



# 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: July 14, 2021	<b>REQUESTS:</b>  The applicant is submitting a request for a Grading Pre-Application for the property located at 729 Rodeo Dr., legally known as LOT 15, KARNs HILLSIDE ADDITION, PIDN: 22-41-16-33-3-07-015  For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Item #: P21-182	
Planner: Tyler Valentine  Phone: 733-0440 ext. 1305  Fax: 734-3563  Email: tvalentine@jacksonwy.gov	
<b>Owner:</b> Peter & Heidi Delanoit 11960 N. Oaktree Dr. Grimes, IA 50111-8852  <b>Applicant:</b> PFB Custom Homes 811 Broadway Meridian, ID 83642	
<b>Please respond by: July 21, 2021 (with Comments)</b>	

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



July 13, 2021

To whom it may concern,

We are submitting on behalf of Peter and Heidi Delanoit who are looking to build a home on their property, lot 15 Karns Hillside. The parcel number is 22-41-16-33-3-07-015.

The two-story home is 3559 livable square feet and includes an attached garage of 1118 square feet for a combined total of 4677 square feet.

There are currently no buildings on this site and utilities are at the curb.

It is our intent to break ground and start building this year to get foundations done. If you have any questions or need additional information please feel free to contact me at the number below. Thank you for your consideration and time on this matter.

Brent Fabian  
Design Build Project Manager

PFB Custom Homes Group  
Mobile: 208.521.4421  
Toll Free: 800.729.1320  
Email: [bfabian@pfbcustomhomes.com](mailto:bfabian@pfbcustomhomes.com)  
Web: <https://www.pfbcustomhomes.com>



## **PRE-APPLICATION CONFERENCE REQUEST (PAP)**

### **Planning & Building Department**

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

#### ***For Office Use Only***

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

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

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

**Please note:** Applications received after 3 PM will be 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](http://www.townofjackson.com/204/Pre-Application)

#### **PROJECT.**

Name/Description: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Lot, Subdivision: \_\_\_\_\_ PIDN: \_\_\_\_\_

#### **PROPERTY OWNER.**

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

Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

#### **APPLICANT/AGENT.**

Name, Agency: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

#### **DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner      \_\_\_\_\_ Applicant/Agent

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

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

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

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

**This pre-application conference is:**

\_\_\_\_\_ Required  
\_\_\_\_\_ Optional  
\_\_\_\_\_ For an Environmental Analysis  
\_\_\_\_\_ For grading

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

Have you attached the following?

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

\_\_\_\_\_ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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.

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Signature of Owner or Authorized Applicant/Agent

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Date

---

Name Printed

---

Title



LETTER OF AUTHORIZATION

Peter S. & Heidi L. Delanoit, "Owner" whose address is: 729 Roden Drive, Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property more specifically legally described as: Lot 15 Karns Addition - see attached

(If too lengthy, attach description)

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

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

STATE OF Iowa

COUNTY OF Polk

)  
)SS.  
)

The foregoing instrument was acknowledged before me by Peter S. & Heidi L. Delanoit this 13<sup>th</sup> day of July, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires:

(Seal)



3-1-22



Parcel

PIDN: 22-41-16-33-3-07-015

Tax ID: OJ-005169 Property Taxes

Tax District: 0150

Property Owner(s): DELANOIT, PETER S. & HEIDI L.

Mailing Address: 11960 NW OAKTREE DR

GRIMES, IA 50111-8852

Street Address: 729 RODEO DRIVE

Deed: WD , 08/26/2020

Location: LOT 15, KARNS HILLSIDE ADDITION

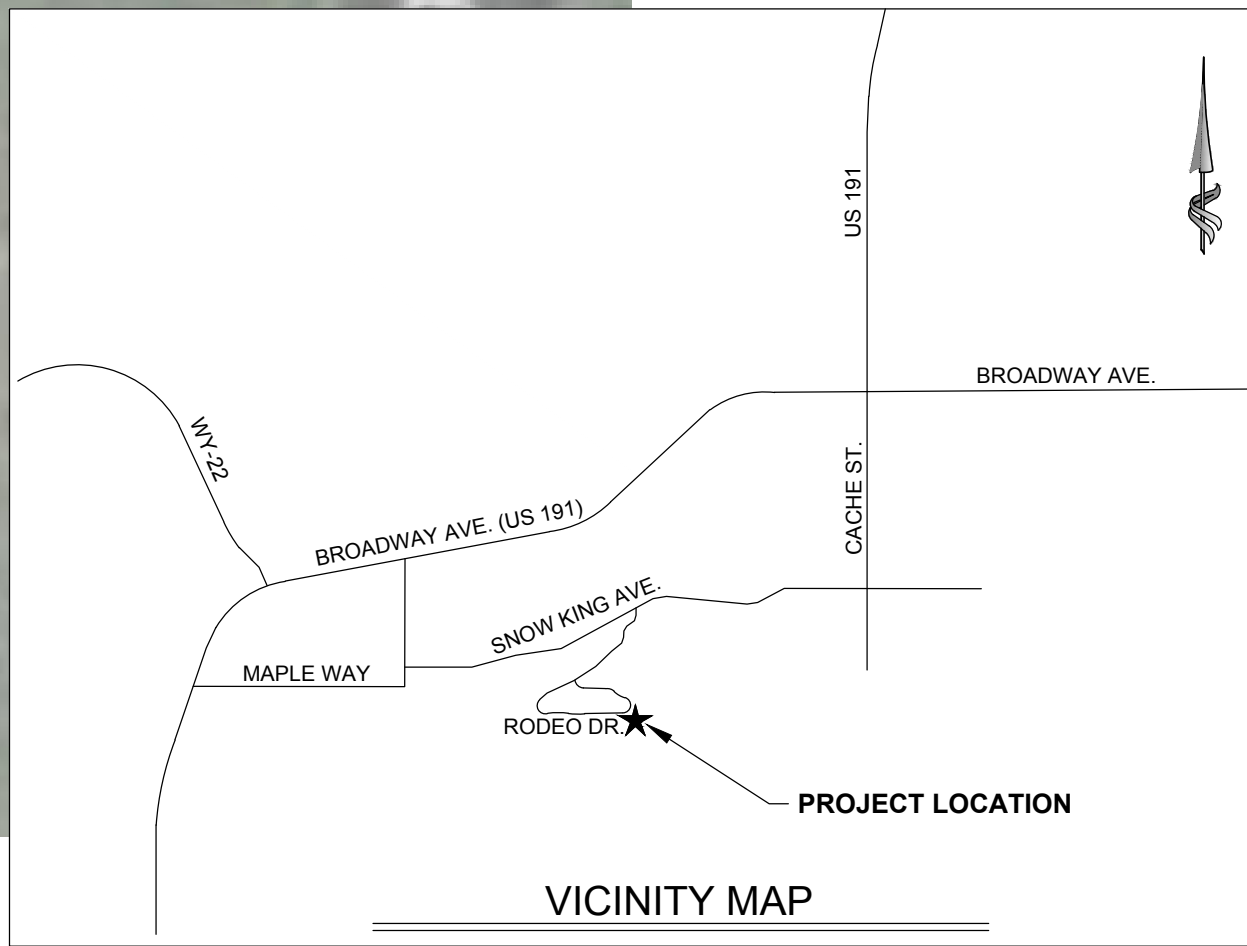
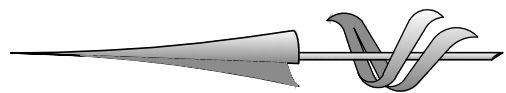
2021 Market Value: \$ 820,375 (\$ 820,375 Land + \$ 0 Improvements)

2021 Assessed Value: \$ 77,936

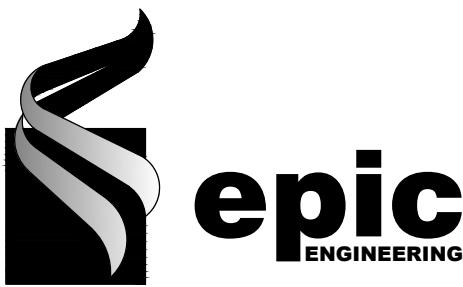




SITE DATA:	
TOTAL FLOOR AREA:	4,350 SF
ROOF FOOTPRINT:	3,586 SF
REGRADED AREA:	8,855 SF

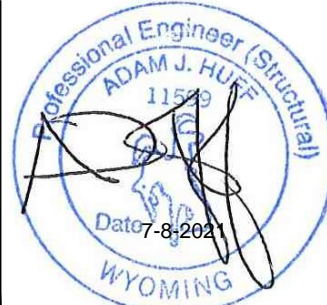


CONSTRUCTION NOTES



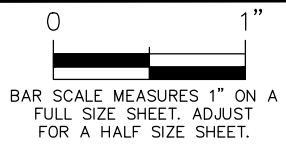
REVISIONS

DRAWN:	ATM
DESIGNER:	ATM
REVIEWED:	DIO
DATE:	MAR. 2021
PROJECT #	20SM4188



SCALES

HORIZ:	1" = 10'
VERT:	N/A
(24" x 36" SHEET)	



PROJECT NAME:  
**DELANOIT RESIDENCE  
729 RODEO DRIVE  
JACKSON, WY 83001**

SHEET TITLE:

**SITE PLAN**

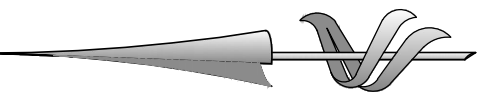
PLAN SET:

**PERMIT**

SHEET

**C1**





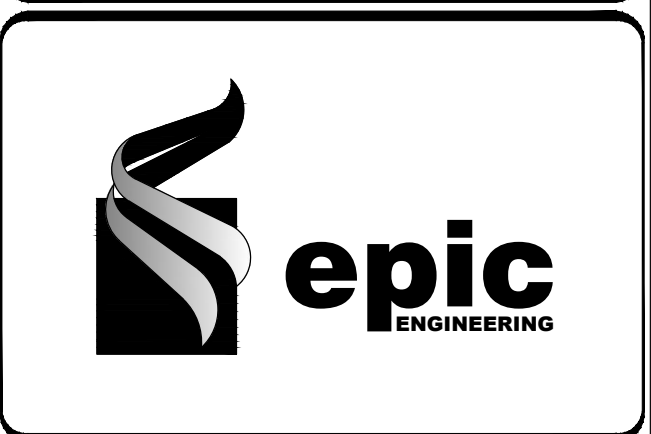
APPROX. EARTHWORK QUANTITIES	
CUT	427 CY
FILL	214 CY
NET	213 CY (FILL)

NOTE: QUANTITIES ARE A SIMPLE VOLUMETRIC MEASUREMENT OF FINISHED TOPOGRAPHY VERSUS EXISTING GRADE PER THESE PLANS. A 15% SHRINKAGE FACTOR HAS BEEN ASSUMED FOR FILL. CONTRACTOR SHALL CALCULATE ITS OWN QUANTITIES.

- CONSTRUCTION NOTES**
1. ALL SEDIMENT/EROSION CONTROL COMPONENTS SHALL BE MAINTAINED IN LOCATIONS SHOWN UNTIL WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED AND VEGETATED.
  2. ANY DAMAGE TO SEDIMENT/EROSION CONTROL COMPONENTS SHALL BE IMMEDIATELY REPAIRED.
  3. ALL SEDIMENT/EROSION CONTROL COMPONENTS SHALL BE EXAMINED AFTER EACH STORM EVENT & REPAIRED AS NEEDED.
  4. IF IT BECOMES EVIDENT THAT ANY SEDIMENT/EROSION CONTROL COMPONENT IS NOT FUNCTIONING AS INTENDED, ADDITIONAL EROSION CONTROLS SHALL BE IMPLEMENTED UNTIL RESOLVED.
  5. ALL PAVEMENT, ROADWAYS & GUTTERS SHALL BE CLEANED DAILY OF ALL DUST, DIRT, & DEBRIS DEPOSITED ON THEM AS A RESULT OF THE PROJECT.
  6. ALL LOCAL, REGIONAL, AND STATE REGULATIONS SHALL BE FOLLOWED, INCLUDING TOWN OF JACKSON STANDARDS, TETON COUNTY WEED & PEST CONTROL STANDARDS, WYOMING SEED LAW, WYOMING NURSERY STOCK LAW, & THE WYOMING INVASIVE SPECIES MANAGEMENT PLAN.

**ABBREVIATIONS**

EG	EXISTING GRADE
FG	FINISHED GRADE
GB	GRADE BREAK
TOC	TOP OF CONCRETE
TG	TOP OF GRATE
TW	TOP OF WALL



**REVISIONS**


DRAWN:	ATM
DESIGNER:	ATM
REVIEWED:	DIO
DATE	MAR. 2021
PROJECT #	20SM4188

**SCALES**

HORIZ:	1" = 10'
VERT:	N/A
(24" x 36" SHEET)	

PROJECT NAME:  
**DELANOIT RESIDENCE  
729 RODEO DRIVE  
JACKSON, WY 83001**

SHEET TITLE:  
**GRADING &  
DRAINAGE PLAN**

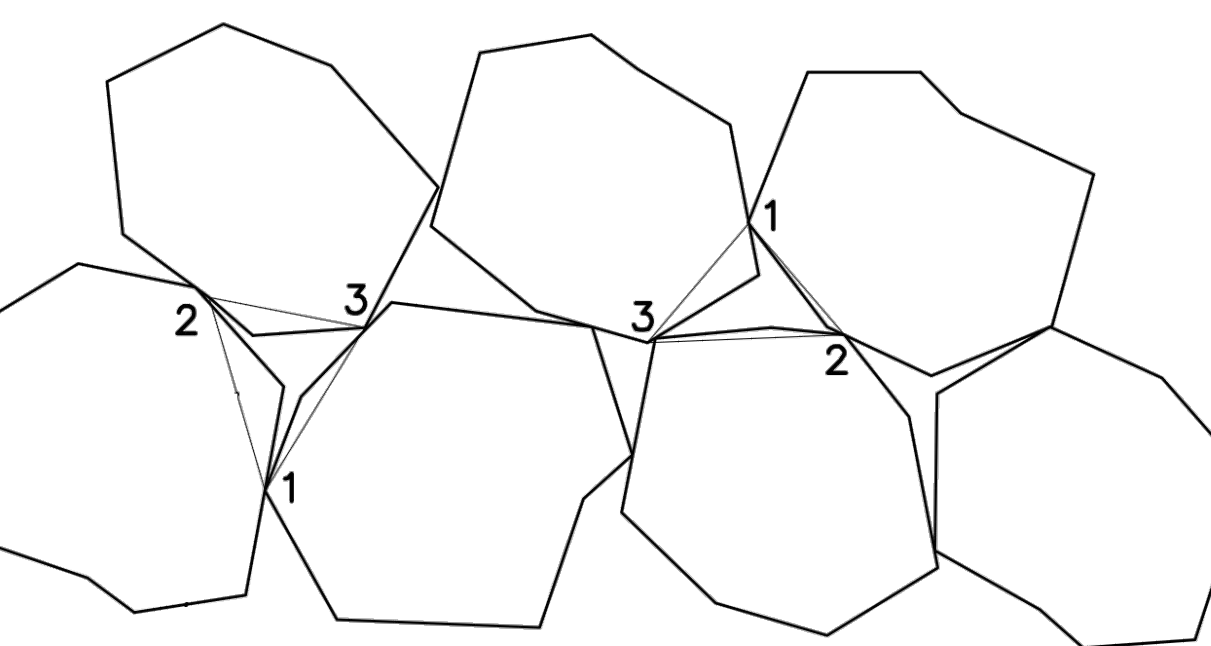
PLAN SET:	SHEET
PERMIT	<b>C2</b>







A 10' RETAINING ROCKERY WALL DETAIL  
N.T.S



ROCKS MUST BE PLACED TOGETHER TO INTERACT  
WITH ADJACENT ROCKS. ROCKS MUST HAVE 3  
POINTS OF CONTACT AS ILLUSTRATED

B	ROCKERY CONTACT DETAIL (TYP) N.T.S
---	---------------------------------------

ROCK	HEIGHT	WIDTH	DEPTH
1	1'	2'	2'
2	1'	2'	2'
3	1.5'	2'	2.5'
4	1.5'	2'	3.5'
5	2'	2'	4'
6	2'	2'	4.5'
7	2'	2'	4.5'
8	2'	2'	5'

## 10' ROCKERY MINIMUM SIZES

ROCK	HEIGHT	WIDTH	DEPTH
1	1.5'	2'	2'
2	1.5'	2'	2.5'
3	1.5'	2'	3'
4	1.5'	2'	3.5'
5	1.5'	2'	4'
6	1.5'	2'	4'

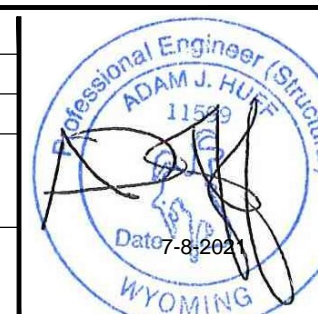
### 6' ROCKERY MINIMUM SIZES

### CONSTRUCTION NOTES



REVISIONS

DRAWN:	ATM
DESIGNER:	ATM
REVIEWED:	DIO
DATE	MAR. 2021
PROJECT #	20SM4188



## SCALES

HORIZ: 1" = 10'  
VERT: N/A  
(24" x 36" SHEET)

0 1  
BAR SCALE MEASURES 1" ON  
FULL SIZE SHEET. ADJUST  
FOR A HALF SIZE SHEET.

PROJECT NAME:

**DELANOIT RESIDENCE**  
**729 RODEO DRIVE**  
**JACKSON, WY 83001**

**SHEET TITLE:**

## ROCK WALL DETAILS

PLAN SET:

SHEET

PERMIT

**C3**



SECTION 1: GENERAL TECHNICAL NOTES

1.01 Description

This work shall consist of furnishing and construction of a Rockery Faced Soil Retained Wall System in accordance with these specifications

1.02 Work Included

- A. Furnish rocks as shown on the plans.
- B. Furnish geosynthetic as shown on the plans.
- C. Storing, cutting and placing geosynthetic as specified herein and as shown on the plans.
- D. Excavation, placement and compaction of drainage fill and reinforcement backfill as specified herein and as shown on the plans.
- E. Erection of the Rockery Wall and placement of geosynthetic.

1.03 Reference Documents

- A. Where specifications and reference documents conflict, the Engineer shall make the final determination of the applicable document.

1.04 Limitations

- A. Epic Engineering assumes no liability for interpretation of subsurface conditions, suitability of soil design parameters and subsurface ground water conditions made by others.
- B. The Contractor shall be responsible for complying with all federal, state and local requirements for excavation of the work, including local inspection and current OSHA excavation regulations.
- C. Prior to undertaking grading or excavation of the site, the Contractor shall confirm the location of proposed retaining walls and all underground features, including utility locations, within the area of construction.
- D. All work undertaken in the construction of the retaining walls is subject to the quality control/assurance and special inspection provisions as outlined in Section 3.04.
- E. Epic Engineering has completed engineering design of the proposed rockery walls, including internal stability and global stability, based on the information provided to us as outlined above.
- F. The retaining wall design assumes that the retained soil is properly compacted, or left in its original undisturbed state.

SECTION 2: MATERIALS

2.01 Definitions

- A. Rocks - rock used for construction should be at least 1.5 to 3 feet in diameter with angular and flat surfaces as detailed on the rockery wall detail. Rock size refers to the dimension from the face of the rock back into the slope. Larger diameters may be composed of 2 rocks.
- B. Drainage Fill - free-draining gravel which is placed to a width of at least 6 inches behind the back of the rocks and in other areas as specified. The free-draining gravel shall meet the requirements of the following gradation tested in accordance with ASTM D-422:
- C. Retained Soil - properly compacted or in-situ soil behind the Reinforced Backfill.
- D. Foundation Soil - properly compacted or in-situ soil beneath the entire wall.
- E. Leveling Pad - at least 6 inches of free-draining gravel upon which the first course of Rocks are placed. The free-draining gravel shall meet the requirements for Drainage Fill shown in Section 2.01, Item C. The free-draining gravel shall be properly densified.
- F. Design Height (H) - the total height of the Rockery Soil Reinforcement wall including the exposed and below grade portions of the wall.
- G. Engineer - Epic Engineering.

2.02 Rocks

- A. Rocks should be of durable nature and not have significant cracks or signs of weathering. Rocks should meet FWHA guidelines for Rockery Walls and should be hard and strong and ring when struck with a geology hammer. The rocks from the previous rockery wall may be re-used as long as they meet the specifications and details. If more rocks are needed, a submittal with information about the type of rock to be used should be provided to Epic Engineering prior to rockery construction.

2.03 Geo Synthetic Separation Fabric

- A. Non-biodegradable, non-woven manufactured by TenCate or similar manufacturer.
- B. The non-woven separation fabric should be Mirafi 160N (or equivalent) with a grab tensile strength of 120 lbs. by ASTM D-4632.

2.05 Subsurface Drain

- A. The drain pipes shall consist of a 6-inch rigid perforated pipe with a filter fabric sock or wrapped with a geosynthetic separation fabric.
- B. The drain pipes shall be placed at the base of each tier of retaining walls and should be sloped so that water will flow out and away from the wall.
- C. The drain pipes shall be covered by at least 6 inches of drainage fill and should connect to the drainage fill behind the Rockery Wall and reinforced soils.

SECTION 3: CONSTRUCTION

3.01 Subgrade Preparation

- A. Subgrade shall be excavated as required for placement of leveling pad or as recommended by the Engineer.
- B. Subgrade shall be examined by the Engineer to verify that the actual foundation conditions meet or exceed assumed design assumptions. Subgrade conditions not meeting the required strength shall be removed and replaced with acceptable materials.

3.02 Rockery Installation

- A. The first course of Rocks in each tier shall be placed on top of and in full contact with the leveling pad.
- B. All excess material shall be swept from the top of the Rocks prior to installing the next course to provide for maximum contact between Rocks.
- C. Rocks must be placed together to interlock with adjacent rocks. Rocks must have 3 points of contact as illustrated on sheet 1.1, detail 3.
- D. Individual vertical columns of rocks should be avoided with alternating placement similar to placement of brickwork.
- E. Voids within the rockery wall should be minimized for long-term stability. If a void goes thru the wall between the rocks, the void must be chinked with a smaller rock from the inside of the wall if possible. If it is impossible to chink the void from the inside of the wall, chinking rocks should be hammered into place for a tight fit.

3.03 Site Drainage

- A. At the end of each days operation, the Contractor shall slope the last lift of reinforced backfill away from the slope face to rapidly direct runoff away from the wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

SECTION 4: DESIGN NOTES FOR RETAINING WALLS

4.01 Design Parameters

- A. Design of the soil structure is based on the following parameters:

Soil Location	Friction Angle	Cohesion	Unit Weight
Insitu Soils	33°	0 psf	125 pcf
Leveling Pad & Drainage Aggregate	33°	0 psf	125 pcf
Rocks	-	-	140 pcf

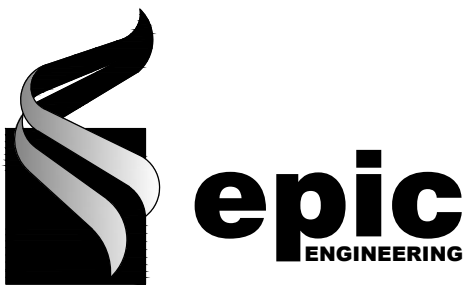
Allowable soil bearing for walls: 2000 psf

SECTION 5: CONSTRUCTION OBSERVATIONS

5.01 Construction Observation

- A. To fulfill any applicable city, county and/or state agency requirements, and to protect the contractor and design engineer, Epic Engineering, P.C. must perform periodic construction observations.
  - 1. If Epic Engineering, P.C. does not observe the retaining wall during construction, a final letter regarding compliance of the wall construction with the design criteria and recommendations cannot be provided. If Epic Engineering, P.C. does not perform the periodic construction observations outlined below, the wall contractor/owner assumes all responsibility for the retaining wall.
- B. Rockery wall observations shall proceed as follows:
  - 1. Observe the excavation of the leveling pad foundation soils.
  - 2. Assess the suitability of the foundations soils.
  - 3. Observe the installation of rocks.
  - 4. Assess depth of gravel drainage zone.
  - 5. Assess type, location and diameter of drainage pipe.
  - 6. Assess rock placement and positioning for compliance with the requirements set forth in the sections above.
  - 7. Observe the installation of the retained backfill.
  - 8. Verify that the drainage materials meet the requirements set forth in section 2.01. above.
  - 9. Observe drainage material placement and compaction.
  - 10. Assess loose lift thickness.
  - 11. Observe operation of compaction equipment.
  - 12. Note out-of-tolerance behavior regarding minimum allowable operating distance behind back of retaining wall.
  - 13. Assess compacted backfill material for compliance
  - 14. Observe the completed rockery retaining wall.
  - 15. Assess the finished retaining wall height and batter.
  - 16. Verify that backslope and toeslope grading conditions do not exceed design geometry tolerances.

CONSTRUCTION NOTES



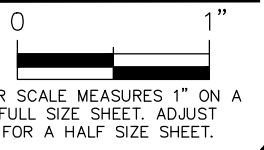
REVISIONS

DRAWN: ATM  
DESIGNER: ATM  
REVIEWED: DIO  
DATE: MAR. 2021  
PROJECT #: 20SM4188



SCALES

HORIZ: 1" = 10'  
VERT: N/A  
(24" x 36" SHEET)

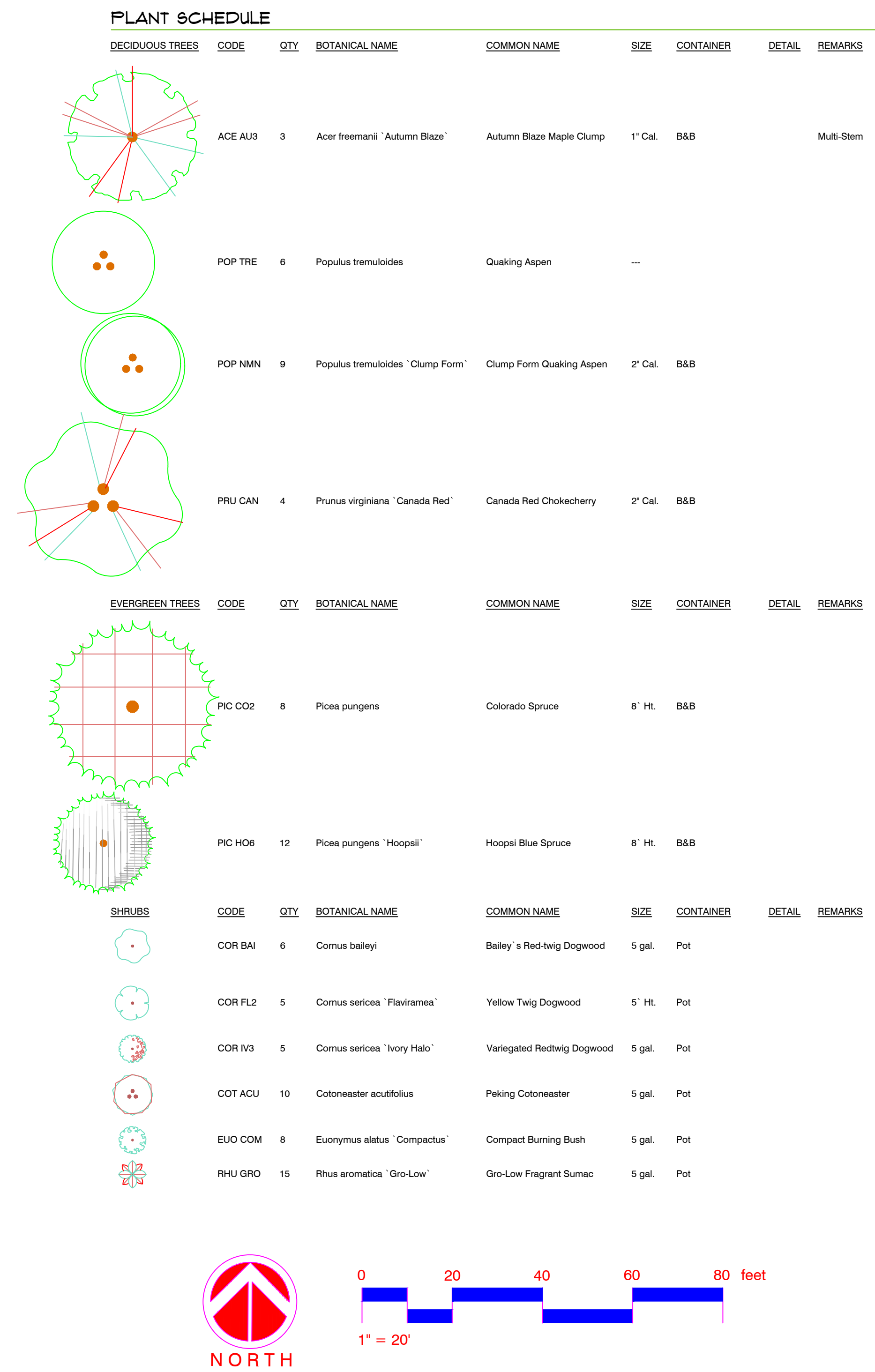


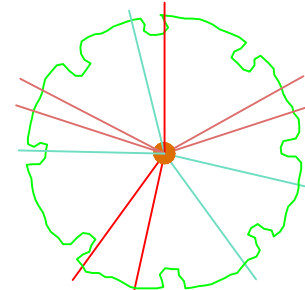
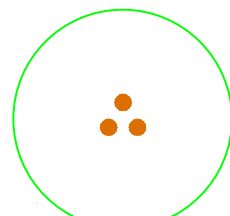
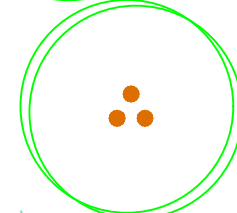
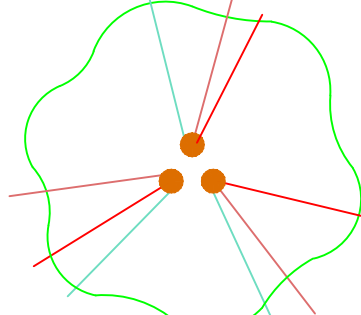
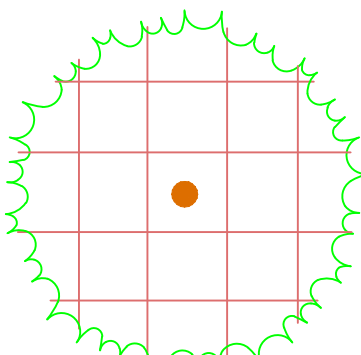
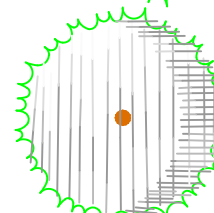






PROJECT NAME:  
**DELANOIT RESIDENCE  
729 RODEO DRIVE  
JACKSON, WY 83001**

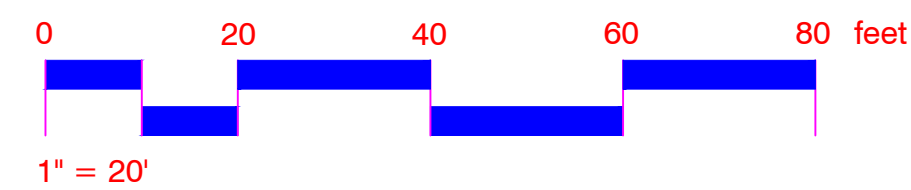
SHEET TITLE:  
**ROCK WALL DETAILS**

PLAN SET: PERMIT  
SHEET: C4





PLANT SCHEDULE									
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL	REMARKS	
	ACE AU3	3	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple Clump	1' Cal.	B&B		Multi-Stem	
	POP TRE	6	Populus tremuloides	Quaking Aspen	---				
	POP MNM	9	Populus tremuloides 'Clump Form'	Clump Form Quaking Aspen	2' Cal.	B&B			
	PRU CAN	4	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2' Cal.	B&B			
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL	REMARKS	
	PIC CO2	8	Picea pungens	Colorado Spruce	8' Ht.	B&B			
	PIC HO6	12	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	8' Ht.	B&B			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL	REMARKS	
	COR BAI	6	Cornus baileyi	Bailey's Red-twig Dogwood	5 gal.	Pot			
	COR FL2	5	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	5' Ht.	Pot			
	COR IV3	5	Cornus sericea 'Ivory Halo'	Variegated Redtwig Dogwood	5 gal.	Pot			
	COT ACU	10	Cotoneaster acutifolius	Peking Cotoneaster	5 gal.	Pot			
	EUO COM	8	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal.	Pot			
	RHU GRO	15	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Pot			



REV.	DATE	DESCRIPTION
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CLIENT APPROVAL

CLIENT APPROVAL

NORTH

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LAWSON  
LANDSCAPE  
DESIGN/BUILD



DELANOIT RESIDENCE

729 RODEO DRIVE  
JACKSON, WY 83001

Project Duration:

<u>DRAWN</u>	<u>CHECKED</u>
R.P.L.	R.P.L.
<u>DATE</u>	<u>SCALE</u>
JUNE 23, 2021	1"=10'-0"
<u>PROJECT</u>	
<u>SHEET NUMBER</u>	
1 OF 1	