



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 30, 2021 Item #: P21-204	REQUESTS:
Planner: Paul Anthony Phone: 733-0440 ext. 1303 Fax: 734-3563 Email: panthony@jacksonwy.gov	The applicant is submitting a request for a Grading Pre-Application for the property located at 115 W Snow King Ave., legally known as S ½ LOTS 12 & 15, BLK 5, KARNS 3RD ADDITION, PIDN: 22-41-16-33-1-34-010. For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Owner: Pacific Creek Holdings PO Box 1114 Jackson, WY 83001 Applicant: Zac Maddry - DMARC Studio 1804 5 th Street Berkeley, CA 94710	
Please respond by: August 6, 2021 (with Comments)	

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be process the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____

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) 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 <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)

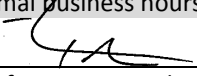
_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not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



Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

LETTER OF AUTHORIZATION

Pacific Creek Holdings LLC, "Owner" whose address is: _____

115 W. Snow King Avenue in Jackson, WY
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: Parcel Numbers 22-41-16-33-1-24-010
in Jackson, WY

(If too lengthy, attach description)

HEREBY AUTHORIZES Zac Maddry of DMARC studios 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) (SIGNATURE OF CO-OWNER)

Title: Member

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

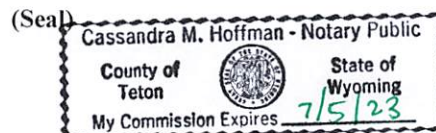
The foregoing instrument was acknowledged before me by Joel REVILL this 25 day of
May, 2021.

WITNESS my hand and official seal.

Cassandra Hoffman

(Notary Public)

My commission expires:



DMARC Studio: Grading Pre-App Narrative

115 W Snow King Ave
Lot 11 & 12, Blk. 5, Karns 3rd
Jackson, WY 83001
Parcel: 22-41-16-34-1-34-010
Acreage: 0.17 acres (7431.23 square feet)

Owners: Pacific Creek Holdings LLC
PO Box 1114, Jackson, WY 83001

Town of Jackson Zoning: Neighborhood High Density (NH-1)
Comprehensive Plan Character District 3: Town Residential Core

An existing single-story office building exists on the property. Existing conditions and several schematic drawings are included for reference and discussion during the pre-application conference. As plans are developed further prior to the pre-app conference they will be made available.

PROJECT GOALS: Removal of an existing structure and the construction of a new two-story office building.

SITE & LANDSCAPE: Grading, erosion, and stormwater management needs will be met on site by use of a stormwater infiltration basin and detention basin. Stormwater calculations will be provided with the final GEC submittal. The sidewalk along Snow King Ave will be repaired if damaged during construction. A landscape plan for the property is included.

PARKING AND SNOW STORAGE: The existing non-confirming gravel parking along Glenwood St. will remain and be utilized for office parking. The utilities for this project will utilize the existing services. All snow storage will be maintained on site.

115 W SNOW KING AVE

DAVIS MADDRY ARCHITECTURE STUDIO
DMARCstudio
WWW.DMARCSTUDIO.COM
DMARCSTUDIO@DMARCSTUDIO.COM
415.690.0800

OWNER
PACIFIC CREEK PARTNERS, LLC
115 W. SNOW KING
JACKSON WY 83001

SURVEYOR
Y2 CONSULTANTS
PO BOX 2870
180 S. WILLOW ST.
JACKSON, WY 83001
TEL: 307.733.2999

STRUCTURAL ENGINEER, CIVIL ENGINEER
JORGENSEN ENGINEERS
PO BOX 9550
1315 HWY 89 S.; STE 201
JACKSON, WY 83002
TEL: 307.733.5150

MECHANICAL, ELECTRICAL, PLUMBING
AEC
PO BOX 8489
40801 US HWY 6 & 24; STE 214
AVON, CO 81620
TEL: 970.748.8520

PROGRESS SET
2021.07.06

Revisions
Project

115 W SNOW KING AVE
JACKSON, WY
83001

SCALE: ARCH D

COVER

T0.0

DATE: 2021.05.28
JOB NUMBER: 2024

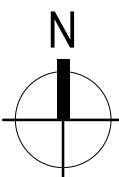


115 W SNOW KING AVE

VICINITY MAP



PROJECT SITE



PROJECT DESCRIPTION

RENOVATION OF A ONE-STORY, TYPE B OCCUPANCY, TO INCLUDE ADDITIONAL STORY.

PROJECT DATA

ADDRESS:	115 W SNOW KING AVE		
PARCEL:	22-41-16-33-1-34-010		
LOT AREA:	0.17 ACRE		
ZONE:	NH-1		
LOT DIMENSIONS:	100' W X 75' D		
HT & BULK:	3-STORIES NOT TO EXCEED 35' (SEC. 9.4.9)		
PROPOSED BUILDING HEIGHT:	29' - 8"		
EXISTING BUILDING STORIES	1		
PROPOSED STORIES:	2		
EXISTING BUILDING AREA:	3,140 SQ. FT.		
ALLOWABLE EXPANSION:	157 SQ. FT. - (5% EXPANSION ALLOWED)		
TOTAL ALLOWABLE AREA	3297 SQ. FT.		
PROPOSED FLOOR AREA:			
LEVEL 1	1972 SQ. FT.		
LEVEL 2	1320 SQ. FT.		
TOTAL	3292 SQ. FT.		
FAR (MAX)	N/A		
PROPOSED OCCUPANCY:	B		
LEVEL 1	AREA SQ FT	FACTOR	LOAD
BUSINESS	1972	150	13
SUB TOTAL			13
LEVEL 2	AREA SQ FT	FACTOR	LOAD
BUSINESS	1320	150	9
COVERED OUTDOOR AREAS	455	150	3
SUB TOTAL			12
TOTAL OCCUPANCY			25
CONSTRUCTION TYPE:	V-B		
FIXTURES PROVIDED (REQUIRED):			
WC	M: 1 (1)	DRINKING FOUNTAIN	1 (1)
	F: 1 (1)		
LAVATORY	M: 1 (1)	SERVICE SINK	1 (1)
	F: 1 (1)		
PRIMARY STREET SETBACK:	20' (SEC. 9.4.8)	REAR SETBACK:	20' (SEC. 9.4.8)
SECONDARY STREET SETBACK	10' (SEC. 9.4.8)	SIDE INTERIOR SETBACK:	10' (SEC. 9.4.8)
PARKING REQ'D:	2.47 SPACES/ 1000SF = 8 SPACES		
PARKING PROVIDED:	NO CHANGE (EXISTIG NON-CONFORMING)		

LANDSCAPE SURFACE RATIO (REQ.) 0.53 (0.30 REQ'D)

ACCESSIBILITY: L1 ONLY PER 1104.4 EXCEPTION 1:
AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES, MEZZANINES AND OCCUPIED ROOFS THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQUARE FEET AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE LEVELS.

DESIGN CRITERIA

CURRENT ADOPTED CODES
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE - NFPA 70
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE AND INTERNATIONAL WILDLAND-URBAN INTERFACE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL RESIDENTIAL CODE

INTERNATIONAL RESIDENTIAL CODE - CLIMATIC & GEOGRAPHIC DESIGN CRITERIA
FLOOD HAZARDS - 1989
FROST LINE DEPTH - 34 INCHES
GROUND SNOW LOAD - 107 POUNDS PER SQUARE FEET
ICE SHIELD UNDERLAYMENT REQUIRED - YES
MEAN ANNUAL TEMP - 38 DEGREES
SEISMIC DESIGN CATEGORY - D
75 PSF ROOF SNOW LOAD
90 MPH/3 SEC WIND LOAD
TERMITE - NONE TO SLIGHT
WEATHERING - SEVERE
WIND SPEED - 115 MPH
WINTER DESIGN TEMPERATURE - 30 DEGREES

DRAWING INDEX

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T0.1	GENERAL INFO/DRAWING INDEX	
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T1.2	EXIT TRAVEL	
T1.4	ACCESSIBILITY	A117.1, 2009
T1.5	ACCESSIBILITY	A117.1, 2009
T1.6	ACCESSIBILITY	A117.1, 2009
T1.7	ACCESSIBILITY	A117.1, 2009
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C-2	PROPOSED CONDITIO	
C-3	DETAILS	
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A1.1	PROPOSED SITE PLAN	
A1.2	EXISTING VS NEW	
A1.3	III SITE PLAN	
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A2.2	PROPOSED SECOND FLOOR PLAN	
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A3.2	EXTERIOR ELEVATIONS	
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A5.2	ENLARGED EXTERIOR STAIR - PLAN & ELEV	
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A5.4	ENLARGED FLOOR PLANS - WC 2 & WC 3	
A5.6	ENLARGED PLAN - CONFERENCE L1	
A5.7	ENLARGED FLOOR PLANS KITCHEN	
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A6.2	WALL SECTIONS SOUTH	
A6.3	WALL SECTIONS EAST	
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A7.3	INTERIOR STOREFRONT	
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S1.3	TYPICAL FRAMING DETAILS	
S1.4	TYPICAL FRAMING DETAILS	
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S2.2	MAIN LEVEL FRAMING PLAN	
S2.3	UPPER LEVEL FLOOR PLAN	
S2.4	UPPER LEVEL FRAMING PLAN	
S2.5	UPPER ROOF FRAMING PLAN	
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S3.2	BUILDING SECTIONS	
S3.3	BUILDING SECTIONS	
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M1.1	MECHANICAL SCHEDULES & DETAILS	
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E1.1	ELECTRICAL ONE-LINE & PANEL SCHEDULES	
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E2.1	2ND FLOOR POWER & SYSTEM PLAN	
E2.2	ROOF POWER SYSTEM PLAN	
E3.0	1ST FLOOR LIGHTING SYSTEM PLAN	
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P1.1	PLUMBING SCHEDULES & DETAILS	
P2.0	FIRST FLOOR PLUMBING PLAN	
P2.1	SECOND FLOOR PLUMBING PLAN	
P2.2	ROOF PLUMBING PLAN	
Grand total: 84		

OWNER
PACIFIC CREEK PARTNERS, LLC
115 W. SNOW KING
JACKSON WY 83001

SURVEYOR
Y2 CONSULTANTS
PO BOX 2870
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PROGRESS SET
2021.07.06

Revisions
Project

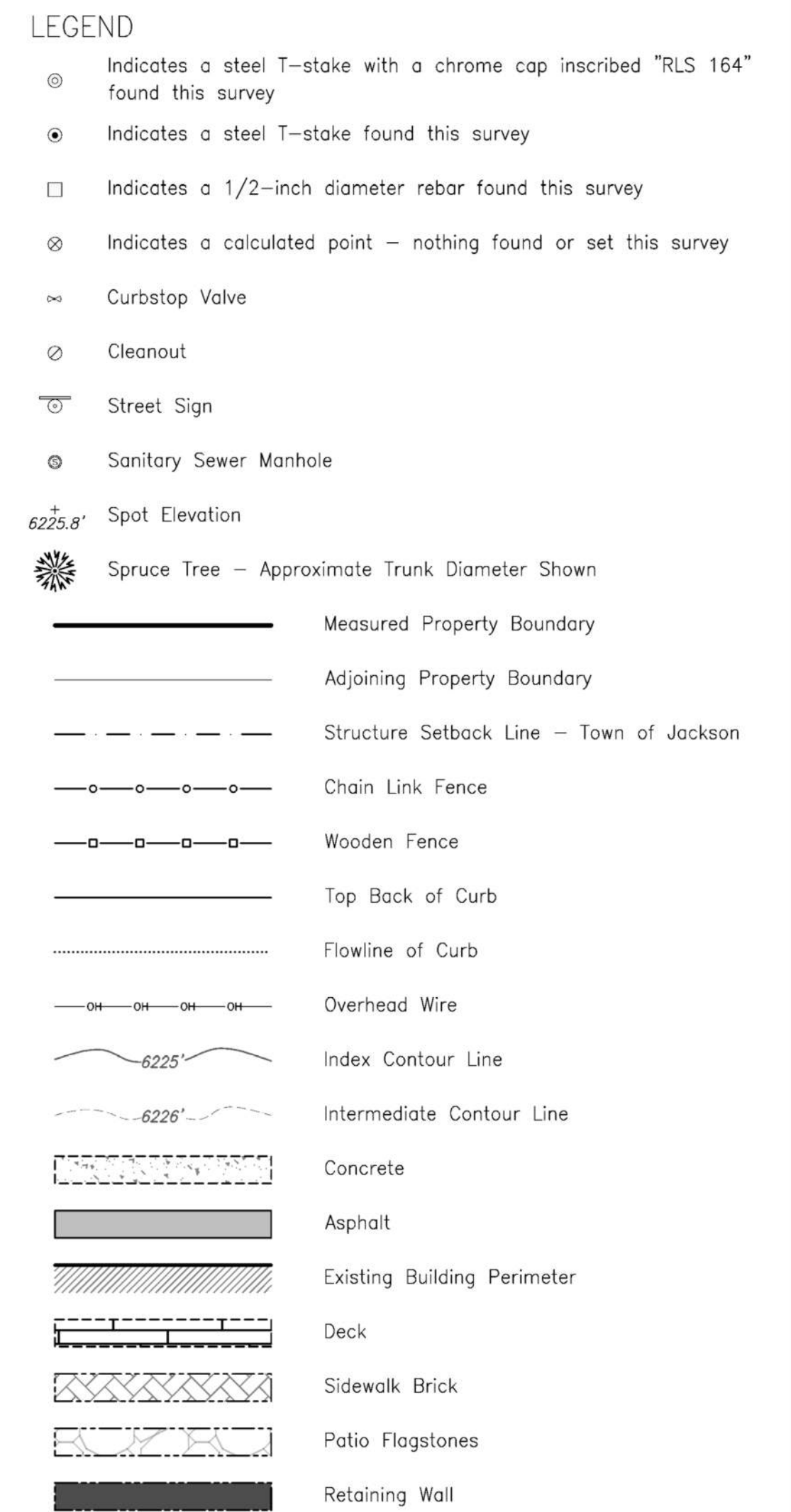
115 W SNOW KING AVE
JACKSON, WY
83001

SCALE: As indicated ARCH D











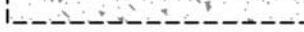






GENERAL
INFO/DRAWING INDEX

T0.1

DATE: 2021.05.28
JOB NUMBER: 2024



- Indicates a steel T-stake with a chrome cap inscribed "RLS 164" found this survey
- Indicates a steel T-stake found this survey
- Indicates a 1/2-inch diameter rebar found this survey
- ⊗ Indicates a calculated point — nothing found or set this survey
- ∞ Curbstop Valve
- ⊙ Cleanout
- ⊖ Street Sign
- Sanitary Sewer Manhole
- 6225.8' Spot Elevation
- ☼ Spruce Tree — Approximate Trunk Diameter Shown

	Measured Property Boundary
	Adjoining Property Boundary
	Structure Setback Line – Town of Jackson
	Chain Link Fence
	Wooden Fence
	Top Back of Curb
	Flowline of Curb
	Overhead Wire
	Index Contour Line
	Intermediate Contour Line
	Concrete
	Asphalt
	Existing Building Perimeter
	Deck
	Sidewalk Brick
	Patio Flagstones
	Retaining Wall



CONSULTANTS

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

Y2

y2consultants.com
307 733 2989

Existing Conditions Survey

PROJECT NUMBER:	21007
DRAWING DATE:	3/10/2021
REVISION DATE:	
DRAWN BY:	NKM
REVIEWED BY:	MWF/MWW

CLIENT
John Stricklin

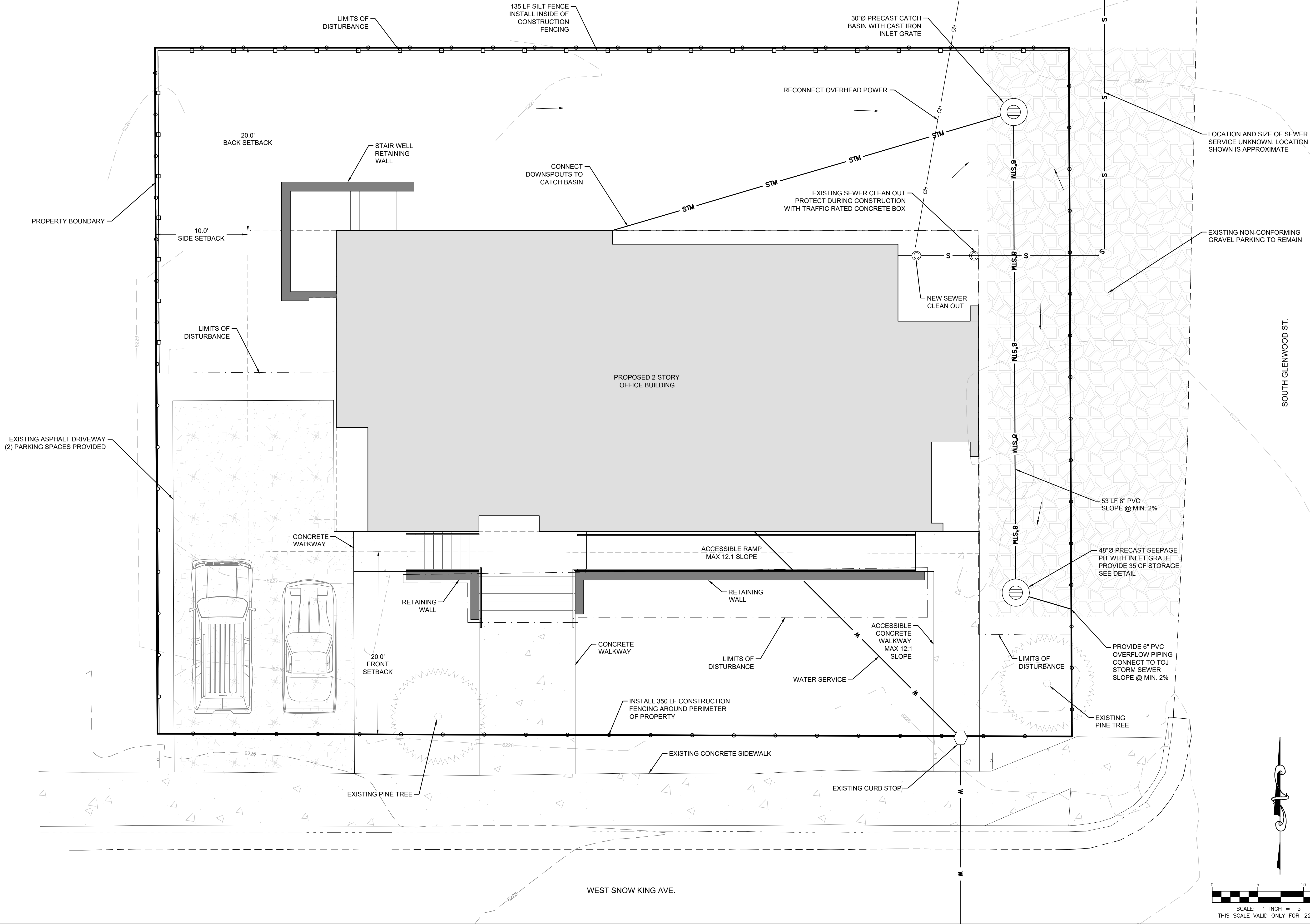
PROJECT ADDRESS
115 West Snow King Avenue

115 West Snow King Avenue
S 1/2 Lots 11&12, Block 5, Karns 3rd Addition
Plat No. 130
T. 41 N., R. 116 W., 6th P.M.
Teton County, Wyoming

SHEET:
C - 1



A1.1





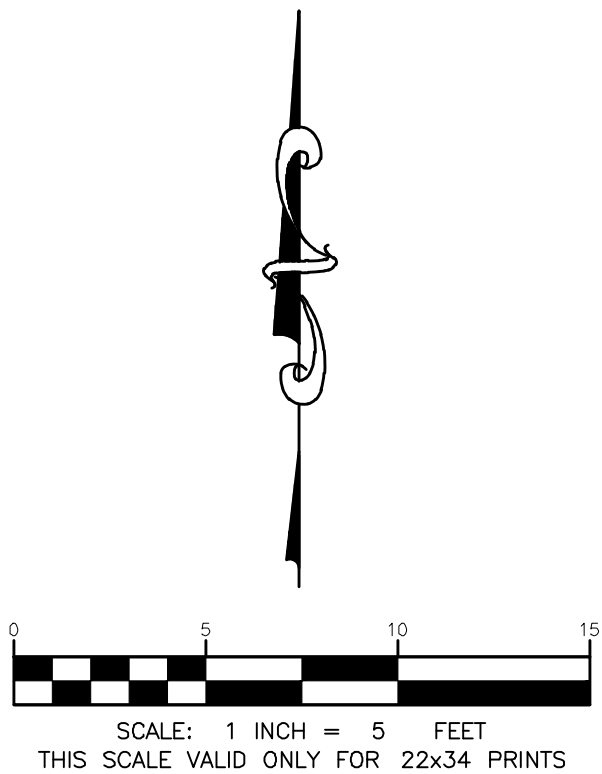
JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

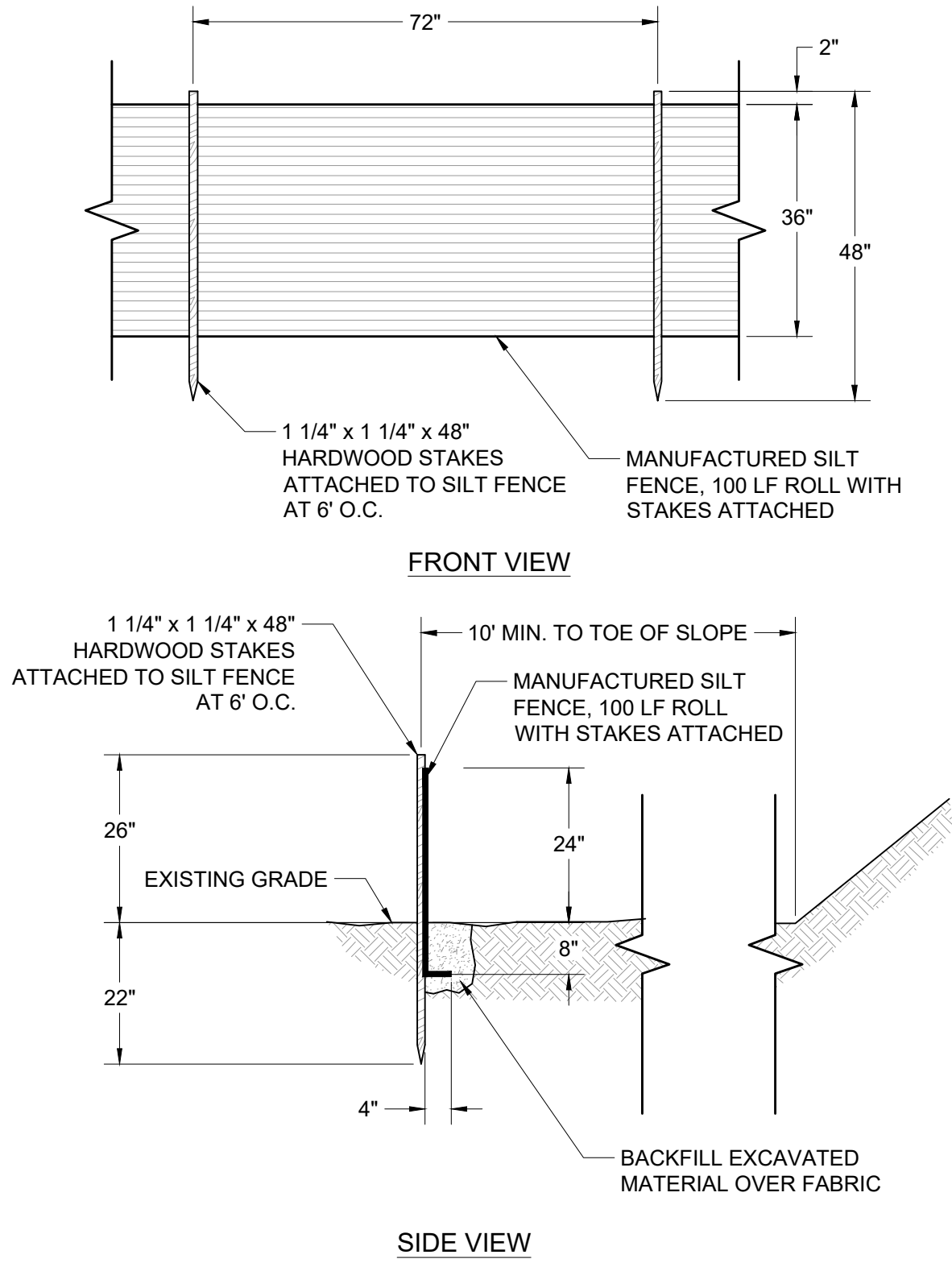
PROJECT TITLE:
DMARC STUDIO / 115 W SNOW KING AVE.
115 WEST SNOW KING AVENUE
TOWN OF JACKSON
TETON COUNTY, WYOMING

SHEET TITLE:
PROPOSED CONDITIONS

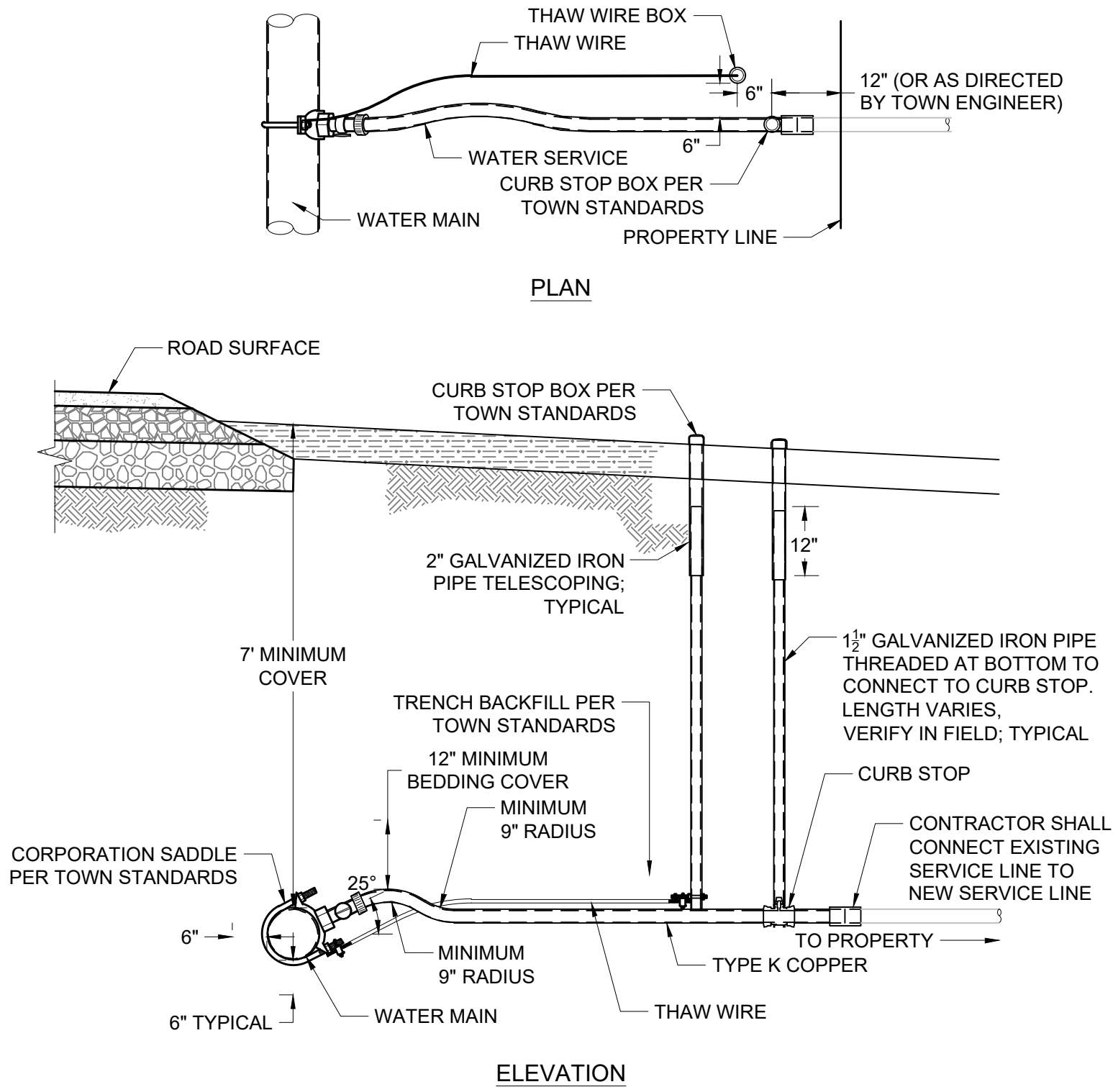
DRAFTED BY:	PY
REVIEWED BY:	TK
PLAN VERSION	DATE
PERMIT	05/28/2021

PROJECT NUMBER
21032
SHEET
C-2



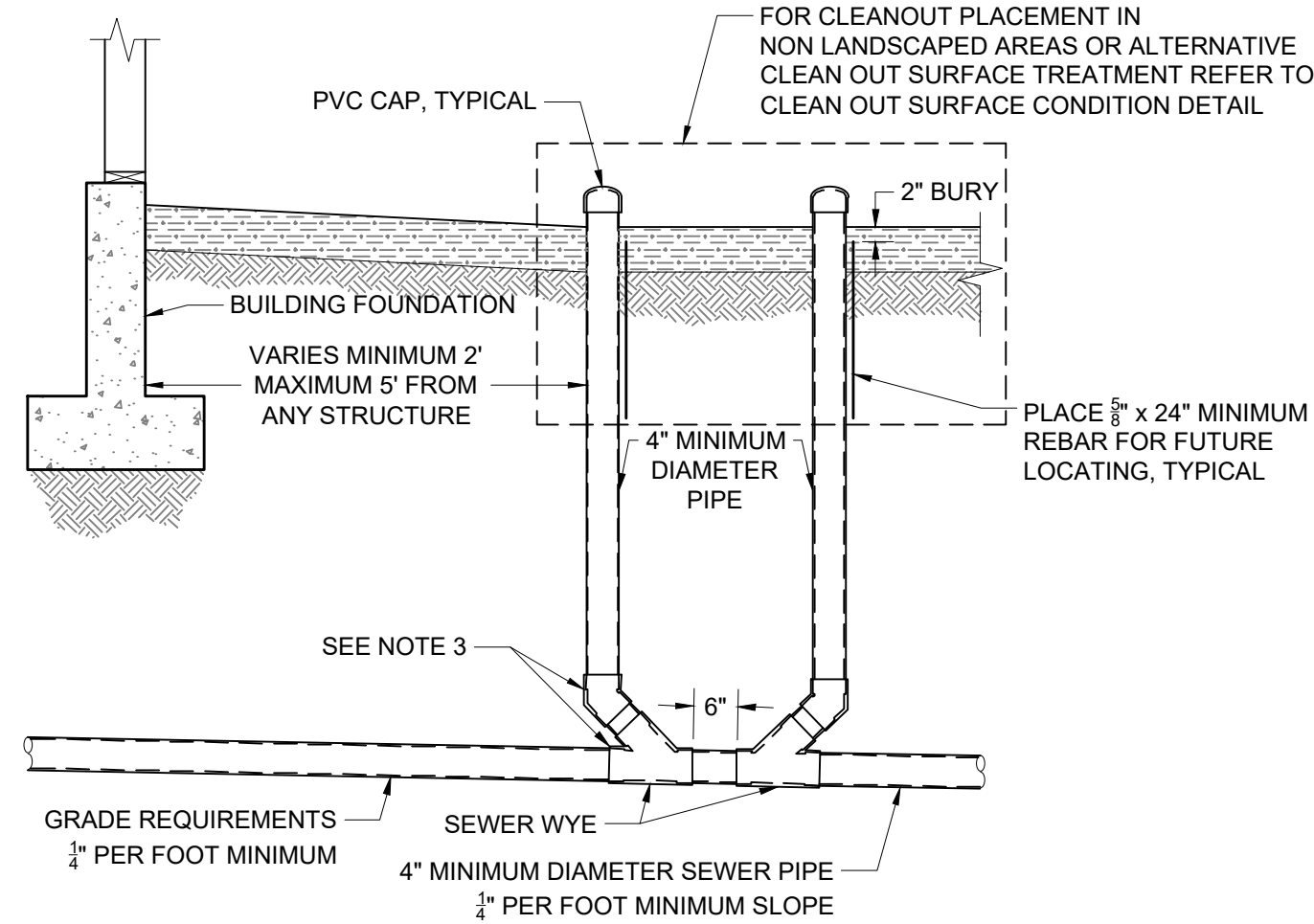


MANUFACTURED SILT FENCE DETAIL
NOT TO SCALE



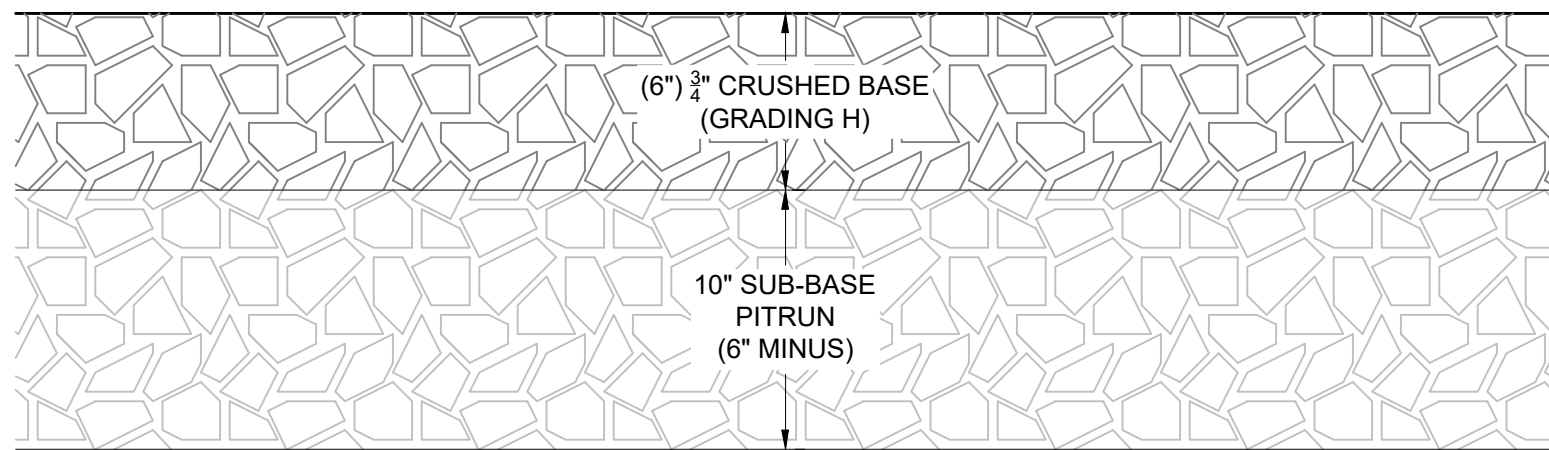
- NOTE
1. THAW WIRE TO BE INSTALLED ON ALL NEW AND EXISTING WATER SERVICES IN THE TOWN OF JACKSON.

1" SERVICE WITH THAW WIRE DETAIL
NOT TO SCALE TOJ W-102/103

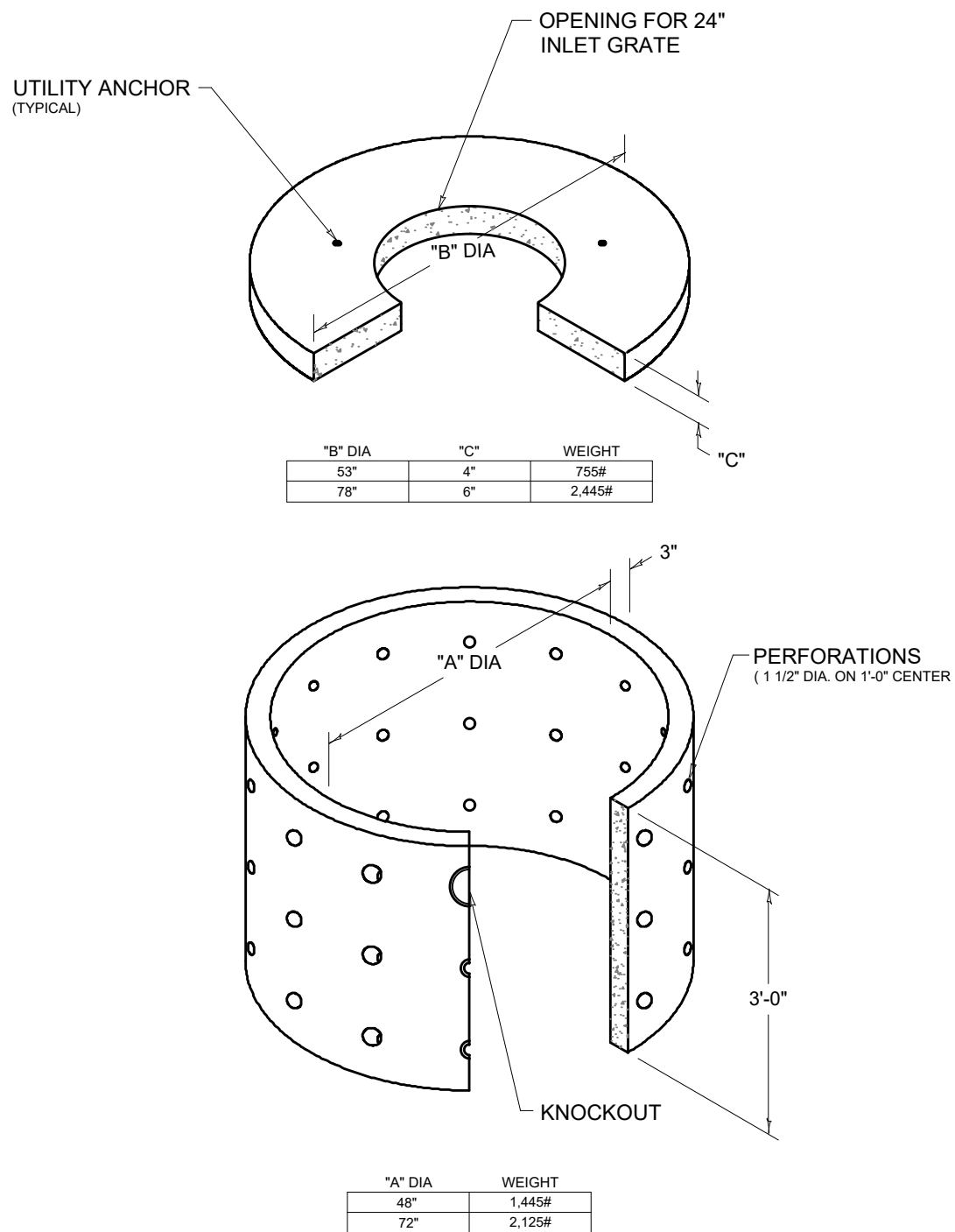


- NOTE
1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
 2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
 3. ALL PVC FITTINGS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

BUILDING CLEANOUT DETAIL
NOT TO SCALE REV TOJ SS-114

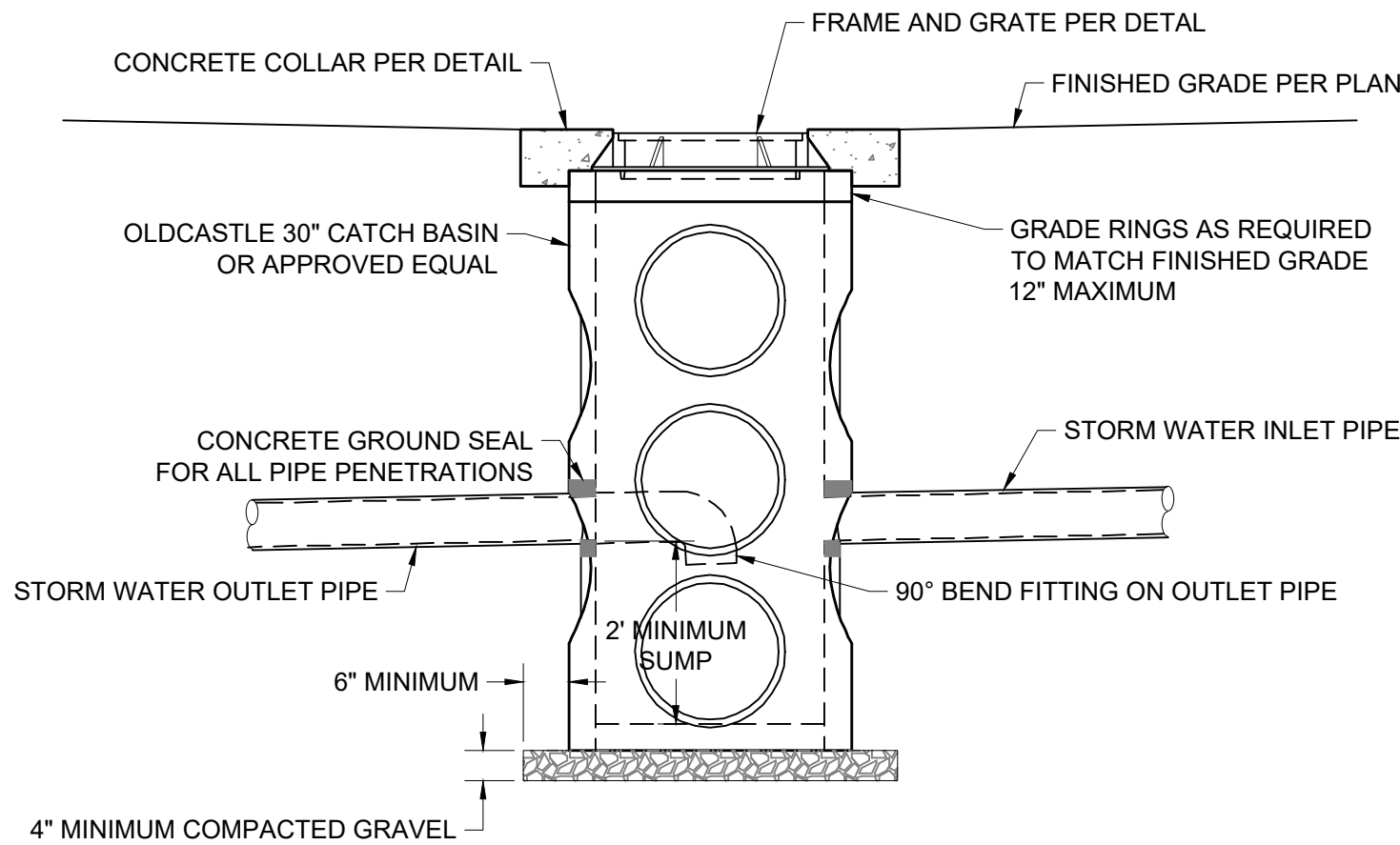


PARKING AREA CROSS SECTION
NOT TO SCALE



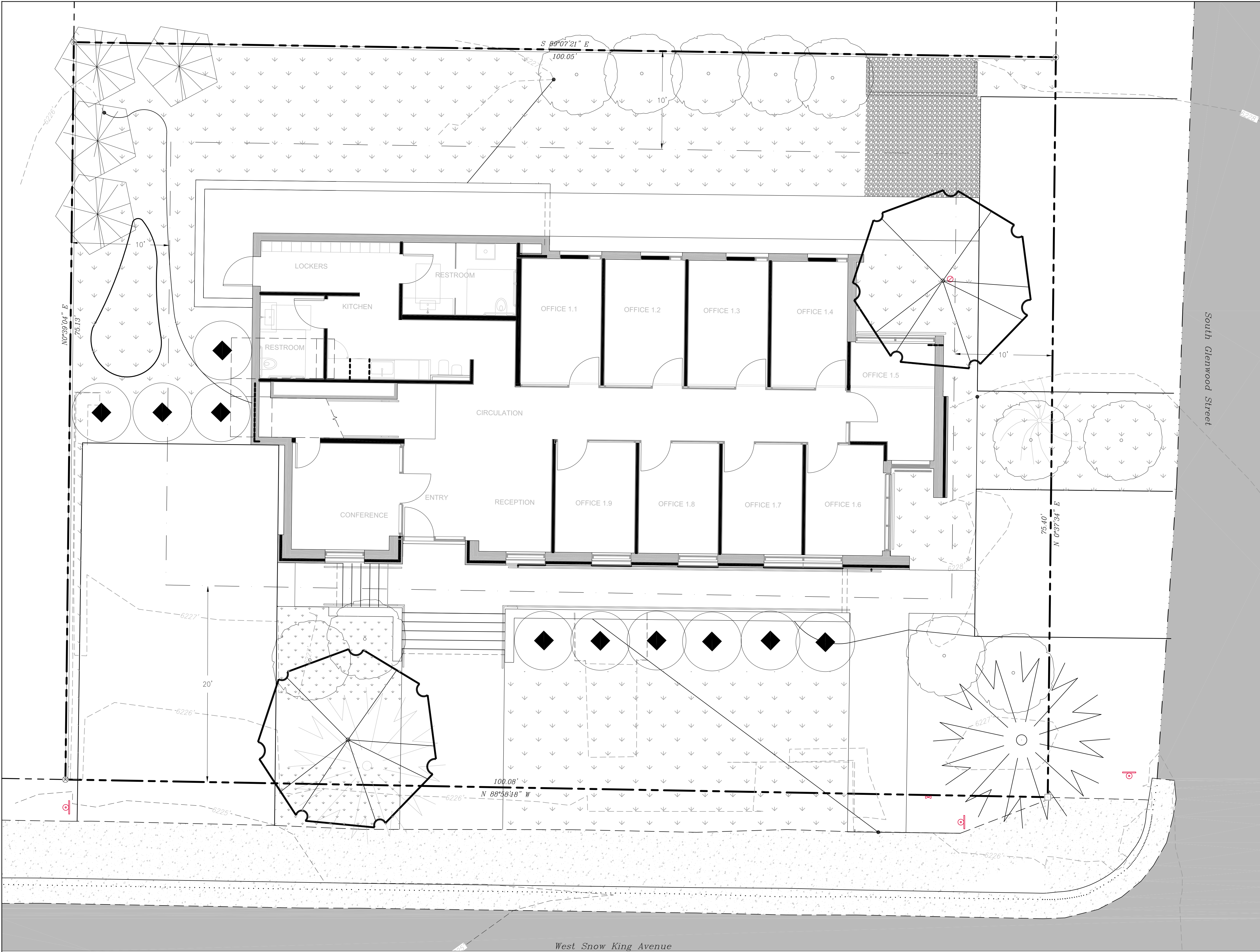
- NOTES:
1. PERFORATIONS ARE 1-1/2" IN DIAMETER.
 2. PERFORATIONS ARE SPACED AT APPROX. 12" IN BOTH DIRECTIONS.
 3. NORMAL HEIGHT IS 6'-0", (2 SECTIONS).
 4. LINE EXCAVATION WITH FILTER FABRIC.
 5. BACKFILL WITH 2" WASHED ROCK TO WITHIN 18" OF SURFACE.

48" OR 72" OLDCASTLE SEEPAGE PIT DETAIL
NOT TO SCALE SUBSURFACE COVER



- NOTE
1. GRAVEL SHALL BE 4" MINIMUM THICKNESS, CONFORM TO WPSS SECTION 02190, PART2.03, GRADING H. AND BE INSTALLED PER WPSS SECTION 02231, PART 3.03
 2. ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
 3. MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.
 4. SEE DETAIL FOR CAST IRON FRAME AND COVER OR GRATE.
 5. SEE ADJUSTMENT AND COLLAR DETAIL.
 6. SEE DETAIL FOR CURB INLET.

30" CATCH BASIN DETAIL
NOT TO SCALE



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING 1' CONTOURS
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

GENERAL NOTES

- Survey information provided by Y2 Consultants
- Architectural footprint provided by DMARCH Studio
- Utility & grading information provided by Jorgensen Engineering
- All landscape will comply with Division 5.5 of Town of Jackson LDR's
All exterior lighting will comply with Division 5.3.1 of Town of Jackson LDR's
- Zoning: Neighborhood High Density -1 (NH1)
- Gross Site Area: 7,530 SF / 0.17 acres
- LSR Required: 0.30
- LSR Proposed: 0.39

PLANTING NOTES

- All landscaping shall be in place prior to occupancy or within one year of occupancy.
- Confirm all plant counts and square footages; quantities shown are provided as owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- The landscape architect shall review all plant materials at the source or nursery - or by photographs - prior to digging trees or shipping plant materials. The landscape architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings and details.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- Obtain approval of finish grading from landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1 1/2 inches below adjacent edging or paving.
- The final location of plant materials is to be approved by the landscape architect on site prior to installation. The contractor is responsible for staking or marking the location of all plant materials on site for review by the landscape architect. The landscape architect reserves the right to adjust the exact locations of plants on site.
- Refer to civil engineer's utility and grading plans. If site conditions vary from what is shown, contact the landscape architect and civil engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the landscape architect.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the owner.
- Do not perform any pruning of existing or newly planted trees or shrubs without the direction and approval of the landscape architect.
- For ball & burlap trees, remove burlap from top 1/3 of rootball once trees are fully planted, unless directed otherwise by nursery.
- The landscape architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.

- All disturbed areas shall be revegetated with a native seed mix. Seed shall be sown in the fall after October 15 or in the spring before May 15th. Uniformly distribute seed at the rate indicated. Thoroughly rake seed to incorporate seed into topsoil. All seed shall be certified and comply with the Wyoming Seed Law.
- The irrigation system shall be operational prior to plant installation, or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the landscape architect prior to installing any plant material.
- All trees and shrubs shall be drip irrigated. All disturbed areas shall be spray irrigated including lawn, native grass areas, and perennial beds.
- All plant material shall be irrigated for a minimum of 2 years until establishment.
- All landscaping shall be regularly maintained by the landowner including the control of noxious weeds.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
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DECIDUOUS TREE

	Malus Snowdrift	Snowdrift Crabapple	3" CAL	2
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SHRUBS

	Amelanchier alnifolia	Serviceberry	6' H	11
	Cornus sericea Baileyi	Bailey Red Twig Dogwood	5 GAL	10
	Syringa vulgaris	Common Lilac	6' H	4

GRASS

	Native Grass Revegetation - 2,310 SF
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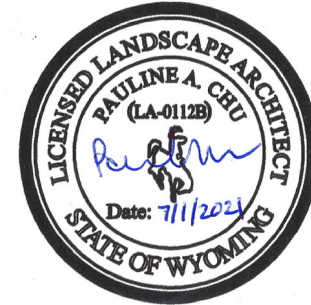
PLANT UNIT CALCULATION

Summary of plant unit (PU) requirements:	
Required LSR	0.30
Proposed LSR	0.39
Plant unit requirement 1 per 1,000SF	3 PU
Plant unit credit for existing spruce	0.5 PU
Total required plant units:	2.5 PLANT UNITS
Average value of one (1) plant unit:	\$3,000
	\$3,000 x2.5 = \$7,500

Total cost x 125% Bond: **\$9,375**

rooted
landscape architecture

po box 3637
jackson wy 83001
307.203.5520
www.rooted4a.com

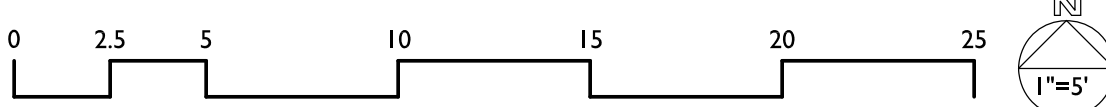


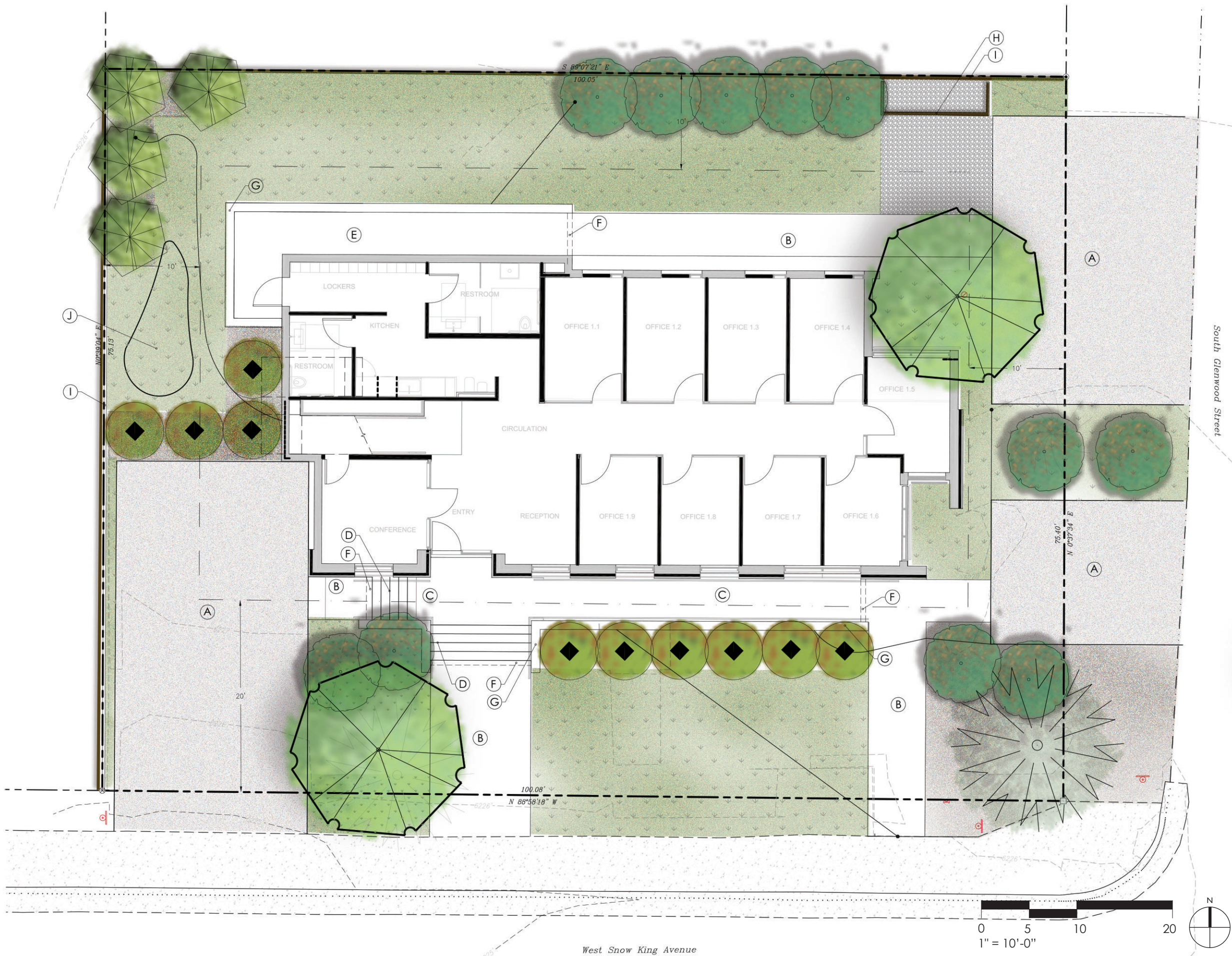
115 W SNOW KING AVENUE
JACKSON, WY 83001

ISSUE	DATE
BUILDING PERMIT	07.01.2021

LANDSCAPE
PLAN

L1.0





LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

BUILDING SETBACK

EXISTING CONCRETE

EXISTING ASPHALT

EXISTING 1' CONTOURS

EXISTING TREE TO REMAIN

EXISTING TREES TO BE REMOVED

PROPOSED CONTOUR

GENERAL NOTES

Zoning: Neighborhood High Density -1 (NH1)

Gross Site Area: 7,531 SF / 0.17 acres

LSR Required: 0.30 (2,259 SF)

LSR Proposed: 0.39 (2,938 SF)

Plant Units Required: 3.0 PU

Existing Tree Credit: 0.5 PU

Total Plant Units Proposed: 2.5

SITE KEY

A

EXISTING PARKING TO REMAIN

B

CONCRETE WALKWAY/RAMP

C

STONE WALKWAY WITH SNOWMELT

D

STONE STEPS WITH SNOWMELT

E

CONCRETE PAVING WITH SNOWMELT

F

TRENCH DRAIN

G

STONE VENEER SITE WALL / CURB

H

TRASH ENCLOSURE

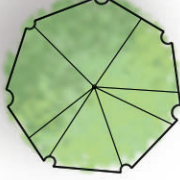



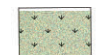
I

6' TALL WOOD FENCE

J

STORMWATER DETENTION BASIN

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
DECIDUOUS TREE				
	Malus Snowdrift	Snowdrift Crabapple	3" CAL	2
SHRUBS				
	Amelanchier alnifolia	Serviceberry	6' H	11
	Cornus sericea 'Bailey'	Bailey Red Twig Dogwood	5 GAL	10
	Syringa vulgaris	Common Lilac	6' H	4
GRASS				
	Native Grass Revegetation - 2,310 SF			