



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: March 30, 2021	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located at 644 Lariat Loop PIDN: 22-41-16-33-3-07-005, legally known as LOT 5, KARNs HILLSIDE ADDITION For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Item #: P21-073	
Planner: Katelyn Page Phone: 733-0440 ext. 1302 Fax: 734-3563 Email: kpage@jacksonwy.gov	
Owner/Applicant: Mr. John Whitesell PO Box 283 Wilson, WY 83014	
Please respond by:	

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



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: Whitesell Residence

Physical Address: 644 Lariat Loop, Town of Jackson, WY

Lot, Subdivision: Lot 5 KARNs HILLSIDE ADDITION, PLAT 0961

PIDN: 22-41-16-33-3-07-005

PROPERTY OWNER.

Name: John Brandon Whitesell

Phone: (404) 247-5444

Mailing Address: PO Box 283 Wilson, WY

ZIP: 83014

E-mail: bwhitesell2269@gmail.com

APPLICANT/AGENT.

Name, Agency: (same as above)

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

YES 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: Randy Schrauder, SCG Phone: (307) 413-4399
Mailing Address: PO Box 6482 Jackson, WY ZIP: 83002
E-mail: randy@scgengineering.com

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

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

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide one electronic copy (via email to tstolte@jacksonwy.gov) of the submittal packet.

Have you attached the following?

- ☒ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com for the fees.
- ☐ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:
- ☒ Existing property conditions (buildings, uses, natural resources, etc)
 - ☒ Character and magnitude of proposed physical development or use
 - ☐ Intended development options or subdivision proposal (if applicable)
 - ☐ Proposed amendments to the LDRs (if applicable)
- ☒ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
- ☒ Property boundaries
 - ☒ Existing and proposed physical development and the location of any uses not requiring physical development
 - ☒ Proposed parcel or lot lines (if applicable)
 - ☒ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference
- ☒ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.
- ☐ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

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

John Brandon Whitesell
John Brandon Whitesell (Mar 29, 2021 18:26 MDT)

Signature of Owner or Authorized Applicant/Agent

John Brandon Whitesell

Name Printed

03/29/21

Date

Property Owner

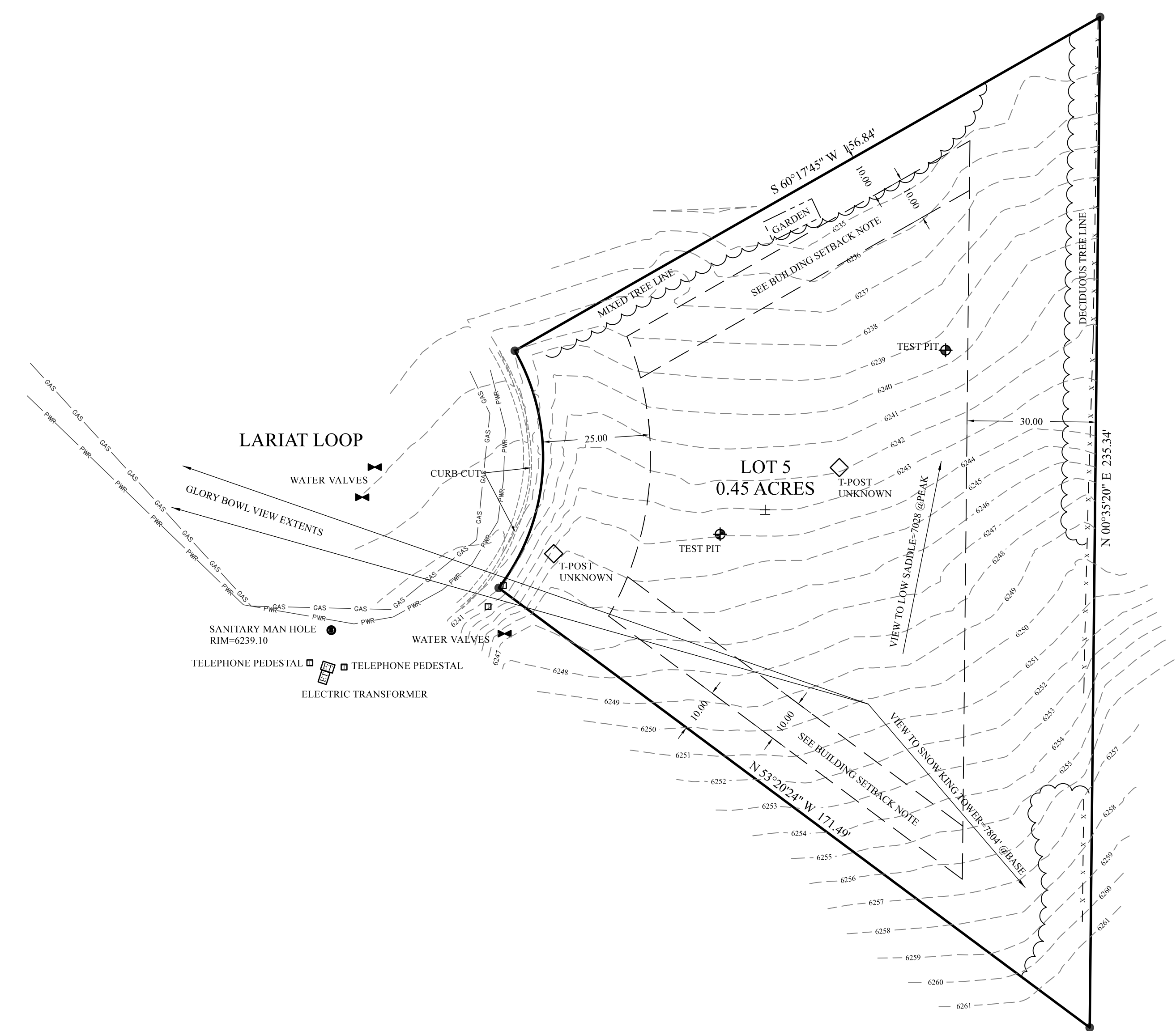
Title

WHITESELL RESIDENCE | 644 Lariat Loop, Jackson, WY 83001

Narrative Project Description

29 March 2021

The Whitesell Residence is located at 644 Lariat Loop (Karns Hillside Lot 5), in the Town of Jackson, Wyoming. The 0.45 acre site is currently vacant. Construction of a two-story single-family home with site footprint of 2,870 gross square feet is proposed. A proposed/new drive access, asphalt driveway and two-car garage are to be located along the north side of the property. Main Entry of the residence is to be located on the first floor West side of the house, facing Lariat Loop. The Scope of Work for this project includes construction of the single-family residence and associated site work including all utilities, grading and landscape. Approval of this project from the Karns Hillside HOA President (Kristin Nice) and HOA Board has been granted.



NOTES:

1. BASIS OF BEARING IS GRID NORTH WYOMING WEST STATE PLANE COORDINATES (NAD83)
BOUNDARY INFORMATION AS SHOWN IS FROM MONUMENTS FOUND DURING THE COURSE OF THE FIELD SURVEY.
2. VERTICAL DATUM IS NAVD88.
3. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM LOWER VALLEY ENERGY UTILITY PLANS. BADGER AERIAL MAPPING DOES NOT GUARANTEE THE LOCATION OF MAPPED UNDERGROUND UTILITIES AND RECOMMENDS CONTACTING WYOMING DIG LINE 811/ONE CALL PRIOR TO ANY EXCAVATION.
4. SETBACKS AS SHOWN ARE TAKEN FROM FINAL PLAT KARNS HILLSIDE ADDITION TO THE TOWN OF JACKSON PLAT NO. 961.

FRONT (STREET) YARD: 25 FEET
REAR YARD: 30 FEET
SIDE YARD: 10 FEET (PLUS AN ADDITIONAL 10 FEET ON ONE SIDE ONLY OF EACH BUILDING ENVELOPE)

LEGEND

- FOUND STEEL REINFORCING BAR WITH ALUMINUM CAP CAP INSCRIBED "PE & LS578"
- ELECTRIC JUNCTION BOX
- TELECOMMUNICATIONS PEDESTAL
- ⋈ WATER VALVE
- SANITARY SEWER MANHOLE
- ⬢ TEST PIT
- ◇ T-POST UNKNOWN ORIGIN
- LOT LINE
- - - SETBACK LINE (SEE NOTES)
- · - · - RECORD EASEMENT - AS NOTED
- - - ROAD EASEMENT- AS NOTED
- - - 1-FOOT CONTOUR LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF CONCRETE CURBING
- x - x - x - FENCE LINE
- PWR - PWR - UNDERGROUND POWER PER LOWER VALLEY PLANS
- GAS - GAS - UNDERGROUND GAS PER LOWER VALLEY PLANS



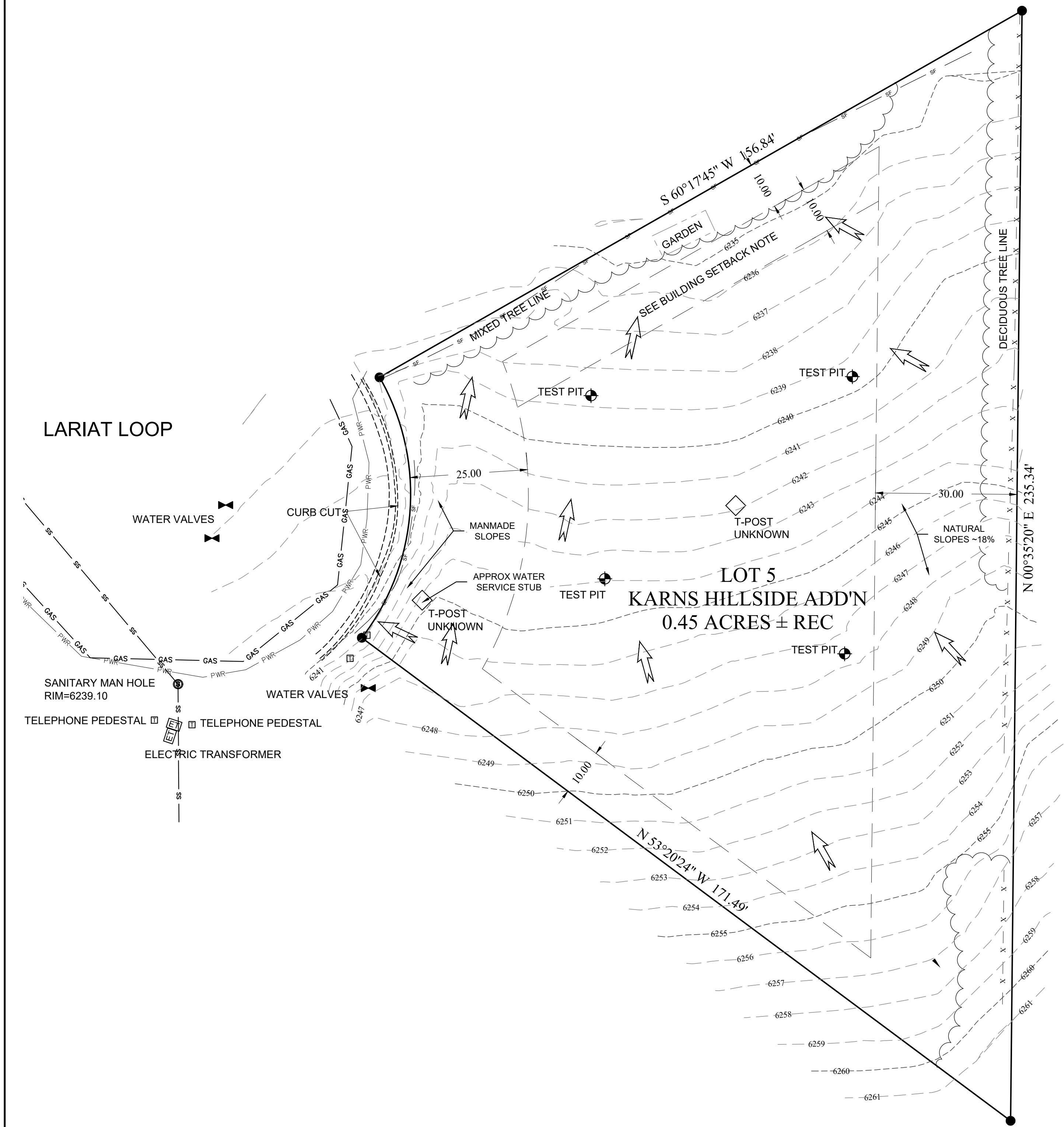
TOPOGRAPHIC SURVEY
LOT 5
FINAL PLAT KARNS HILLSIDE ADDITION TO
THE TOWN OF JACKSON PLAT NO. 961
TETON COUNTY, WYOMING

LOT 5 KARNS HILLSIDE	
DATE: 9/14/2020	DRAWN/CHK BY: CJK
PROJECT: 20318 - TOPO	

**BADGER**
AERIAL MAPPING & SURVEYING

402 VAN DREFF ST.
SALMON, ID 83467
208-756-3070

4141 S 58 W
IDAHO FALLS, ID 83402
208-715-4380



NOTES:

- BASIS OF BEARING IS GRID NORTH WYOMING WEST STATE PLANE COORDINATES (NAD83)

BOUNDARY INFORMATION AS SHOWN IS FROM MONUMENTS FOUND DURING THE COURSE OF THE FIELD SURVEY.
- VERTICAL DATUM IS NAVD88.
- EXISTING WATER AND SEWER SERVICE STUB LOCATIONS INTO THE LOT HAVE NOT BEEN IDENTIFIED. UNDERGROUND POWER UTILITIES SHOWN ARE TAKEN FROM LOWER VALLEY ENERGY UTILITY PLANS. BADGER AERIAL MAPPING DOES NOT GUARANTEE THE LOCATION OF MAPPED UNDERGROUND UTILITIES AND RECOMMENDS CONTACTING WYOMING DIG LINE 811/ONE CALL PRIOR TO ANY EXCAVATION.
- SETBACKS AS SHOWN ARE TAKEN FROM FINAL PLAT KARN'S HILLSIDE ADDITION TO THE TOWN OF JACKSON PLAT NO. 961.

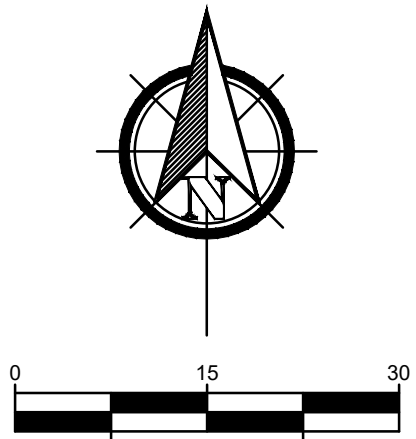
FRONT (STREET) YARD: 25 FEET
REAR YARD: 30 FEET
SIDE YARD: 10 FEET (PLUS AN ADDITIONAL 10 FEET ON ONE SIDE ONLY OF EACH BUILDING ENVELOPE)
- PARCELS CONTAIN 0.45 ACRES+/- AND IS IDENTIFIED PER TETON COUNTY WYOMING TAX RECORDS AS PARCEL NUMBER 22-41-16-33-3-07-005 AND PLAT No. 961
- REFER TO GEOTECHNICAL ENGINEERING REPORT FROM SCG, DATED 9/4/20 FOR EXISTING SUBSURFACE CONDITIONS, FOUNDATION DESIGN CRITERIA AND CONSTRUCTION RECOMMENDATIONS. TEST PIT LOCATIONS ARE SHOWN ON THIS SHEET.

LEGEND

- FOUND STEEL REINFORCING BAR WITH ALUMINUM CAP CAP INSCRIBED "PE & LS578"
- ⌚ ELECTRIC JUNCTION BOX
- ☐ TELECOMMUNICATIONS PEDESTAL
- ⌘ WATER VALVE
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- - - - - EDGE OF PAVEMENT
- - - - - EDGE OF CONCRETE CURBING
- x - x - x FENCE LINE
- PWR - PWR - UNDERGROUND POWER PER LOWER VALLEY PLANS
- GAS - GAS - UNDERGROUND GAS PER LOWER VALLEY PLANS
- W - W - UNDERGROUND WATER MAIN (APPROX)
- SS - SS - UNDERGROUND SEWER MAIN (APPROX)
- ⚡ EXISTING SURFACE DRAINAGE DIRECTION

INDEX OF SHEETS

EXISTING CONDITIONS PLAN	C1
PROPOSED CONDITIONS SITE & UTILITY PLAN	C2
GRADING PLAN & EROSION CONTROL PLAN	C3



Summit Consulting Group

SCG

Civil + Geotechnical Engineering,
Geology, Groundwater,
and Construction Administration
P.O. Box 6482 • 2100 Wilson Road
Jackson, WY 83002 • Jackson, WY 83001
www.scgengineering.com • 307.413.4399

PROJECT TITLE:
WHITESELL, J BRANDON
LOT 5, KARN'S HILLSIDE AD
644 LARIAT LOOP
TETON COUNTY, WY

DRAWING TITLE:
EXISTING CONDITIONS
SITE PLAN

REV.	DESCRIPTION:	DATE:	BY:
A	FOR PERMIT	xxxxxx	RS

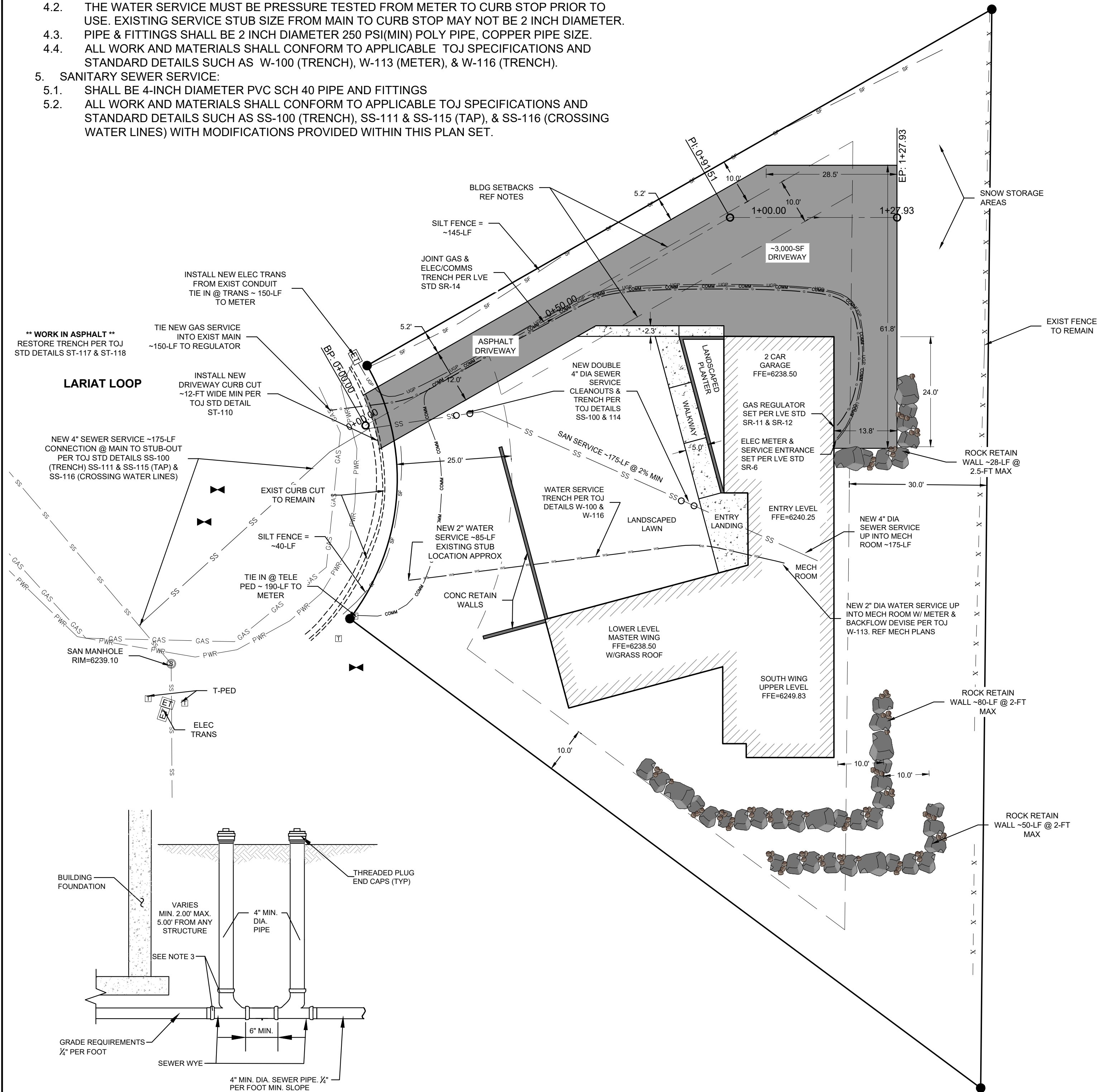
CHECKED BY: RS
PROJECT NO. 241-20-1

SCALE:
1"=15'
(24"x36" SHEET)

SHEET NO.
C1

UTILITY NOTES:

- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
- GENERAL CONTRACTOR IS REQUIRED TO REQUEST A PRE-CONSTRUCTION MEETING WITH THE TOJ ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK ON THE WATER AND SEWER UTILITIES.
- TRENCHING:
 - ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND EXISTING ASPHALT SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS ST-117 & ST-118.
- WATER SERVICE:
 - REFER TO MECHANICAL PLANS FOR DETAILS OF THE PLUMBING METER AND BACKFLOW SYSTEM LOCATED WITHIN THE BUILDING MECHANICAL ROOM.
 - THE WATER SERVICE MUST BE PRESSURE TESTED FROM METER TO CURB STOP PRIOR TO USE. EXISTING SERVICE STUB SIZE FROM MAIN TO CURB STOP MAY NOT BE 2 INCH DIAMETER.
 - PIPE & FITTINGS SHALL BE 2 INCH DIAMETER 250 PSI(MIN) POLY PIPE, COPPER PIPE SIZE.
 - ALL WORK AND MATERIALS SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS W-100 (TRENCH), W-113 (METER), & W-116 (TRENCH).
- SANITARY SEWER SERVICE:
 - SHALL BE 4-INCH DIAMETER PVC SCH 40 PIPE AND FITTINGS
 - ALL WORK AND MATERIALS SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS SS-100 (TRENCH), SS-111 & SS-115 (TAP), & SS-116 (CROSSING WATER LINES) WITH MODIFICATIONS PROVIDED WITHIN THIS PLAN SET.



- NOTES:
- PRIOR TO BACKFILL THE ENGINEER MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
 - INSTALL AND COMPACT ALL BACKFILL MATERIAL PER STANDARD SPECIFICATIONS AS SHOWN WITHIN THE UTILITY TRENCH DETAIL.
 - 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.

CLEANOUT DETAIL

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL PROJECT INFORMATION

OWNER

WHITESELL, JOHN BRANDON
PO BOX 283
WILSON, WY 83014

LOCATION

LOT 5, KARNS HILLSIDE ADDITION, PLAT 0961
644 LARIAT LOOP
TOWN OF JACKSON, WY
PIDN: 22-41-16-33-3-07-005

SITE DATA

GROSS SITE AREA = 0.45 AC
TOJ SANITARY SEWER COLLECTION SYSTEM
TOJ WATER SERVICE

SETBACKS:

PER PLAT
STREET YARD = 25'
REAR YARD = 30'
SIDE YARDS = 10' (REF HOA FOR ADD'L RESTRICTIONS)
BUILDING ENVELOPE DEFINED PER PLAT No. 548

ZONING

NEIGHBORHOOD LOW DENSITY-2: NL-2
LOT IS NOT WITHIN RESOURCE OVERLAY DISTRICTS
NOT IN FEMA FLOOD ZONE
NOT WITHIN LANDSLIDE ZONE PER TC GIS

SITE CONDITIONS

UNDEVELOPED SINGLE-FAMILY RESIDENTIAL LOT.

PROJECT SCOPE

SITE EXCAVATION WORK - CLEARING,
BULK EXCAVATION, STRUCTURAL FILL
CONSTRUCTION HOUSE & GARAGE
INSTALL UTILITIES
LANDSCAPING AND REVEGETATION

PROJECT TIMELINE

SPRING 2021 - FALL 2022

ARCHITECT

KT814 ARCHITECTS
PO BOX 8242
JACKSON, WY 83002
307.264.1814

LANDSCAPE ARCHITECT

TO BE DETERMINED

SURVEYOR

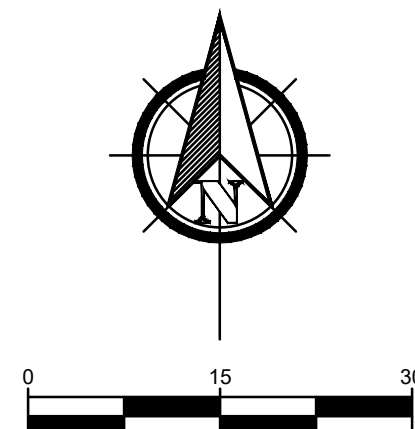
BADGER AERIAL MAPPING & SURVEYING
208.715.4380
DATE OF SURVEY MAP: 9/14/2020

GENERAL PROJECT NOTES:

- THE PROJECT WORK SHALL CONFORM TO THE SPECIFICATIONS DEFINED WITHIN THESE DRAWINGS ALONG WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) AND FEDERAL REGULATIONS.
- CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
- CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES.
- ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS.
- SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
- SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ANY EXISTING PUBLIC AND PRIVATE UTILITIES. EXISTING UTILITIES HAVE BEEN LOCATED ON THE PLANS USING THE BEST AVAILABLE INFORMATION AND THROUGH FIELD SURVEY. CALL 811 FOR LOCATES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONFINEMENT OF THE WORK TO THE LIMITS SHOWN ON THE DRAWINGS. ANY ADJACENT AREAS THAT ARE DISTURBED WILL BE RESTORED TO THE ORIGINAL CONDITION AS DIRECTED BY THE ENGINEER OR GOVERNING BODY.
- THE CONTRACTOR IS RESPONSIBLE FOR RESETTling ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR BY NEGLIGENCE ON THE PART OF CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED WITHIN THE DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE WORK SHOWN. REVISIONS OR CORRECTIONS TO THE DRAWINGS MUST BE ACCEPTED AND APPROVED BY THE ENGINEER IN WRITING BEFORE THE AFFECTED WORK IS STARTED. FIELD CHANGES MADE WITHOUT WRITTEN CONSENT FROM THE ENGINEER WILL BE SUBJECT TO REJECTION AND REPLACEMENT IN ACCORDANCE TO THESE GENERAL SPECIFICATIONS.
- CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES.
- REFER TO ARCHITECTURAL PLANS AND DETAILS BY KT814 ARCHITECTS.
- FINAL LANDSCAPE, PARKING AND IRRIGATION PLAN BY OTHERS.
- CONTRACTOR SHALL PREVENT TRACKING OF DIRT/MUD ONTO THE STREET.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT BY SCG, 9/4/2020.
- CONSTRUCTION FENCING MAY BE REQUIRED AROUND PERIMETER OF WORK AREA WITH ACCESS GATE(S) IN ACCORDANCE WITH TOJ APPROVED CONSTRUCTION MANAGEMENT PLAN.
- CONTRACTOR TO SUBMIT A CONSTRUCTION-STAGING NARRATIVE TO TOJ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- SCHEDULE OF LAND DISTURBING ACTIVITIES:
 - INITIAL SITE GRADING AND DRIVEWAY EXCAVATION : MAY 2021
 - EXCAVATE BUILDING FOUNDATION: MAY 2021
 - CONSTRUCT BUILDING AND INSTALL UTILITIES: MAY 2021 - APRIL 2022
 - FINAL SITE LANDSCAPING AND STABILIZATION: APRIL - JUNE 2022

SITE DEVELOPMENT NOTES:

- CONSTRUCTION STAGING PLAN PROVIDED BY CONTRACTOR.
- SITE DATA:
 - GROSS SITE AREA = 0.45 AC (REC)
- SITE DEVELOPMENT PER NL-2 ZONE:
 - MAX ALLOWED SITE DEVELOPMENT: 0.40 OR 11,761-SF
 - EXISTING SITE DEVELOPMENT: 0-SF
 - TOTAL PROPOSED SITE DEVELOPMENT: ~6,400-SF < 11,761-SF
- SNOW STORAGE:
 - REQUIRED = 2.5% OF DRIVEWAY & PARKING AREAS ~ +100-SF



Summit
Consulting
Group

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SITE & UTILITY PLAN

REV.	DATE:	BY:	DESCRIPTION:
A	xxxx	RS	FOR PERMIT

CHECKED BY: RS
PROJECT NO. 238-20-1

SCALE:
1"=15'
(24"x36" SHEET)

SHEET NO.

C2



PRELIMINARY - NOT FOR CONSTRUCTION

- GENERAL NOTES:**
1. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY SCG, 9/4/2020, FOR EARTHWORK RELATED RECOMMENDATIONS AND SPECIFICATIONS.
 2. EROSION CONTROL MEASURE TO INCLUDE SILT FENCE OR STRAW WADDLES. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF SILT FENCE AND THE TIMELY REMOVAL OF SEDIMENTS AND MATERIAL THAT MAY TRANSPORT BEYOND THE LIMITS OF DISTURBANCE. CONTRACTOR TO CONDUCT AND DOCUMENT MONITORING AND INSPECTIONS IN ACCORDANCE WITH THE GENERAL PERMIT.
 3. REFER TO CONSTRUCTION MANAGEMENT PLAN (BY OTHERS) FOR THE FINAL LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS. CONSTRUCTION EQUIPMENT PARKING AREAS AND TEMPORARY TOPSOIL/DIRT STOCKPILE AREAS WILL VARY WITHIN THE LIMITS OF DISTURBANCE (PROPERTY BOUNDARIES) AND BASED UPON PHASED CONSTRUCTION SCHEDULE AND SEQUENCING. IN ALL CASES, MATERIAL WILL EITHER BE REMOVED FROM THE SITE OR THE STOCKPILE LOCATIONS WILL BE WITHIN THE PROPERTY.
 4. AREA OF DISTURBANCE ~ 16,500-SQFT
 5. CONCRETE WASHOUT IN AREAS WITHIN THE PROPERTY BOUNDARY, RECOMMENDED WITHIN PARKING OR FOUNDATION EXCAVATION AREAS, WHERE DISCHARGE DOES NOT REACH PUBLIC RIGHT-OF-WAY AND STORM SEWER SYSTEMS.
 6. CONTRACTOR SHALL MEET WYDEQ NPDES REQUIREMENTS FOR SMALL CONSTRUCTION ACTIVITIES.
 7. SCG MUST INSPECT AND CERTIFY FINAL GRADING CONFIGURATION PRIOR TO FINAL TOJ INSPECTION.
 8. STORMWATER RUNOFF DOES NOT DRAIN DIRECTLY INTO TOJ STORM SEWER COLLECTION SYSTEM. ALL RUNOFF WILL SURFACE FLOW ACROSS LANDSCAPING.

RECLAMATION SPECIFICATIONS:

1. ALL DISTURBED AREAS WILL BE LANDSCAPED WITH SOD, TREES, SHRUBS AND IRRIGATED.
2. SURFACE PREPARATION
 - 2.1. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SOD PLACEMENT. HARD PACKED OR CAKED TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT.
3. FINAL SURFACE STABILIZATION
 - 3.1. STORMWATER SHEET RUNOFF DETENTION STABILIZATION AND SOIL PROTECTION WILL BE PROVIDED BY SOD, LANDSCAPING AND EXISTING VEGETATION.
 - 3.2. INSTALL PERMANENT IRRIGATION SYSTEMS TO NEW LANDSCAPING TO MAINTAIN GROWTH.
4. WEED & PEST MANAGEMENT STRATEGIES
 - 4.1. CONTRACTOR TO COMPLY WITH THESE LAND DEVELOPMENT REGULATIONS:
 - 4.1.1. WYOMING SEED LAW W.S. 11-12-101 TO 125 ACQUIRED THROUGH A LICENSED WYOMING DEALER.
 - 4.1.2. WYOMING NURSERY STOCK LAW W.S. 11-9-101 TO 109 & VALID HEALTH CERTIFICATE ACQUIRED THROUGH A LICENSED WYOMING DEALER.
 - 4.1.3. INVASIVE SPECIES MANAGEMENT
 - 4.2. PRE-CONSTRUCTION PLAN (BY CONTRACTOR):
 - 4.2.1. DISTURBED AREAS SHALL BE MONITORED FOR THE EMERGENCE OF NOXIOUS WEEDS. CONTACT TETON COUNTY WEED & PEST TO PREPARE AN INVASIVE SPECIES MANAGEMENT PLAN.
 - 4.2.2. IF CONSTRUCTION BEGINS PRIOR TO THE GROWING SEASON, KNOWN INFESTATIONS WILL BE ADDRESSED UNDER THE ACTIVE CONSTRUCTION PHASE.
 - 4.2.3. IF CONSTRUCTION BEGINS DURING THE GROWING SEASON, TREAT ALL KNOWN INFESTATIONS AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION.
 - 4.3. ACTIVE CONSTRUCTION:
 - 4.3.1. CLEAN ALL CONSTRUCTION EQUIPMENT PRIOR TO ENTERING THE SITE TO PREVENT INTRODUCING INVASIVE SPECIES.
 - 4.3.2. KEEP ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE UNDER ACTIVE MANAGEMENT.
 - 4.3.3. ROUTINELY CHECK AND TREAT SOIL STOCKPILES FOR INVASIVE SPECIES.
 - 4.3.4. MINIMIZE DISTURBANCE OF AREAS INFESTED WITH INVASIVE SPECIES AS POSSIBLE.
 - 4.4. POST-CONSTRUCTION:
 - 4.4.1. CONDUCT REVEGETATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT INVASIVE SPECIES FROM ESTABLISHING IN DISTURBED AREAS.
 - 4.4.2. USE DEALERS LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE AND CERTIFIED WEED FREE SEEDS AND PLANTING MATERIALS.
 - 4.4.3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL ARE RECOMMENDED.
 - 4.4.4. SCHEDULE A POST-CONSTRUCTION INVASIVE SPECIES INVENTORY WITH TCWP

ELEVATION NOTES

- ELEVATION NOTES**
1. FINISHED FLOOR GARAGE & MASTER WING: 100'-0" = 6238.50'
 2. FINISHED FLOOR MAIN ENTRY: 101'-9" = 6240.25'
 3. FINISHED FLOOR UPPER LEVEL: 111'-4" = 6249.83'

