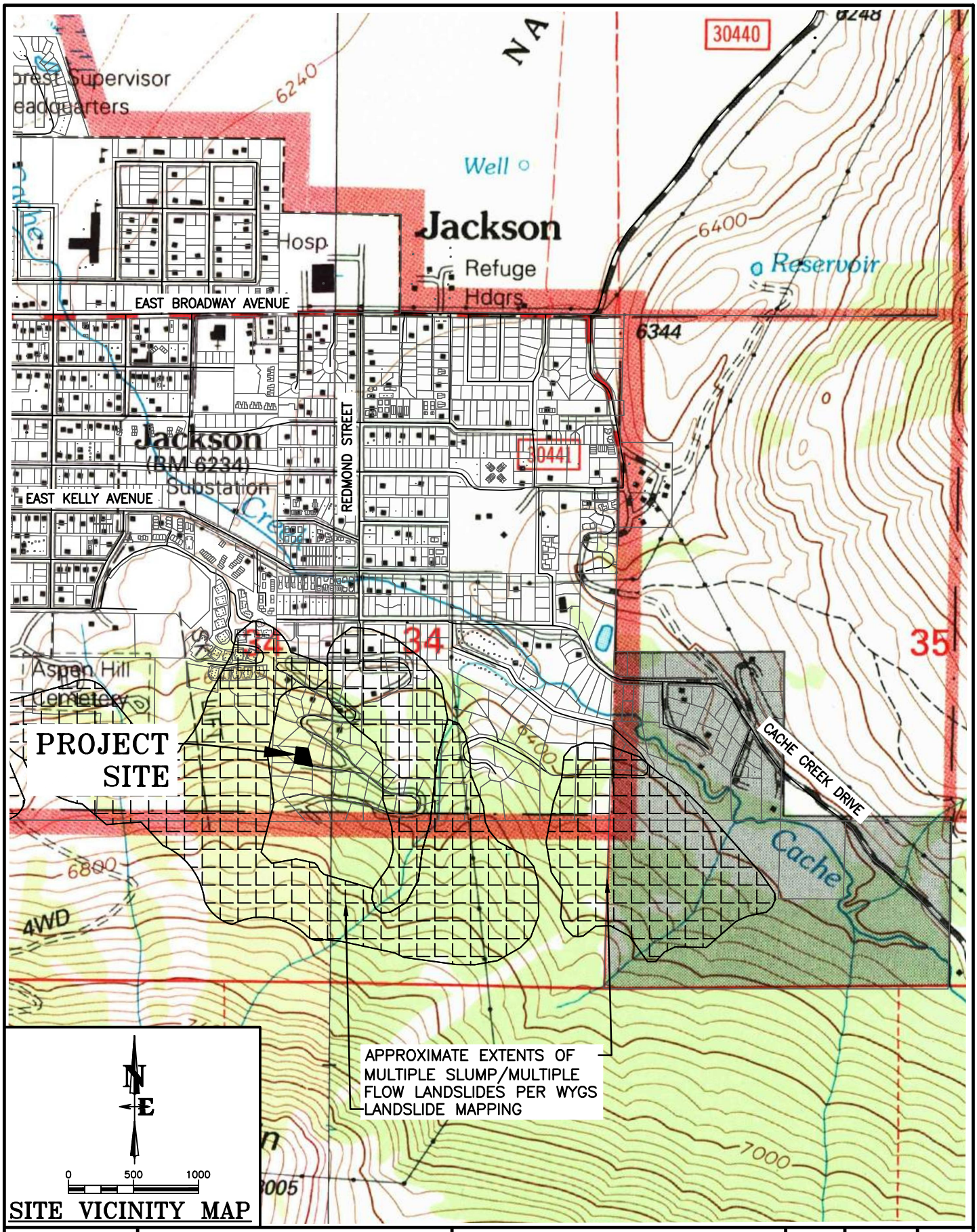
These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the subject property within the scope cited above and are limited to the conditions observed at the time of the site visit and research. There is a distinct possibility that conditions may exist which could

not be identified within the scope of the investigation or which were not apparent during the site investigation. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Nelson Engineering following this report, it will be forwarded to the client in the form received for evaluation by the client. This report was prepared for use by Frank DiMeglio in Jackson, Wyoming ("Client") and the conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in the report and the contract for professional services between Client and Nelson Engineering ("Consultant"). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither the Client nor Consultant may make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatsoever, known or unknown, to the Client or Consultant. Neither Frank DiMeglio nor Nelson Engineering shall have any liability to, or indemnifies or holds harmless third parties for any losses incurred, by the actual or purported use or misuse of this report. No other warranties are implied or expressed.

Philip Gyr, PE
Geotechnical Engineer

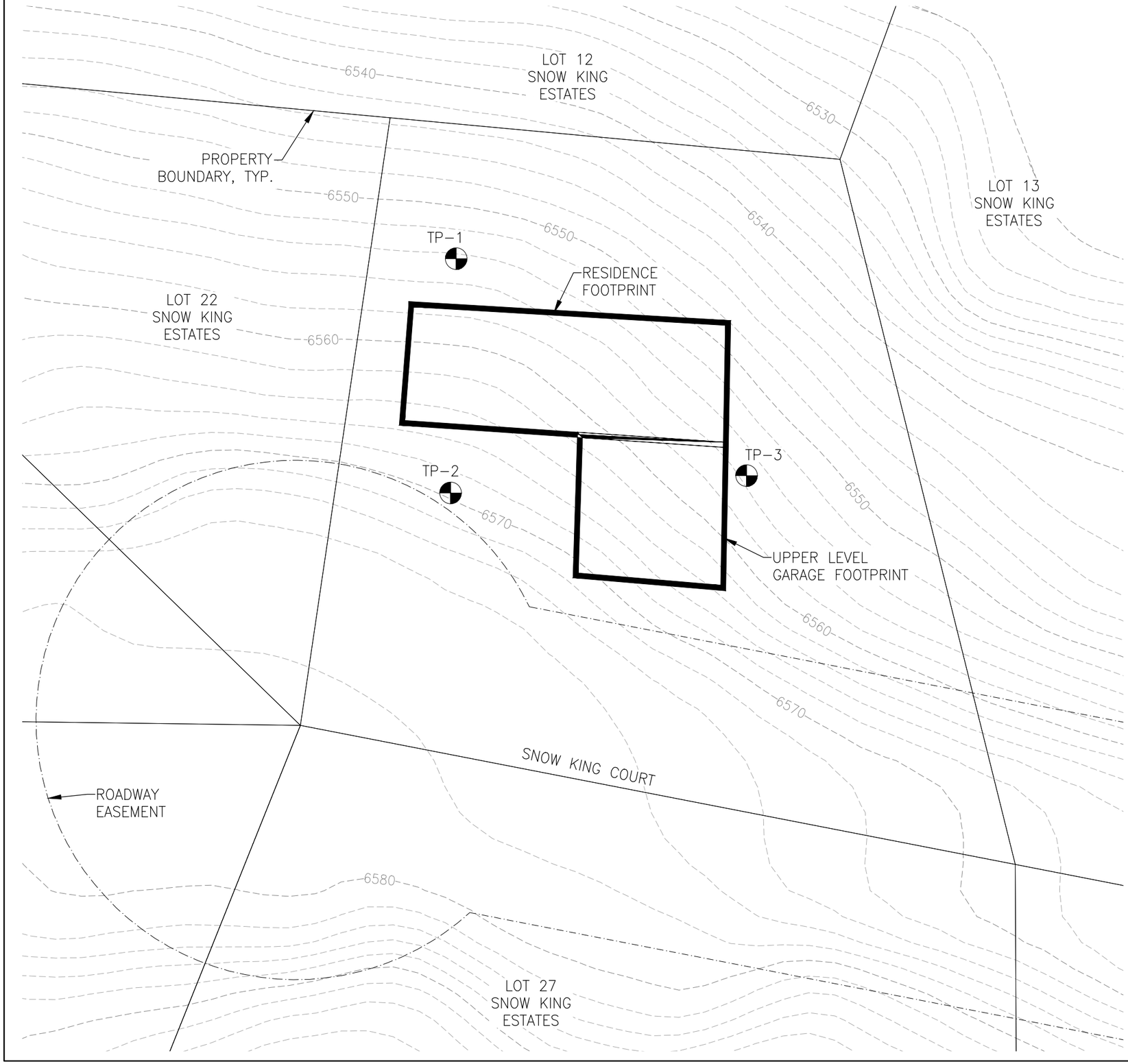
# APPENDIX

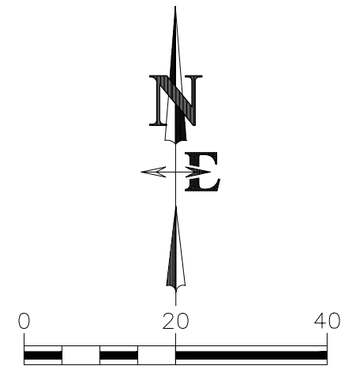
# DRAWINGS




SITE VICINITY MAP

| | | | | | |
|---|---|---|---|---|---|
| DRAWING NO 1 | TITLE<br>LOT 21, SNOW KING ESTATES<br>45 SNOW KING COURT<br>GEOTECHNICAL INVESTIGATION | NELSON ENGINEERING<br>P.O. BOX 1599, JACKSON WYOMING (307) 733-2087 | DATE | 8/7/2020 | REV. |
| JOB NO 20-258-01 | | | SURVEYED | - | |
| | | | DRAWN | AP | |
| | | | CHECKED | PG | |
| | | | APPROVED | PG | |




PROPERTY BOUNDARIES AND EASEMENTS FROM TETON COUNTY GIS. TOPOGRAPHY FROM TETON COUNTY LIDAR SURVEY. PROPOSED BUILDING FOOTPRINT SUPPLIED BY FRANK DIMEGLIO. TEST PITS LOCATED WITHIN ±3 FEET USING HANDHELD GPS UNIT. MONITORING WELL INSTALLED IN TP-2.

| | | REV. |
|---|---|---|
| DATE | 8/7/2020 | |
| SURVEYED | TC LIDAR | |
| ENGINEERED | AP | |
| DRAWN | AP | |
| CHECKED | PG | |
| APPROVED | PG | |

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
TEST PIT LOCATION MAP

JOB TITLE
LOT 21, SNOW KING ESTATES
45 SNOW KING COURT
GEOTECHNICAL INVESTIGATION

DRAWING NO
2

JOB NO
20-258-01

# TEST PIT LOGS

## GEOTECHNICAL GENERAL NOTES

**CORRECTED SPT**: Standard Penetration Test values corrected to $N1_{60}$ correcting for theoretical free-fall hammer energy and overburden pressure per 7th edition of the AASHTO Bridge Design Specifications.

**DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS**

**N:** Standard Penetration Test
**$U_c$:** Unconfined compressive strength, Pounds/ft$^2$ (PSF)
**Pp:** Pocket Penetrometer values, Ton/ft$^2$ (TSF)
**FILGC:** Fragments indicate gravels and cobbles larger than split spoon diameter.
**w:** Water content, %
**LL:** Liquid limit, %
**PI:** Plasticity index, %
**gd:** In-situ dry density, lbs/ft$^3$ (PCF)
**▽:** Ground water level
**SS:** Split-Spoon Sample
**ST:** Shelby Tube Sampler
**CS:** Cylindrical Brass Lined Sample


Monitoring Well, diagonal hatching indicates screen and sand packed interval

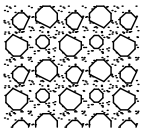
### SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

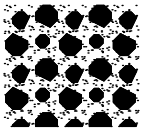
| Non-Cohesive Soils | SPT | Cohesive Soils | Pp-(tons/ft$^2$) |
|---|---|---|---|
| Very Loose | 0 - 4 | Very Soft | 0 - 0.25 |
| Loose | 4 - 10 | Soft | 0.25 - 0.50 |
| Slightly Compact | 8 - 15 | Medium Stiff | 0.50 - 1.00 |
| Medium Dense | 10 - 30 | Stiff | 1.00 - 2.00 |
| Dense | 30 - 50 | Very Stiff | 2.00 - 4.00 |
| Very Dense | 50+ | Hard | 4.00+ |

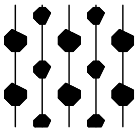
### PARTICLE SIZE

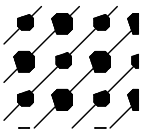
| | | | | |
|---|---|---|---|---|
| **Boulders:** | 12 in.+ | **Coarse Sand:** | 5 mm(#4)-2 mm(#10) | **Silts and Clays:** **<#200** |
| **Cobbles:** | 12 in.-3in. | **Medium Sand:** | 2 mm(#10)-0.4mm(#40) | |
| **Gravel:** | 3in.-5mm(#4) | **Fine Sand:** | 0.4mm(#40)-0.075mm(#200) | |

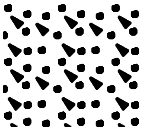
# SOIL GRAPHICS

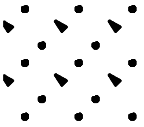
GW 

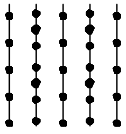
GP 

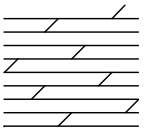
GM 

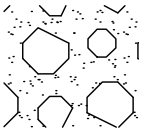
GC 

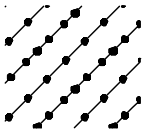
SW 

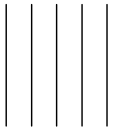
SP 

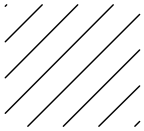
SM 

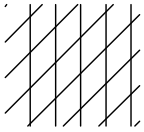
BEDROCK 

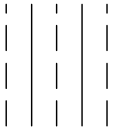
COBBLES/BOULDERS 

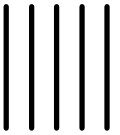
SC 

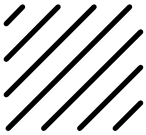
ML 

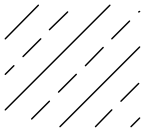
CL 

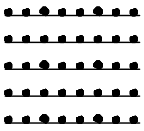
ML–CL 

OL 

MH 

CH 

OH 

PT 

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

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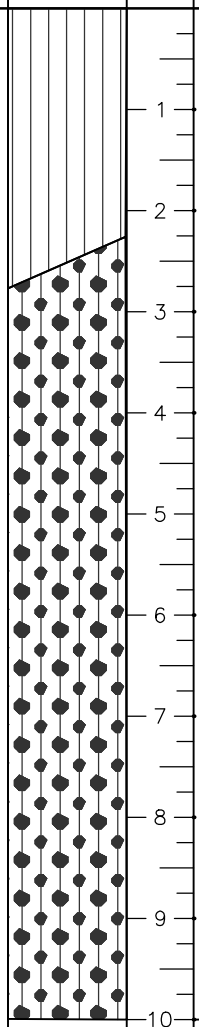
| | | | |
|---|---|---|---|
| PROJECT NAME: **LOT 21, SNOW KING ESTATES** | **TEST PIT No.** 1 | PAGE: | 1 |
| DATE STARTED / FINISHED: **8/5/2020** | OPERATOR: **FC EXCAVATION** | | |
| LOGGED BY: **ANDY PRUETT** | EXCAVATOR TYPE: **HITACHI 160LC TRACKED EXCAVATOR** | | |
| BOREHOLE LOCATION/ELEVATION: **SEE TEST PIT LOCATION MAP** | | | |



| WELL LOG | GRAPHICS LOG | DEPTH (FT) | SAMPLES: UNDISTURBED | SAMPLES: BULK | SAMPLE ID | MATERIAL DESCRIPTION | LIQUID LIMIT | PLASTIC LIMIT | DRY DENSITY (PCF) | MOISTURE (%) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1 | | | | *0'–2.5' DRY, DK BROWN GRAVELLY SILT TOPSOIL, BLOCKY STRUCTURE, ABUNDANT ROOTS, PP>4.0 TSF, HARD* | | | | | *~25% NORTH–FACING SLOPE WITHIN SPARSE CONIFER FOREST WITH GRASS AND SCRUB UNDERSTORY* |
| | | 2 | | | | | | | | | |
| | | 3 | | | | *2.5'–BOP DRY, LT BROWN SILTY GRAVEL WITH COBBLES AND BOULDERS TO GREATER THAN 5' MAXIMUM DIMENSION, VERY DENSE, ~70% ANGULAR LIMESTONE GRAVELS TO BOULDERS, ~30% BLOCKY SILT MATRIX, MATRIX PP>4.0 TSF, HARD, COLLUVIUM* | | | | | *HARD DIGGING THROUGH GRAVELS, COBBLES, AND BOULDERS THROUGHOUT* |
| | | 4 | | | | | | | | | |
| | | 5 | | | | | | | | | *NUMEROUS BOULDERS GREATER THAN 3' THROUGHOUT TEST PIT* |
| | | 6 | | | | | | | | | |
| | | 7 | | | | | | | | | |
| | | 8 | | | | | | | | | |
| | | 9 | | | | | | | | | |
| | | 10 | | | | *REFUSAL DUE TO BOULDER AT BOP*<br>*BOP=10.0'*<br><br>*NO CAVING*<br>*NO GROUNDWATER ENCOUNTERED* | | | | | |
| | | 11 | | | | | | | | | |
| | | 12 | | | | | | | | | |
| | | 13 | | | | | | | | | |
| | | 14 | | | | | | | | | |
| | | 15 | | | | | | | | | |

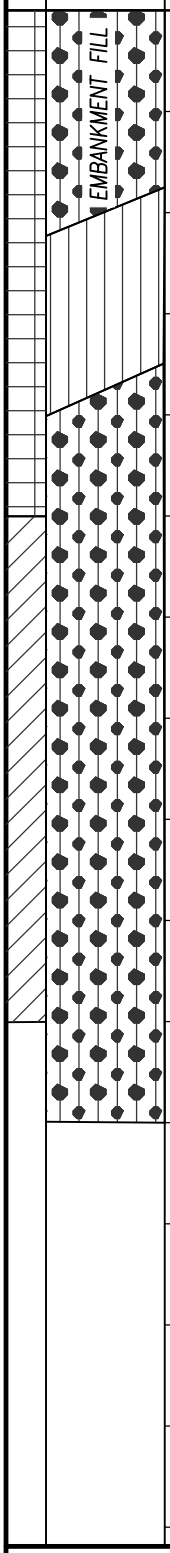
This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.


NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087


CLIENT: **FRANK DIMEGLIO**
**JACKSON, WYOMING**

JOB NO. 20–258–01

| | |
|---|---|
| PROJECT NAME: **LOT 21, SNOW KING ESTATES** | **TEST PIT No. 2** PAGE: 1 |
| DATE STARTED / FINISHED: **8/5/2020** | OPERATOR: **FC EXCAVATION** |
| LOGGED BY: **ANDY PRUETT** | EXCAVATOR TYPE: **HITACHI 160LC TRACKED EXCAVATOR** |
| BOREHOLE LOCATION/ELEVATION: **SEE TEST PIT LOCATION MAP** | |



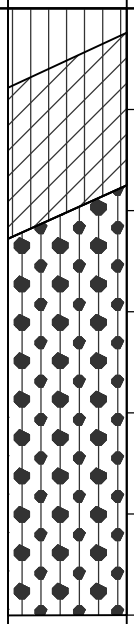

| WELL LOG | GRAPHICS LOG | DEPTH (FT) | SAMPLES: UNDISTURBED | SAMPLES: BULK | SAMPLE ID | MATERIAL DESCRIPTION | LIQUID LIMIT | PLASTIC LIMIT | DRY DENSITY (PCF) | MOISTURE (%) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered. | | | | | |
| | EMBANKMENT FILL | 0–11 | | | | *0'–2.0' DRY, LT BROWN SILTY GRAVEL WITH COBBLES AND BOULDERS UP TO 2' MAXIMUM DIMENSION, MINOR ROOTS, MEDIUM DENSE TO DENSE, EMBANKMENT FILL FROM UPSLOPE ROADWAY CUTS* | | | | | *VERY STEEP NORTH–FACING FILL SLOPE FOR SNOW KING COURT* |
| | | | | | | *2.0'–3.75' DRY, DK BROWN GRAVELLY SILT TOPSOIL, BLOCKY STRUCTURE, MODERATE ROOTS, PP>4.0 TSF, HARD* | | | | | *EASY DIGGING THROUGH FILL AND TOPSOIL TO 3.75'* |
| | | | | | | *3.75'–BOP DRY, LT BROWN SILTY GRAVEL WITH COBBLES AND BOULDERS UP TO 2' MAXIMUM DIMENSION, VERY DENSE, ~70% ANGULAR LIMESTONE GRAVELS TO BOULDERS, ~30% BLOCKY SILT MATRIX, MATRIX PP>4.0 TSF, HARD, COLLUVIUM* | | | | | *MODERATE TO HARD DIGGING THROUGH GRAVELS, COBBLES, AND BOULDERS BELOW 3.75'* |
| | | 6 | | | TP2–1 6'–7' | | | | | | |
| | | 11 | | | | *REFUSAL DUE TO MULTIPLE BOULDERS AT BOP*<br>*BOP=11.0'*<br><br>*NO CAVING*<br>*NO GROUNDWATER ENCOUNTERED*<br><br>*MONITORING WELL INSTALLED:*<br>*12.7' OF 1.5"ø SCHEDULE 40 PVC*<br>*SLOTTED EVERY 6" FROM 5'–10' DEPTH*<br>*STICK UP = 2.7'* | | | | | |


NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087


CLIENT: **FRANK DIMEGLIO**
**JACKSON, WYOMING**

JOB NO. 20–258–01

| | |
|---|---|
| PROJECT NAME: **LOT 21, SNOW KING ESTATES** | **TEST PIT No. 3** PAGE: 1 |
| DATE STARTED / FINISHED: **8/5/2020** | OPERATOR: **FC EXCAVATION** |
| LOGGED BY: **ANDY PRUETT** | EXCAVATOR TYPE: **HITACHI 160LC TRACKED EXCAVATOR** |
| BOREHOLE LOCATION/ELEVATION: **SEE TEST PIT LOCATION MAP** | |



| DEPTH (FT) | SAMPLES: UNDISTURBED | SAMPLES: BULK | SAMPLE ID | MATERIAL DESCRIPTION | LIQUID LIMIT | PLASTIC LIMIT | DRY DENSITY (PCF) | MOISTURE (%) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| 0 | | | | This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered. | | | | | |
| 1 | | | | *0'–0.5' DRY, DK BROWN SILT TOPSOIL WITH ABUNDANT ROOTS, BLOCKY STRUCTURE* | | | | | *~25% NORTH–FACING SLOPE WITHIN SPARSE CONIFER FOREST WITH GRASS AND SCRUB UNDERSTORY* |
| 2 | | | | *0.5'–2.0' DRY, MOTTLED BROWN AND LT BROWN SILTY CLAY LOESS, MINOR PINHOLE VOIDS, PP>4.0 TSF, HARD* | | | | | *3' SURFICIAL BOULDER* |
| 3 | | | | *2.0'–BOP DRY, LT BROWN SILTY GRAVEL WITH COBBLES AND BOULDERS UP TO 1.5' MAXIMUM DIMENSION, VERY DENSE, ~65% ANGULAR LIMESTONE GRAVELS TO BOULDERS, ~35% BLOCKY SILT MATRIX, MATRIX PP>4.0 TSF, HARD, COLLUVIUM* | | | | | *HARD DIGGING THROUGH GRAVELS, COBBLES, AND BOULDERS BELOW 2'* |
| 4 | | | | | | | | | |
| 5 | | | | | | | | | |
| 6 | | | | *BOP=6.0'* | | | | | |
| 7 | | | | *NO CAVING* | | | | | |
| 8 | | | | *NO GROUNDWATER ENCOUNTERED* | | | | | |
| 9 | | | | *PROGRESS STOPPED DUE TO HARD DIGGING AND UNSTABLE CONDITIONS FOR EXCAVATOR* | | | | | |
| 10 | | | | | | | | | |
| 11 | | | | | | | | | |
| 12 | | | | | | | | | |
| 13 | | | | | | | | | |
| 14 | | | | | | | | | |
| 15 | | | | | | | | | |

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