



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	REQUESTS:
Item #: P21-204	<p>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.</p> <p>For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.</p>
Planner: Paul Anthony	
Phone: 733-0440 ext. 1303	
Fax: 734-3563	
Email: panthony@jacksonwy.gov	

Owner:

Pacific Creek Holdings
PO Box 1114
Jackson, WY 83001

Applicant:

Zac Maddry - DMARC Studio
1804 5th 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 processed the next business day.

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

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

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. Show King Avenue in Jackson, WY
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE 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 DMAEC 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 OF CO-OWNER)

Title: WY Member

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

STATE OF Wyoming)

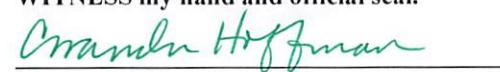
)
SS.

COUNTY OF Teton)

)

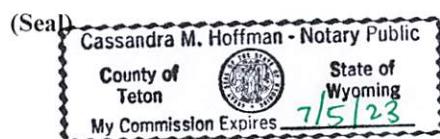
The foregoing instrument was acknowledged before me by Joel Revill this 25 day of May, 2021.

WITNESS my hand and official seal.



(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



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

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.	FACTOR	LOAD
LEVEL 2	1320 SQ. FT.	150	13
TOTAL	3292 SQ. FT.	150	13
FAR (MAX)	N/A		
PROPOSED OCCUPANCY:	B		
LEVEL 1	AREA SQ FT	FACTOR	LOAD
BUSINESS	1972	150	13
SUB TOTAL		150	13
LEVEL 2	AREA SQ FT	FACTOR	LOAD
BUSINESS	1320	150	9
COVERED OUTDOOR AREAS	455	150	3
SUB TOTAL		150	12
TOTAL OCCUPANCY	25		
CONSTRUCTION TYPE:	V-B		
FIXTURES PROVIDED (REQUIRED):			
WC	M: 1 (1)	DRINKING FOUNTAIN	
	F: 1 (1)		
LAVATORY	M: 1 (1)	SERVICE SINK	
	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 (EXISTING 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

I10.01	Interior Details
T0.0	COVER
T0.1	GENERAL INFO/DRAWING INDEX
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T1.0	FIRE RESISTANCE RATING
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
C-0	TITLE, NOTES, & VICINITY MAP
C-1	SURVEY
C-2	PROPOSED CONDITION
C-3	DETAILS
A1.0	EXISTING DEMO SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	EXISTING VS NEW
A1.3	III SITE PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A2.4	FIRST FLOOR RCP
A2.5	SECOND FLOOR RCP
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A5.1	ENLARGED STAIR - PLAN & ELEVATION
A5.2	ENLARGED EXTERIOR STAIR - PLAN & ELEVATION
A5.3	ENLARGED FLOOR PLANS - WC 1
A5.4	ENLARGED FLOOR PLANS - WC 2 & WC 3
A5.6	ENLARGED PLAN - CONFERENCE L1
A5.7	ENLARGED FLOOR PLANS KITCHEN
A6.1	WALL SECTIONS NORTH
A6.2	WALL SECTIONS SOUTH
A6.3	WALL SECTIONS EAST
A6.4	WALL SECTIONS WEST
A7.1	DOOR SCHEDULE
A7.2	WINDOW SCHEDULE
A7.3	INTERIOR STOREFRONT
A7.5	FURNITURE SCHEDULE
A9.1	WALL ASSEMBLIES
A10.02	DETAILS
A10.06	ROOF DETAILING
A10.11	DETAIL EAST FAÇADE L1
A10.12	DETAIL EAST FAÇADE L2
A10.15	DETAIL FAÇADE NORTH
A10.16	DETAIL SOUTH
A10.17	NE TERRACE
A10.20	INTERIOR DETAILS
S1.0	STRUCTURAL NOTES
S1.1	STRUCTURAL SCHEDULES
S1.2	TYPICAL FOUNDATION DETAILS
S1.3	TYPICAL FRAMING DETAILS
S1.4	TYPICAL FRAMING DETAILS
S2.0	FOUNDATION PLAN
S2.1	MAIN LEVEL FLOOR PLAN
S2.2	MAIN LEVEL FRAMING PLAN
S2.3	UPPER LEVEL FLOOR PLAN
S2.4	UPPER LEVEL FRAMING PLAN
S2.5	UPPER ROOF FRAMING PLAN
S3.0	BUILDING SECTIONS
S3.1	BUILDING SECTIONS
S3.2	BUILDING SECTIONS
S3.3	BUILDING SECTIONS
S3.4	BUILDING SECTIONS
S4.0	STRUCTURAL DETAILS
M1.0	MECHANICAL LEGEND, SPECS, & SEQUENCE
M1.1	MECHANICAL SCHEDULES & DETAILS
M2.0	CRAWLSPACE HVAC PLAN
M2.1	FIRST FLOOR HVAC PLAN
M2.2	SECOND FLOOR HVAC PLAN
M2.3	ROOF HVAC PLAN
E1.0	ELECTRICAL LEGEND, SPECS, & DETAILS
E1.1	ELECTRICAL ONE-LINE & PANEL SCHEDULES
E2.0	1ST FLOOR POWER & SYSTEM PLAN
E2.1	2ND FLOOR POWER & SYSTEM PLAN
E2.2	ROOF POWER SYSTEM PLAN
E3.0	1ST FLOOR LIGHTING SYSTEM PLAN
E3.1	2ND FLOOR LIGHTING SYSTEM PLAN
P1.0	PLUMBING LEGEND & SPECS
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	

**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

Existing Conditions Survey

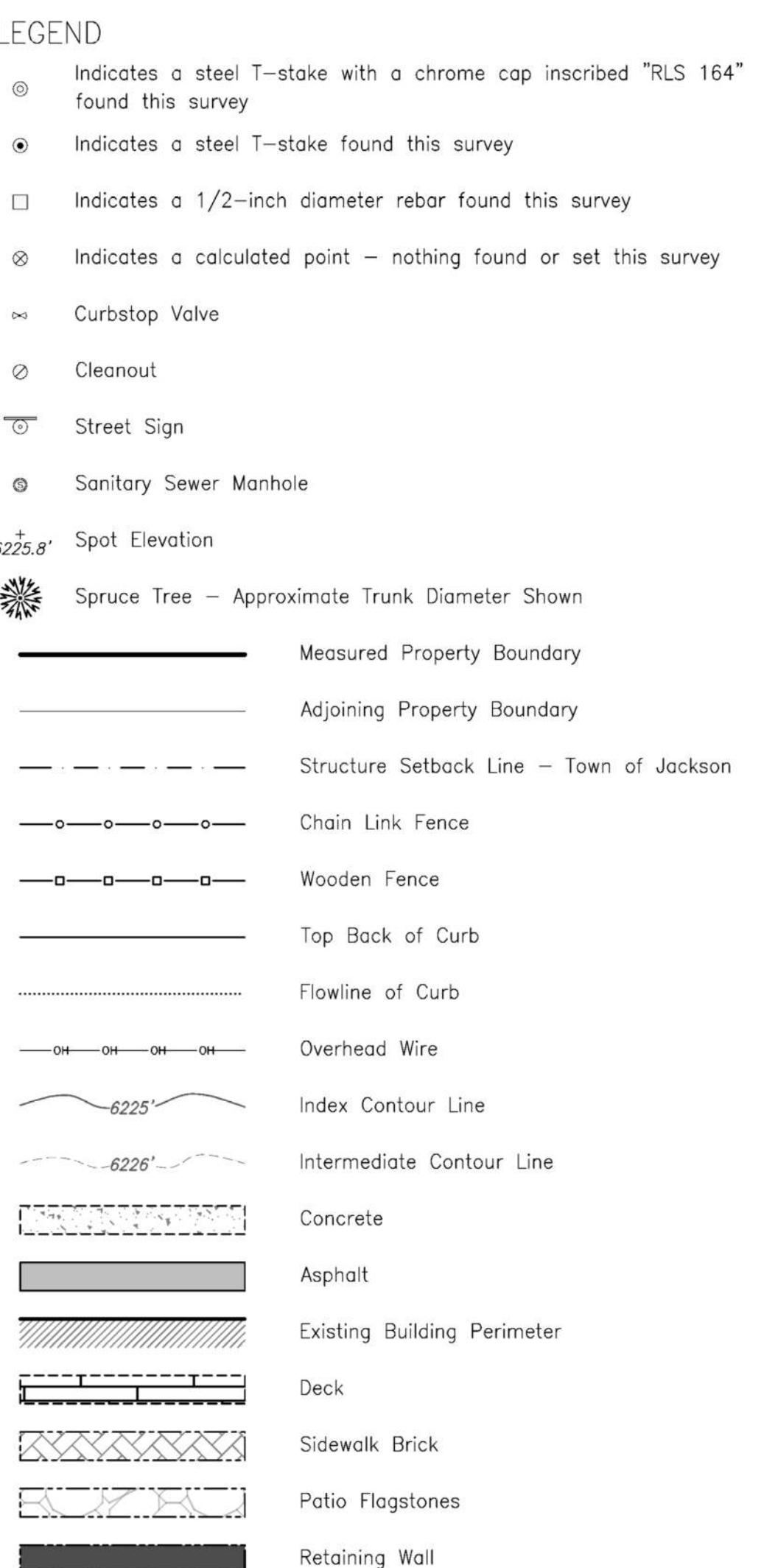
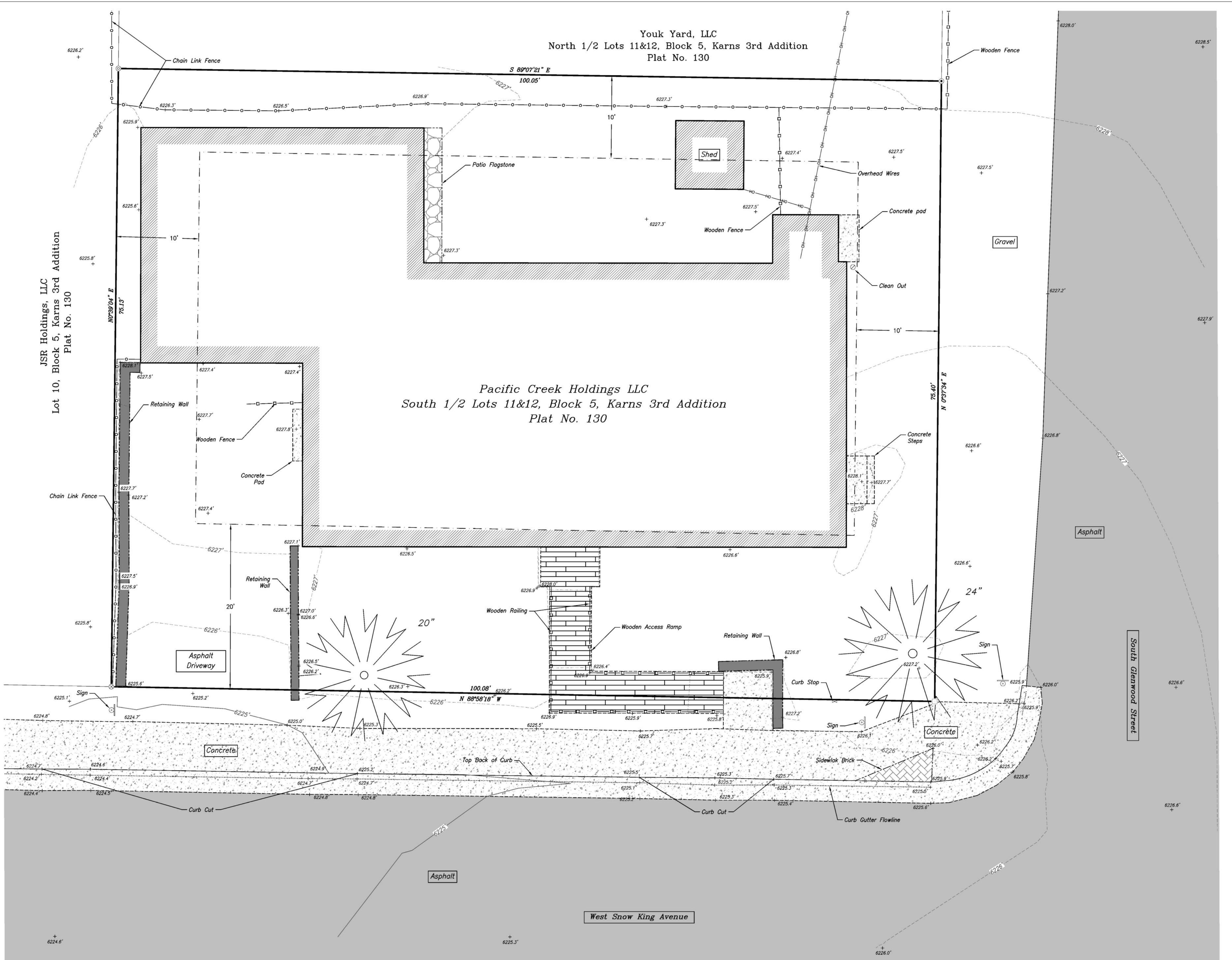
PROJECT NUMBER: 21007
DRAWING DATE: 3/10/2021
REVISION DATE: N/A
DRAWN BY: NKR
REVIEWED BY: MWF/MWW

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

Y2



GRAPHIC SCALE – FEET

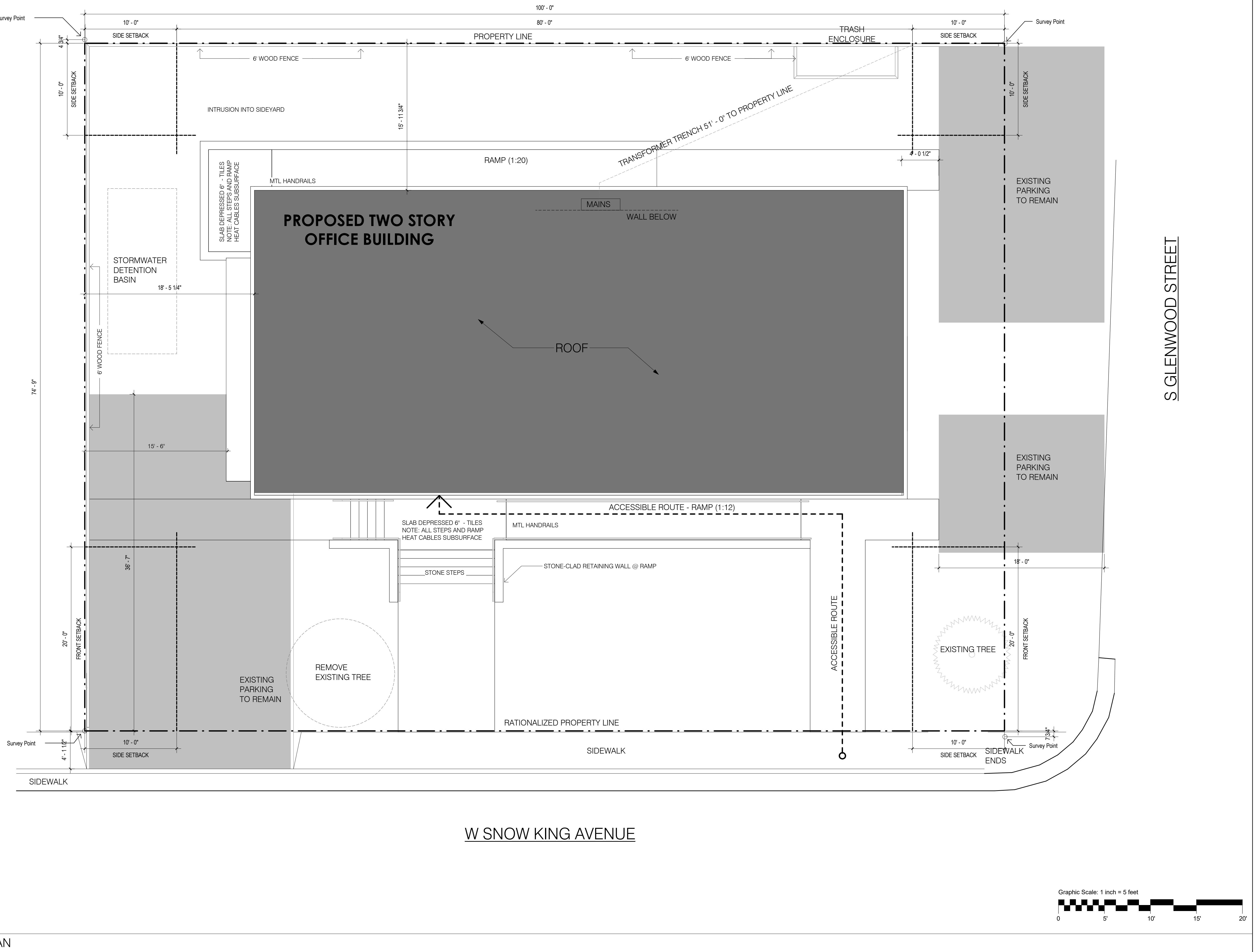
1" = 6' (Valid For 24" x 36" Plots Only)

CONTOUR INTERVAL 1'

LAST SAVED 3/10/2021 3:57 PM BY: MARK FELLERMANN
F:\2021\12\1007\StricklinSurvey\ACAD21007_210309.ECS.dwg

DMARC studio

WWW.DMARCSTUDIO.COM
DMARCSTUDIO@DMARCSTUDIO.COM
15.690.0800



SCALE: 1 : 60 / (1 inch = 5 feet) ARCH D

PROPOSED SITE PLAN

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**

HEET TITLE: **PROPOSED CONDITIONS**

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

PROJECT NUMBER
21032

SHEET
C-2

PROPERTY BOUNDARY

EXISTING ASPHALT DRIVEWAY (2) PARKING SPACES PROVIDED

20.0' FRONT SETBACK

10.0' SIDE SETBACK

20.0' BACK SETBACK

LIMITS OF DISTURBANCE

CONCRETE WALKWAY

RETAINING WALL

CONNECT DOWNSPOUTS TO CATCH BASIN

135 LF SILT FENCE
INSTALL INSIDE OF CONSTRUCTION FENCING

30"Ø PRECAST CATCH BASIN WITH CAST IRON INLET GRATE

RECONNECT OVERHEAD POWER

STM

EXISTING SEWER CLEAN OUT
PROTECT DURING CONSTRUCTION WITH TRAFFIC RATED CONCRETE BOX

NEW SEWER CLEAN OUT

PROPOSED 2-STORY
OFFICE BUILDING

ACCESSIBLE RAMP
MAX 12:1 SLOPE

ACCESSIBLE CONCRETE
WALKWAY
MAX 12:1
SLOPE

LIMITS OF DISTURBANCE

WATER SERVICE

INSTALL 350 LF CONSTRUCTION
FENCING AROUND PERIMETER OF PROPERTY

EXISTING CONCRETE SIDEWALK

EXISTING CURB STOP

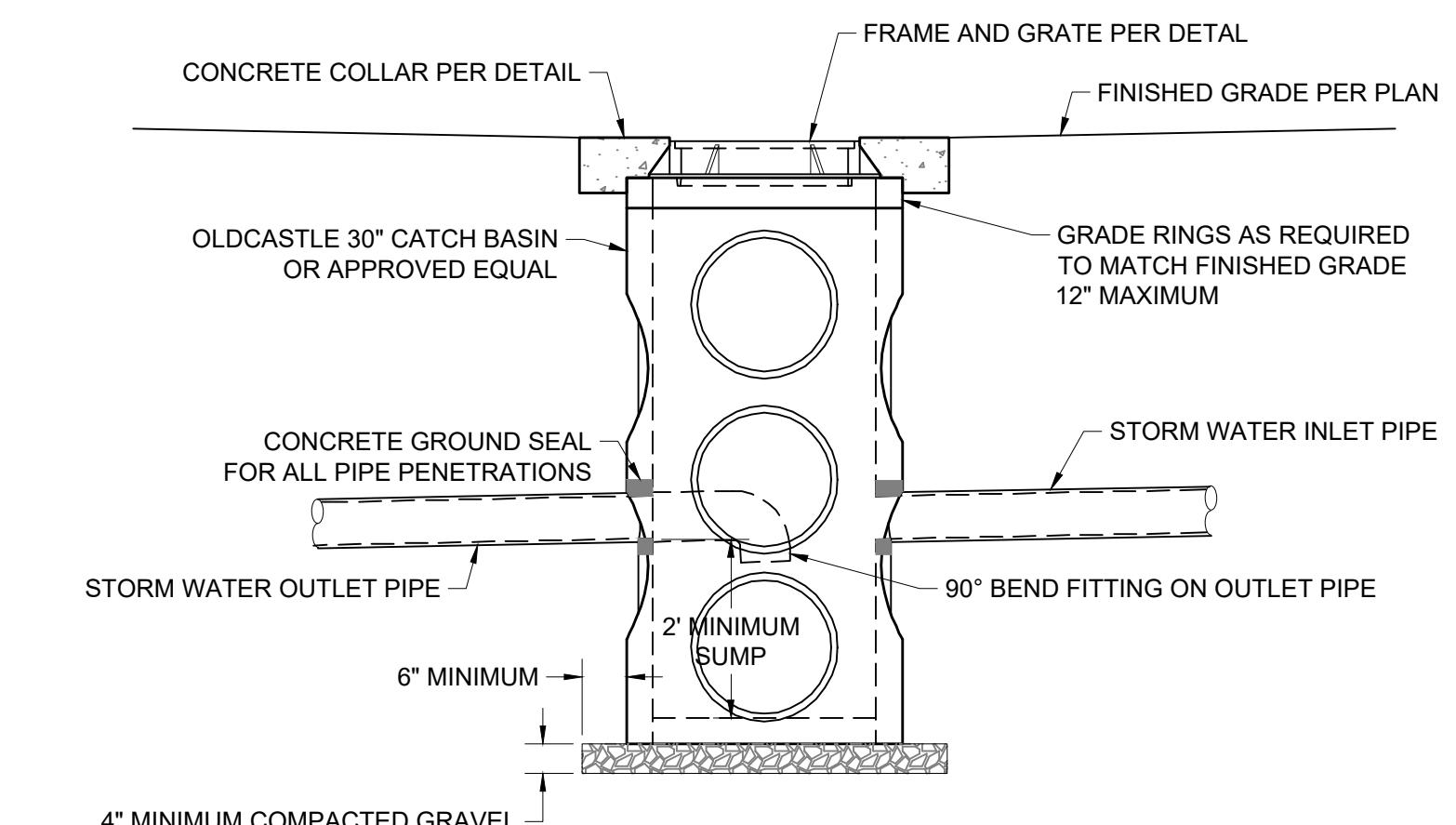
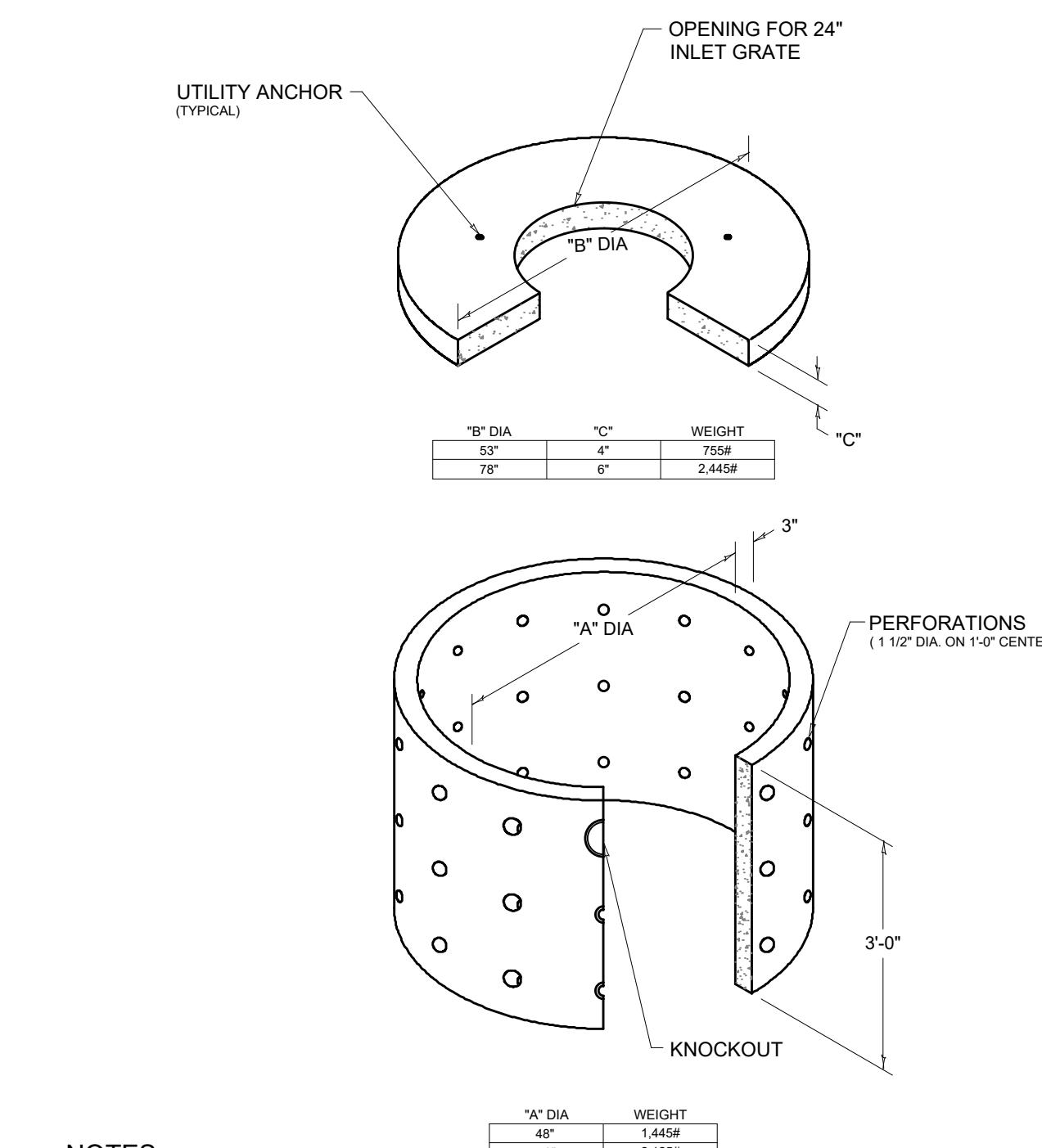
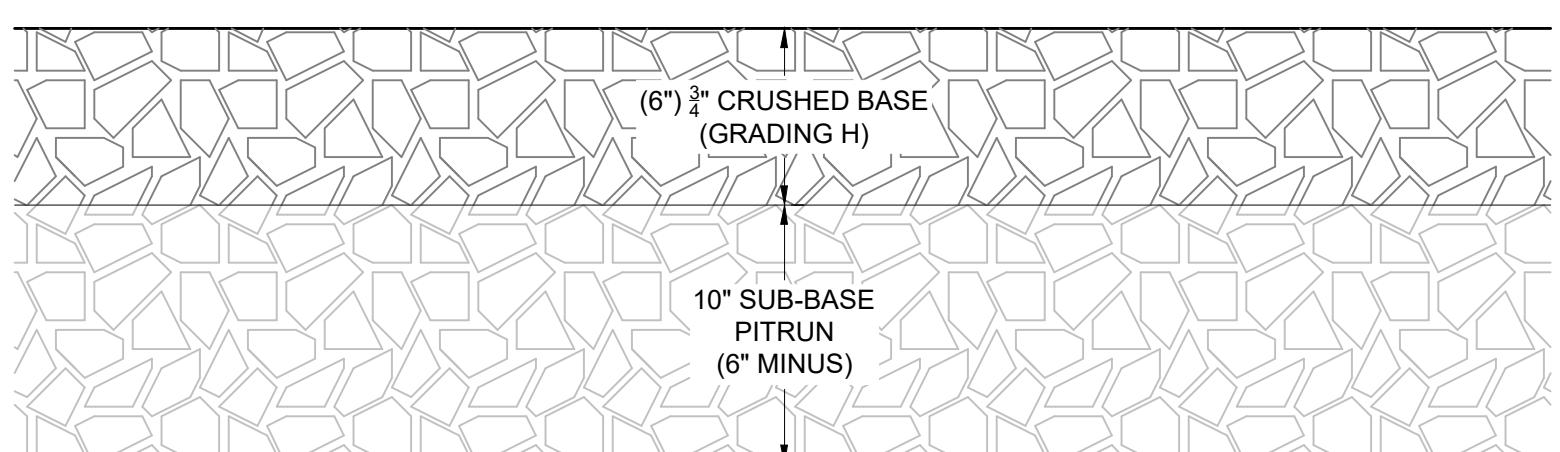
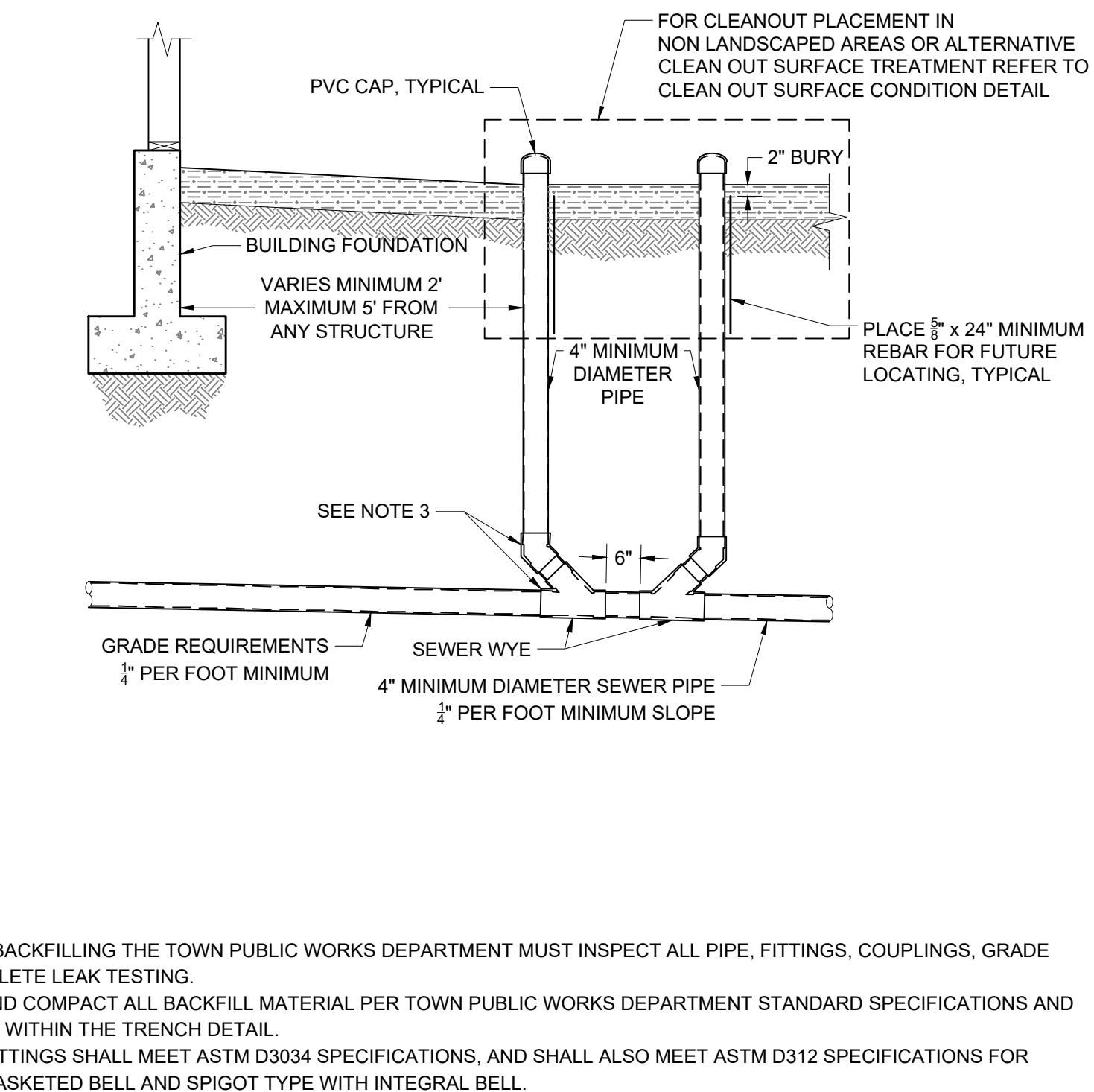
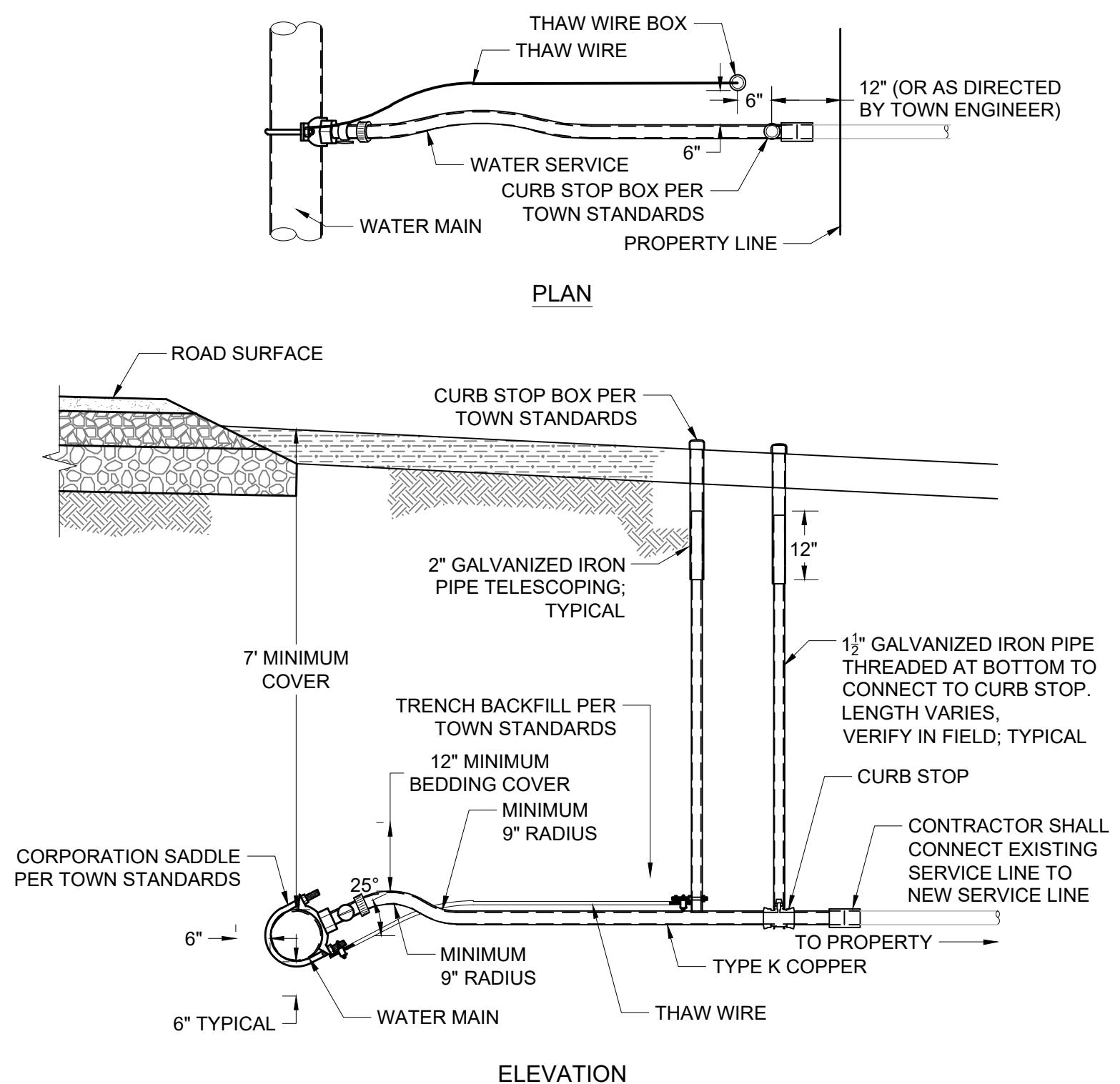
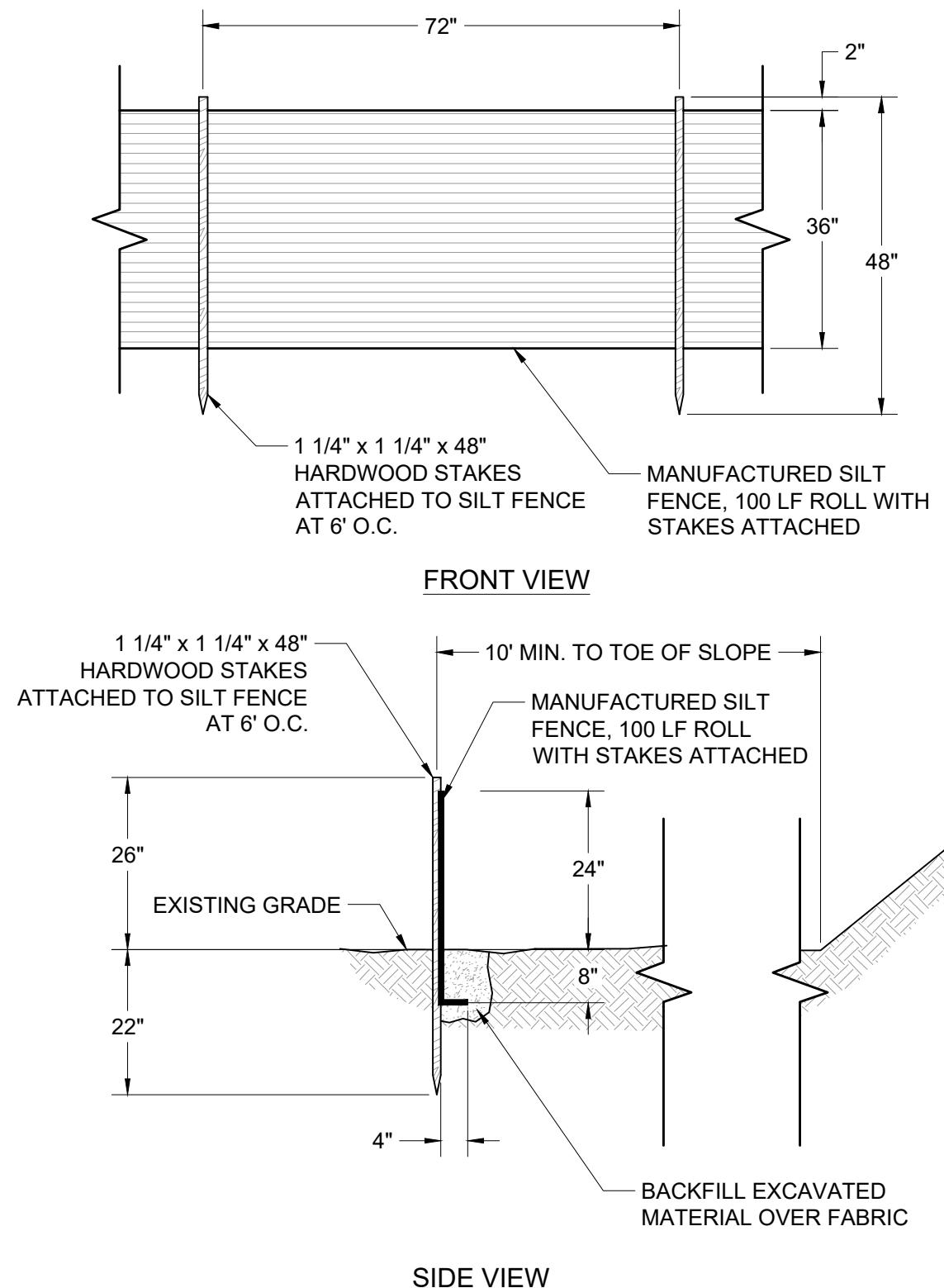
EXISTING PINE TREE

53 LF 8" PVC
SLOPE @ MIN. 2%

48"Ø PRECAST SEEPAGE
PIT WITH INLET GRATE
PROVIDE 35 CF STORAGE
SEE DETAIL

PROVIDE 6" PVC
OVERFLOW PIPING
CONNECT TO TOJ
STORM SEWER
SLOPE @ MIN. 2%

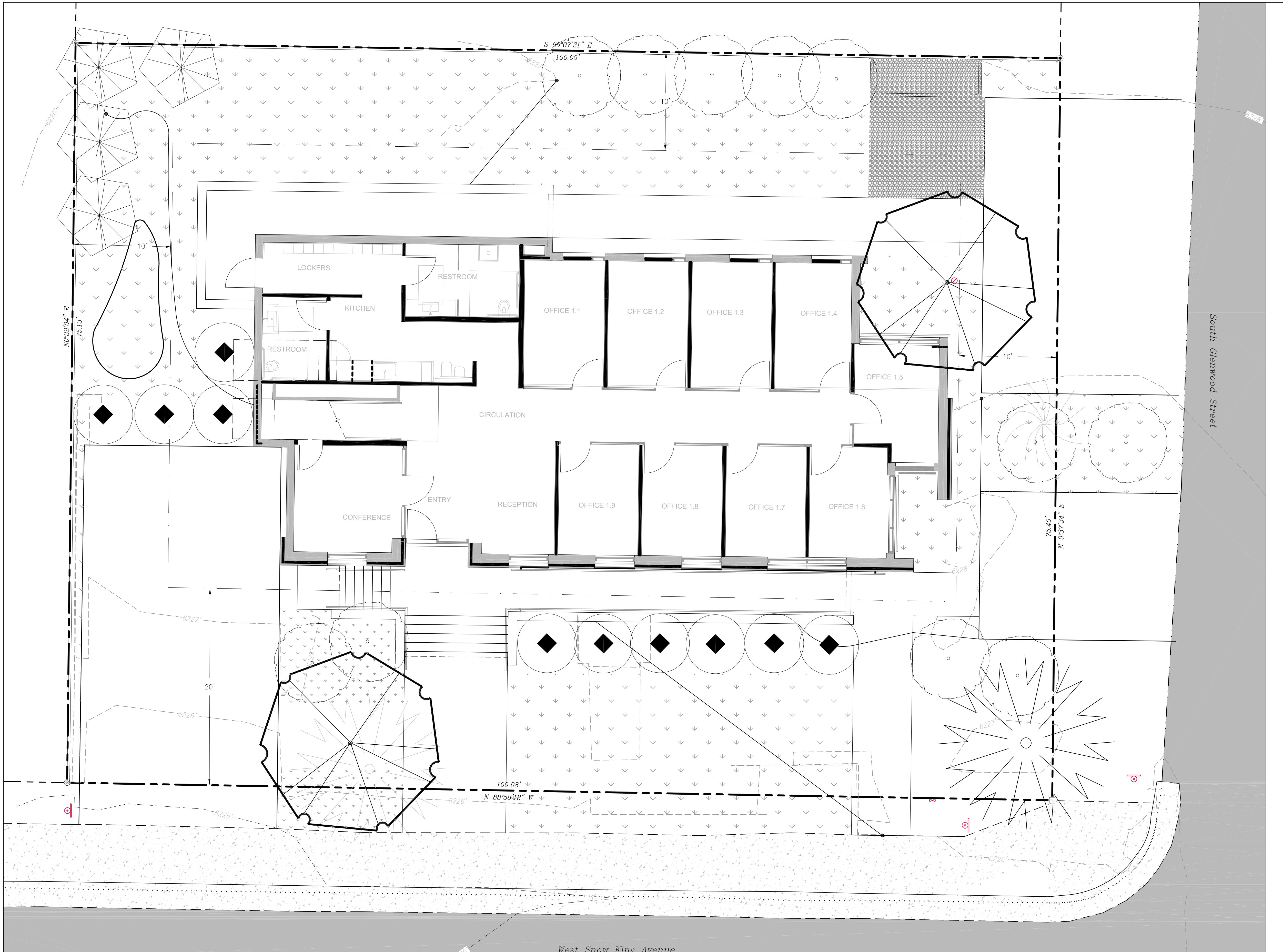
WEST SNOW KING AVE.



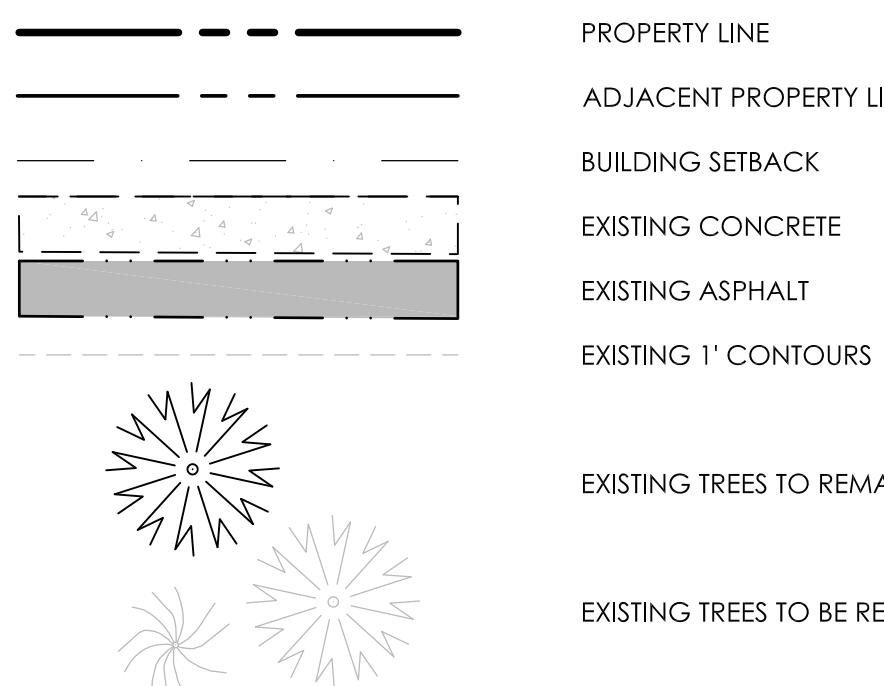
PROJECT TITLE:
DMARC STUDIO / 115W SNOW KING AVE.
TOWN OF JACKSON
TETON COUNTY, WYOMING

SHEET TITLE:
DETAILS

DRAFTED BY:	PF
REVIEWED BY:	TK
PLAN VERSION	DATE
PERMIT	05/28/2021
PROJECT NUMBER	21032
SHEET	C-3



LEGEND



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	

SHRUBS				
	Amelanchier alnifolia	Serviceberry	6' H 11	
	Cornus sericea 'Bailey'	Bailey Red Twig Dogwood	5 GAL 10	

GRASS				
		Native Grass Revegetation - 2,310 SF		

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 x 2.5 = \$7,500

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

ISSUE DATE
BUILDING PERMIT 07.01.2021

LANDSCAPE PLAN

L1.0

