



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
- Joint Housing Dept

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: April 27, 2022	REQUESTS:
Item #: P22-100	
Planner: Tyler Valentine	
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	

Owner
810 West HOA
PO Box 61
Jackson, WY 83001

Applicant
Flat Creek Watershed Improvement
District
PO Box 2037
Jackson, WY 83001

The applicant is submitting a request for a Grading Pre-Application Conference for watershed improvement along Flat Creek within the 810 West development.

For questions, please call Tyler Valentine at 733-0440, x1303 or email to the address shown below. Thank you.

Please respond by: May 11, 2022 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@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>.
[EASEMENT 1034020 GRANTED TO FCWID]

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.

S. Buckstaff, Jr.
Signature of Owner or Authorized Applicant/Agent

Sinclair Buckstaff, Jr.
Name Printed

4/22/22

Date

PCWID Chair
Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 4/22/2022

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : 810 West Homeowner's Association

Being duly sworn, deposes and says that 810 West Homeowner's Association is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises:

Legal Description: LOT 37, 810 WEST (COMMON AREA), PIDN: 22-41-16-33-3-09-037

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Sandy Buckstaff, Flat Creek Watershed Improvement District

Mailing address of Applicant/agent: PO Box 2037, Jackson WY

Email address of Applicant/agent: flatcreek@fcwid.org, sbuckstaffjr@gmail.com

Phone Number of Applicant/agent: 307-413-5577, 208-399-2590

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application Building Permit Application

Public Right of Way Permit Grading and Erosion Control Permit Business License Application

Demolition Permit Other (describe) GEC PRE-APP

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.

Property Owner Signature

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

STATE OF Wyoming)
COUNTY OF Lincoln) SS.)

The foregoing instrument was acknowledged before me by Benjamin Brettell this 25 day of April. WITNESS my hand and official seal.

Notary Public

My commission expires:

CONNIE JONES
Notary Public - State of Wyoming
Commission ID # 151060
My Commission Expires
September 10, 2027

Town of Jackson, Thaw Well #6 (810 West) - Pre-App Project Narrative

Existing property conditions (buildings, uses, natural resources, etc):

Lot 37, 810 West Addition to the Town of Jackson is owned by the 810 West Homeowner's Association. An easement (1034020) within this parcel was granted to the Flat Creek Watershed Improvement District to install, maintain and replace a subsurface thaw well and related equipment. The easement area is within the southwest common area and continues south to flat creek. The Northern area of the easement contains road access to install and maintain the thaw well and equipment. The easement to the creek will be utilized to install pipeline and a spillway at the creek bank.

Character and magnitude of proposed physical development or use:

A thaw well, a new transformer, electrical controls, valve vault, discharge water line, and creek bank spillway compose the Thaw Well.

Intended development options or subdivision proposal (if applicable):

N/A

Proposed amendments to the LDRs (if applicable):

N/A

*Requesting the PAP conference for Thaw Well #5 (Halpin) and Thaw Well #6 (810 West) to be scheduled concurrently.

#5

WARRANTY DEED

YAMA Development Group, LLC, a Wyoming Limited Liability Company, **GRANTOR**, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to 810 West Homeowners Association, **GRANTEE**, whose address is P.O. Box 3274, Jackson, Wyoming, 83001, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 37 of the 810 West Addition to the Town of Jackson, Teton County, Wyoming, according to that plat filed in the Office of the Teton County Clerk, Teton County, Wyoming, on the 4th day of February, 2005, as Plat No. _____.

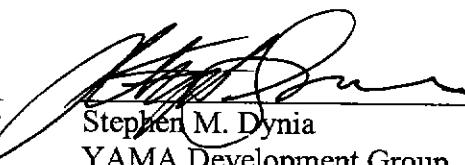
State Parcel ID No.: _____

Together with and including all oil, gas, and other mineral rights owned by Grantor, and all other appurtenances and hereditaments thereunto belonging. Subject to taxes and all covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of sight and/or of record.

Witness our hands this 28th day of JANUARY, 2005



Gregory E. Prugh, Secretary/Treasurer
YAMA Development Group, LLC,
a Wyoming Limited Liability Company



Stephen M. Dynia
YAMA Development Group, LLC,
a Wyoming Limited Liability Company

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

Grantor: YAMA DEVELOPMENT GROUP LLC
Grantee: 810 WEST HOMEOWNERS ASSOC
Doc 0643159 bk 579 pg 331-332 Filed at 4:18 on 02/07/05
Sherry L Daigle, Teton County Clerk fees: 11.00
By ANN SCHROEDER Deputy

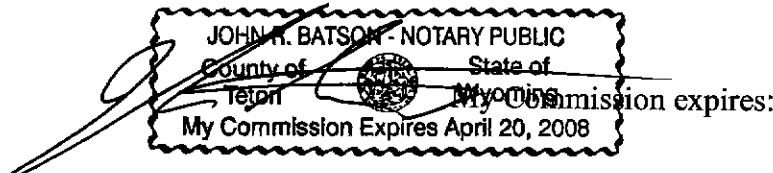
WARRANTY DEED
Page 1 of 2

WARRANTY DEED (cont.)

The foregoing instrument was acknowledged before me by Gregory E. Prugh as Secretary/Treasurer of YAMA Development Group, LLC, a Wyoming Limited Liability Company, this 28th day of January, 2005.

Witness my hand and official seal.

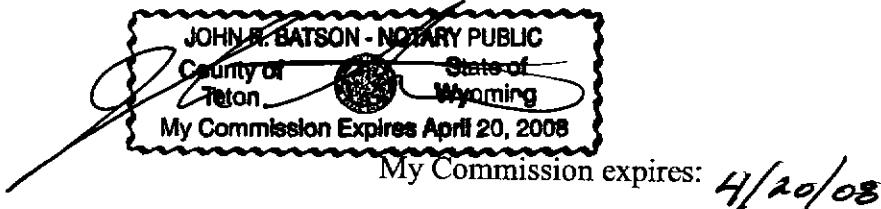
Notary Public



The foregoing instrument was acknowledged before me by Stephen M. Dynia as Presiding Member of YAMA Development Group, LLC, a Wyoming Limited Liability Company, this 28th day of January, 2005.

Witness my hand and official seal.

Notary Public



THAW WELL EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for Ten (\$10) Dollars and other good and valuable consideration in hand paid, the receipt and sufficiency of which being hereby acknowledged, 810 WEST HOMEOWNER'S ASSOCIATION, a Wyoming nonprofit corporation, hereinafter called the "Grantor," hereby grants to the FLAT CREEK WATERSHED IMPROVEMENT DISTRICT, a special district subdivision of the State of Wyoming, its successors and assigns, of Box 2037, Jackson, Wyoming, 83001, hereinafter called the "Grantee," a non-exclusive easement in, on, over, under, across, and through that property described on the Legal Description, Exhibit A, attached hereto and by this reference made a part hereof, and shown on the Easement Sketch, Exhibit B, attached hereto and by this reference made a part hereof hereinafter called the "Easement Property", for the following purposes:

To install, operate, maintain, and replace as necessary surface and subsurface thaw well improvements and equipment for use in mitigating ice formation and jamming in Flat Creek, together with the right to remove trees, bushes, undergrowth, and other obstructions interfering with the installation, construction, maintenance, and replacement of said thaw well improvements and equipment; providing, however, that Grantee shall be responsible for the prompt replacement in kind of any landscaping removed or damaged by Grantee in the exercise of the rights granted by this easement.

Grantor further grants to Grantee a non-exclusive ingress and egress easement over, across, and through that real property described as Lot 37, 810 West Addition to the Town of Jackson, according to that plat recorded with the Clerk of Teton County, Wyoming, on February 7, 2005, known as Plat No. 1141, said property also being described as PIDN 22-41-16-33-3-09-037, for the purpose of accessing the Easement Property in order that the Grantee might exercise the rights granted by this easement.

The within grant is an easement running with the land and shall be perpetual so long as it is used for the above-described purposes.

The Grantor reserves unto itself, its guests, invitees, legal representatives, heirs, successors and assigns, the right to use the Easement Property for any purpose whatsoever that does not materially interfere with Grantee's rights in and to the easement.

The foregoing instrument was acknowledged before me by Sinclair Buckstaff Jr.
this 3rd day of March, 2022.

Witness my hand and official seal.

Shellie M Arellano
Notary Public

My Commission Expires: 5-2-24



EXHIBIT A
LEGAL DESCRIPTION
THAW WELL EASEMENT

A thaw well easement being located within Lot 37, 810 West Plat No. 1141, and within the NW 1/4 SW 1/4, Section 33, Township 41 North, Range 116 West, 6th Principal Meridian, Town of Jackson, Teton County, Wyoming, records of the Office of the Clerk of Teton County and more particularly described as follows:

Commencing at the southwest corner of Lot 37 of said plat, thence along the west line of said Lot 37, N00°04'36"E, a distance of 163.03 feet to the Point of Beginning;

Thence leaving said west line, N62°43'26"E, a distance of 33.78 feet

Thence N00°04'36"E, a distance of 193.38 feet;

Thence S89°31'42"W, a distance of 6.74 feet;

Thence N00°28'18"W, a distance of 22.0 feet;

Thence N89°31'42"E, a distance of 6.95 feet;

Thence N00°04'47"E, a distance of 53.91 feet;

Thence S89°31'42"W, a distance of 30.00 feet, to the west line of said Lot 37;

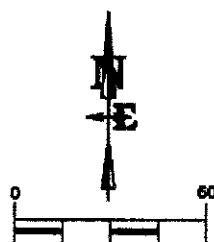
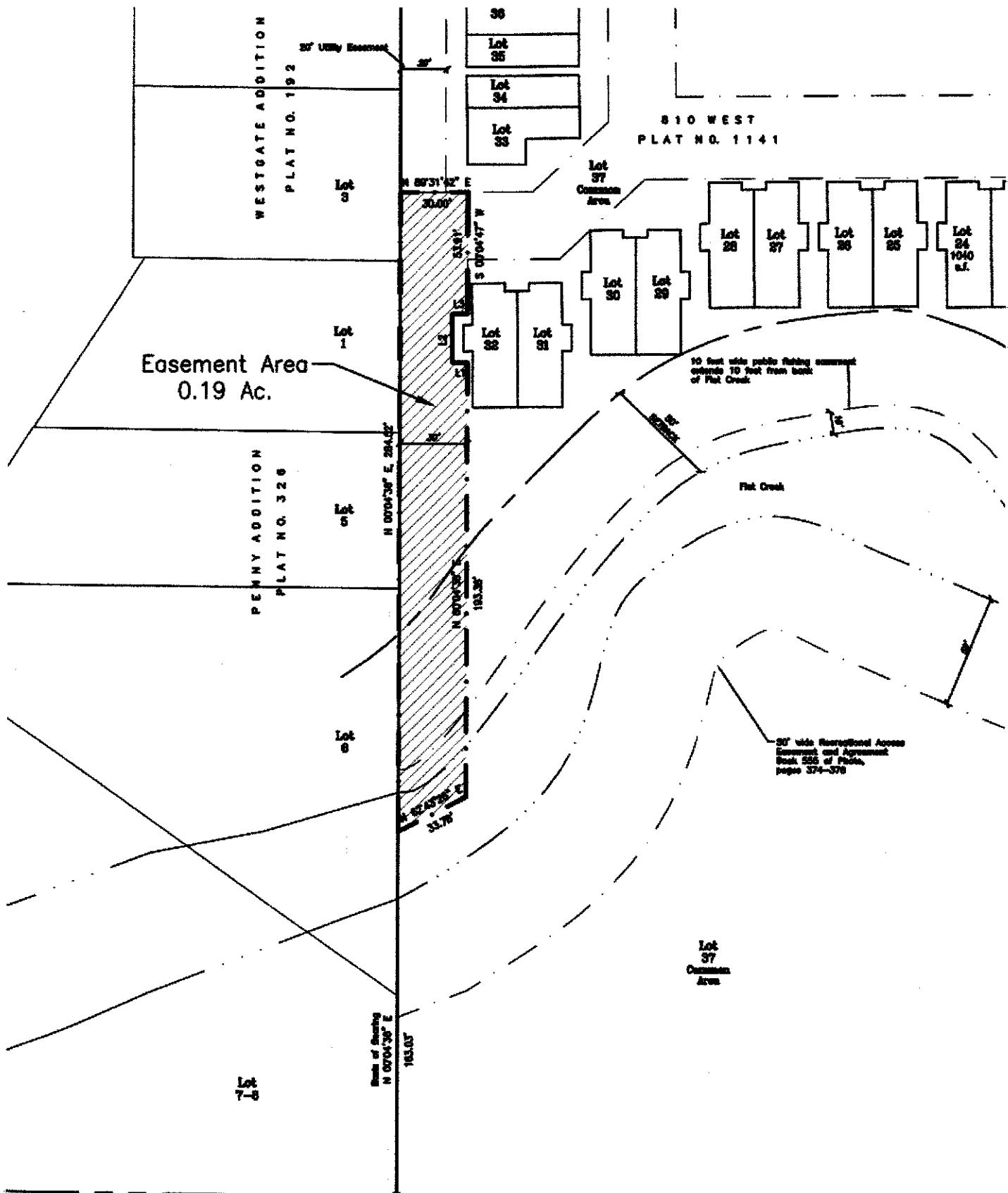
Thence S00°04'36"W, along said west line of Lot 37, a distance of 284.52 feet to the Point of Beginning;

Said Easement Containing 0.19 acres more or less, and is subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

Basis of bearing is N00°04'36"E along the west line of Said Lot 37.

Lucas D. Rudolph
Wyoming PLS 15442
Nelson Engineering
Project 21-032-01
February 5, 2021

EXHIBIT B
THAW WELL EASEMENT



SCALE 1" = 60"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°31'42"W	6.74
L2	N00°28'18"W	22.00
L3	N89°31'42"E	6.95

LOCATED WITHIN
NW1/4SW1/4 SECTION 33
T41N, R116W 6TH P.M.
TOWN OF JACKSON
TETON COUNTY WYOMING

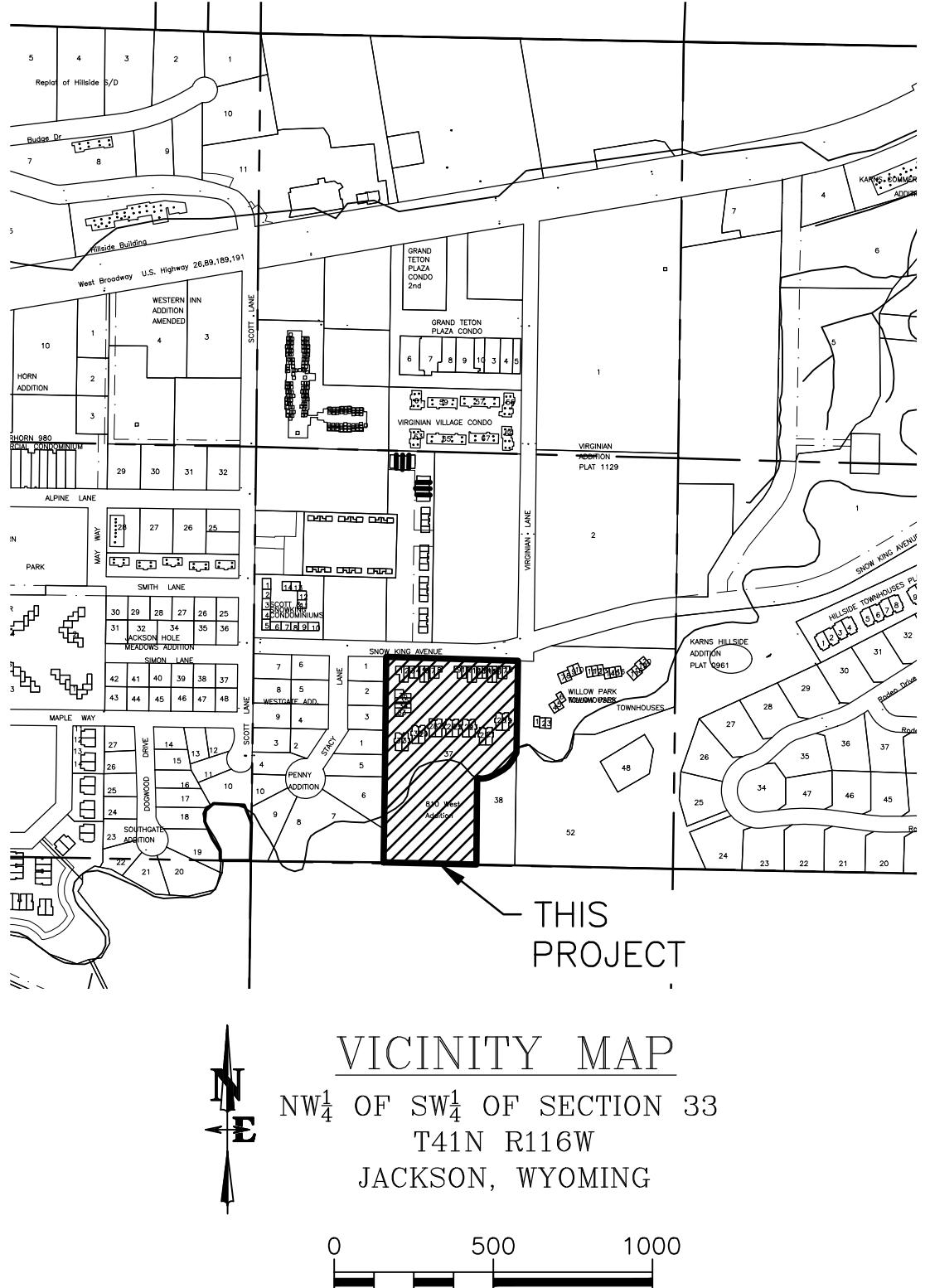
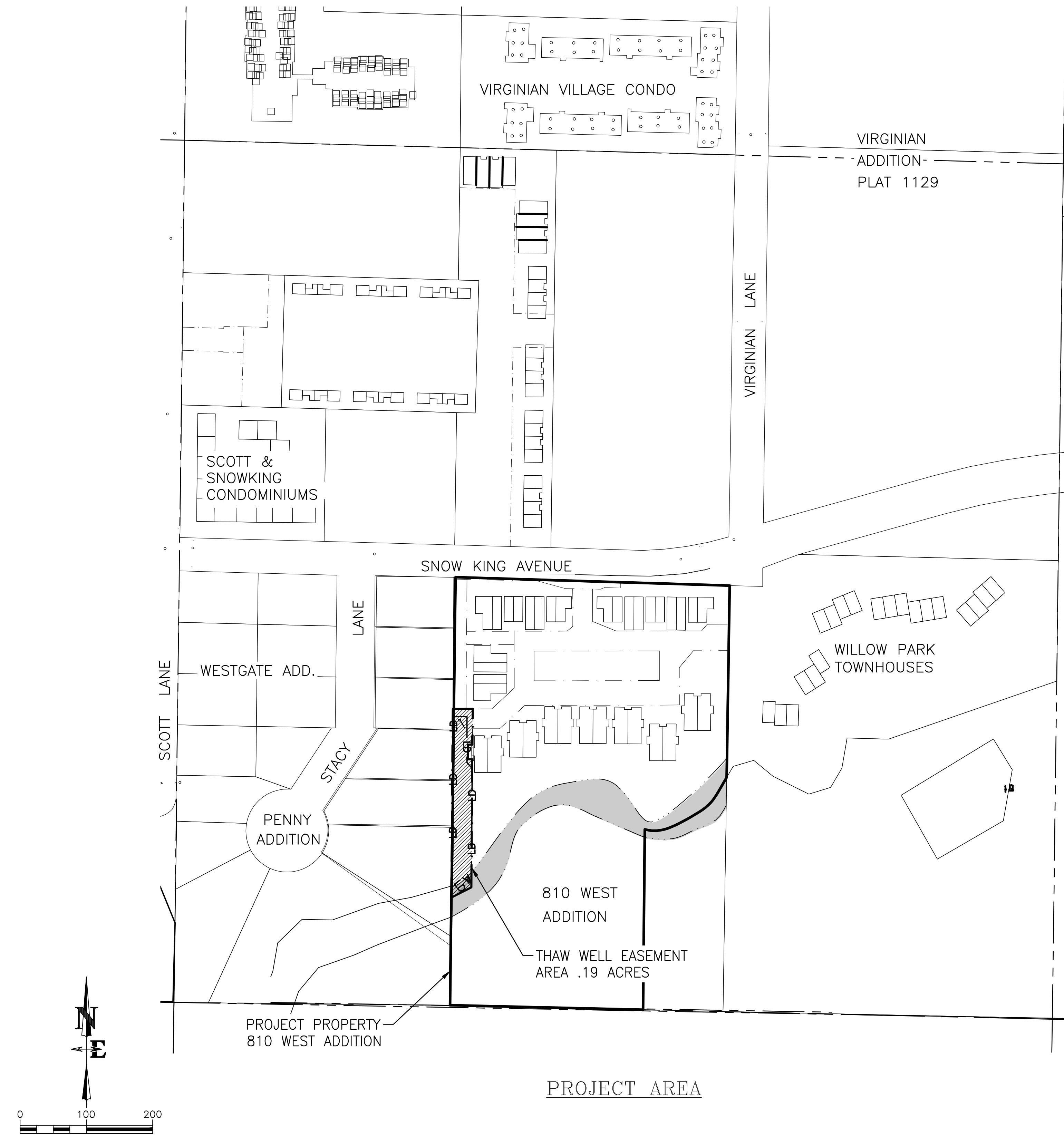
DRAWING NO	DRAWING TITLE
1	610 WEST THAW WELL EASEMENT
JOB NO	FLAT CREEK WATERSHED
21-032-01	IMPROVEMENT DISTRICT

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

DATE	2/5/2021
ENGINEERED	
DRAWN	AB
CHECKED	LR
APPROVED	LR

FLAT CREEK WATERSHED IMPROVEMENT DISTRICT
THAW WELL NO.6
JACKSON, WYOMING

S:\Projects\2021\032-02 (Flat Creek Watershed District Thaw Well #6 (810 West)\Drawings\Thaw Well #6-TITLE.dwg <TITLE SHEET> - Apr 20 2022 02:30:52 pm PLOTTED BY: butler Dwg FORMAT: 24:1



DRAWING LIST

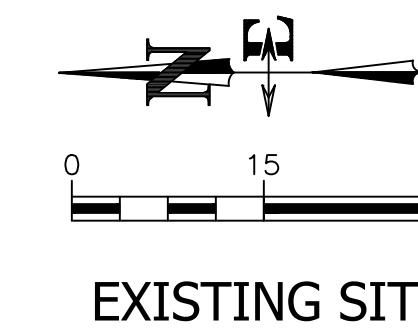
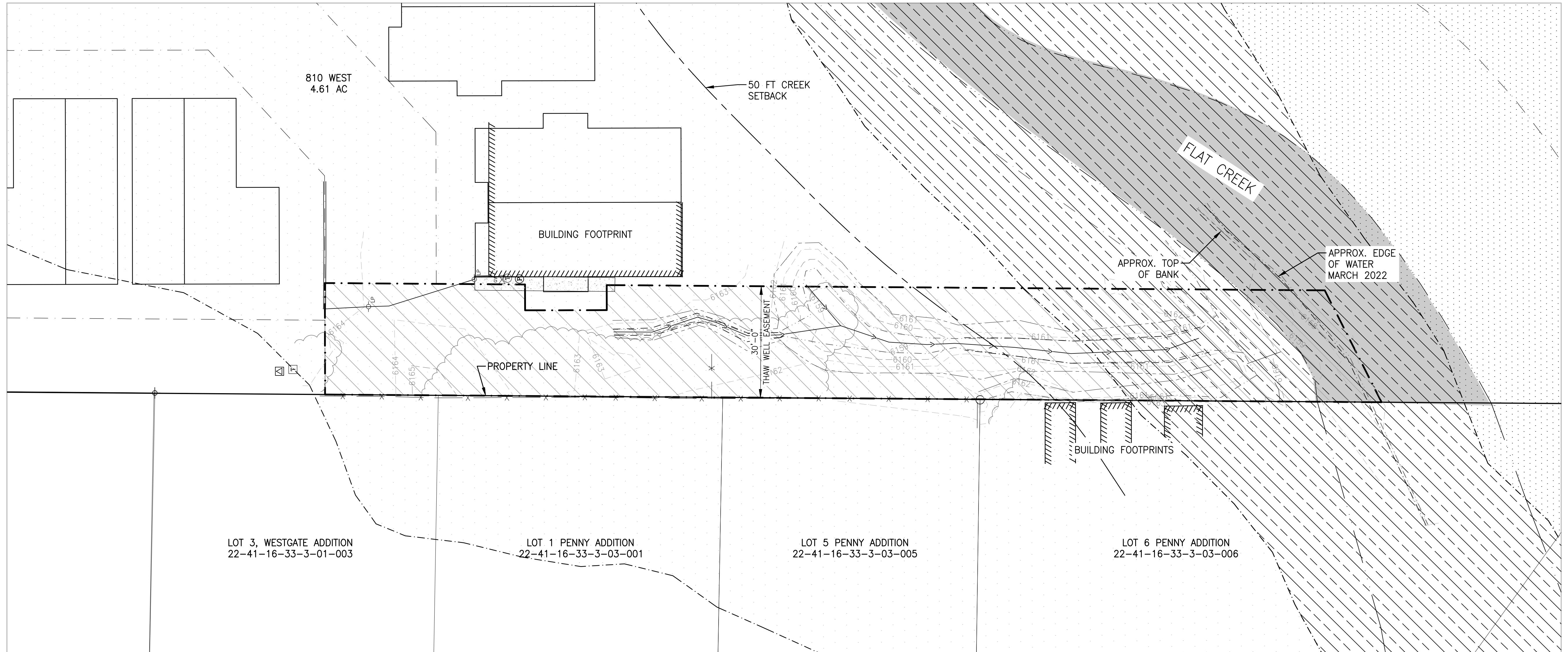
DRAWING LIST	
Sheet #	Sheet Title
C1.0	SITE LOCATION AND VICINITY MAP TITLE SHEET
C2.0	EXISTING SITE PLAN
C3.0	THAW WELL SPILLWAY PLAN
C4.0	POWER SUPPLY ROUTING
C5.0	POWER SUPPLY WELL AND DISCHARGE PIPING
C6.0	GEC DETAILS

**SITE LOCATION AND VICINITY MAP
TITLE SHEET**

NEILSON ENGINEERING

DATE	REV.
SURVEYED	NE
ENGINEERED	PG
DRAWN	LB
CHECKED	PG
APPROVED	PG

DRAFT - NOT FOR CONSTRUCTION



LEGEND	
—	= BOUNDARY LINE
—	= ADJACENT LOT LINE
—	= EASEMENT SIDELINE
—	= SETBACK LINE
—	= FENCE
—	= EDGE OF PAVEMENT
—	= BUILDING
—	= EDGE OF WATER
—	= TOP OF BANK
—	= BOTTOM OF BANK
—	= FLOWLINE DITCH
—	= TREELINE
▨	= CREEK
▨▨▨▨	= FLOODWAY
▨▨▨▨▨▨	= FLOOD ZONE AR
▨▨▨▨▨▨▨	= FLOOD ZONE AE
□	= ELECTRICAL TRANSFORMER
Ⓐ	= ELECTRIC METER
Ⓣ	= TELEPHONE PEDESTAL
Ⓣ	= TELEPHONE PANEL
△	= GAS VALVE
○—LP	= UTILITY POLE
⊕	= T-STAKE PLS# 164
○	= ROD
x 6222.0	= SPOT ELEVATION

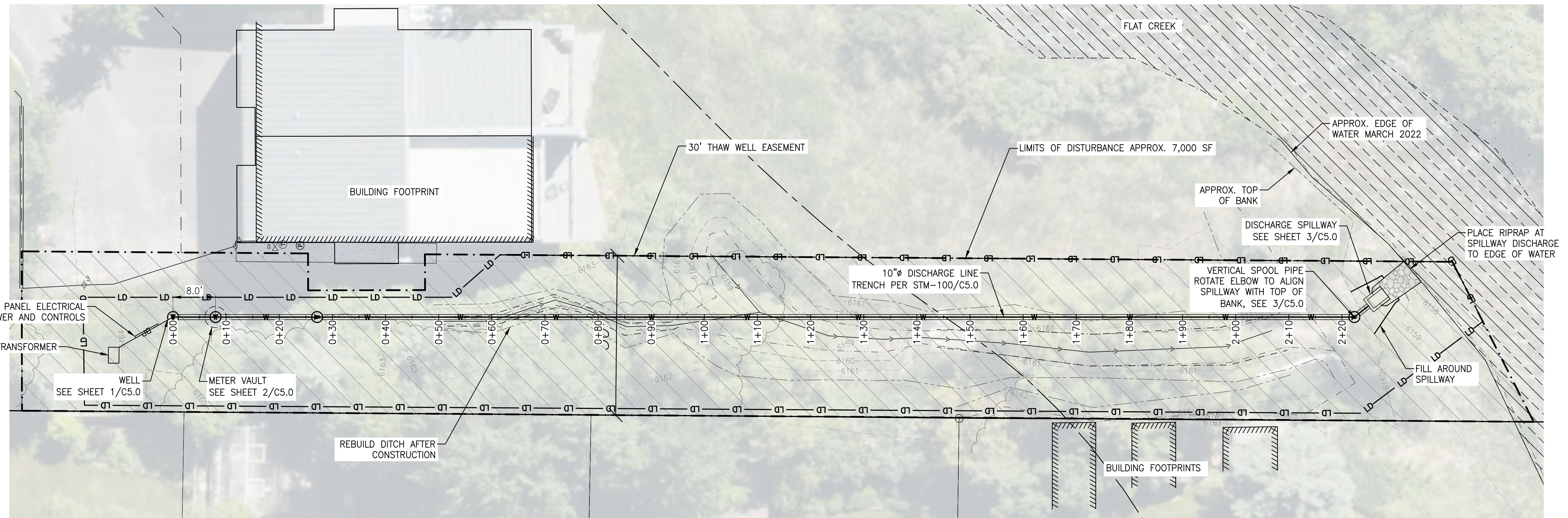
DRAFT - NOT FOR CONSTRUCTION

DATE	4/13/2022	REV.
SURVEYED	NE	
ENGINEERED	PG	
DRAWN	LB	
CHECKED	PG	
APPROVED	PG	

**NELSON
ENGINEERING**

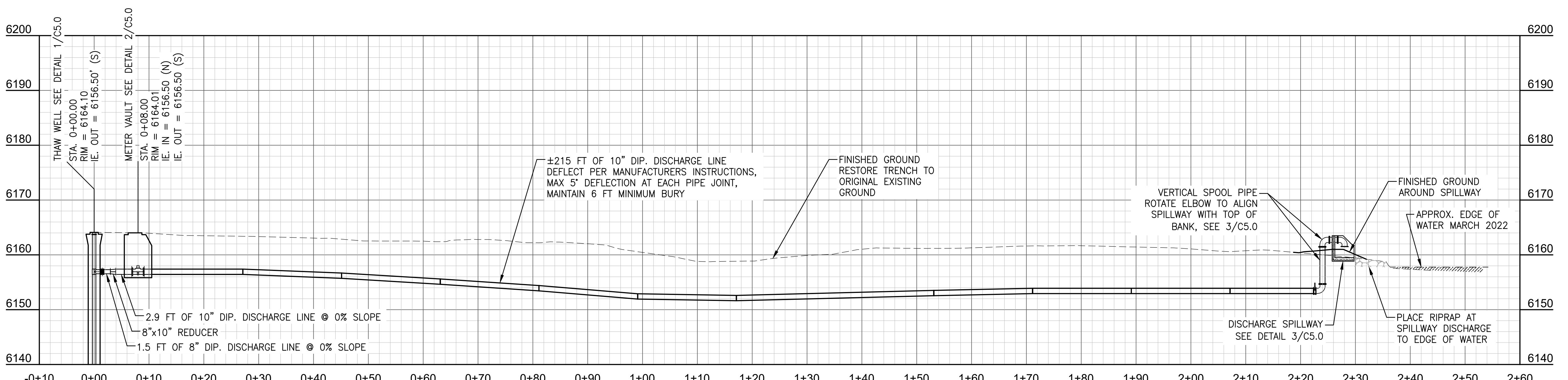
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING NO	JOB TITLE	DRAWING TITLE
C2.0	THAW WELL NO. 6 - 810 WEST	EXISTING SITE PLAN
21-032-02	FLAT CREEK WATERSHED IMPROVEMENT DISTRICT	



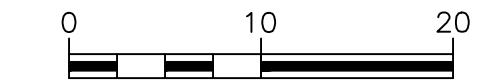
THAW WELL SITE PLAN

SCALE: 1" = 10'



THAW WELL PROFILE

SCALE: 1" = 10'

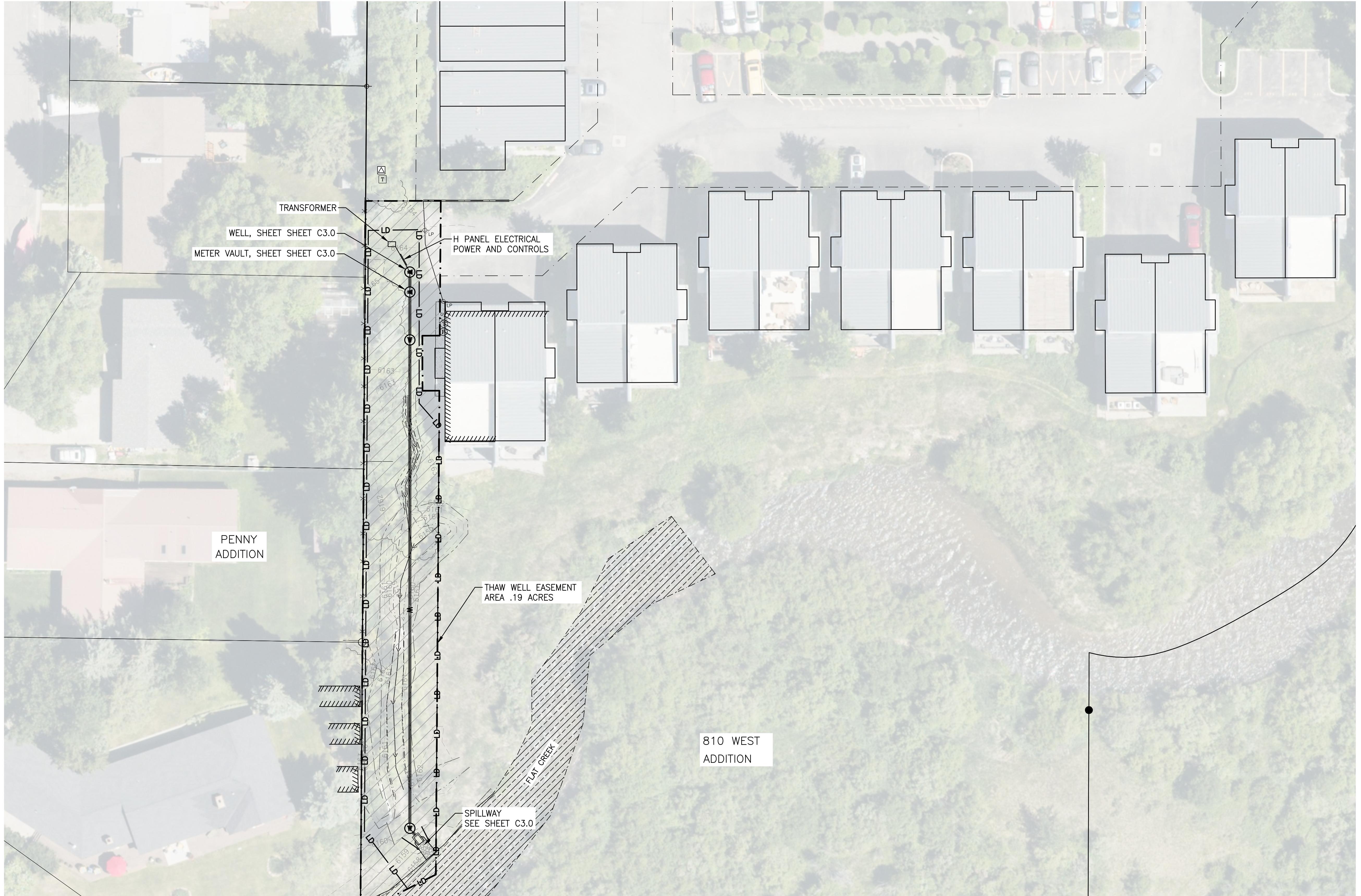


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**NELSON
ENGINEERING**

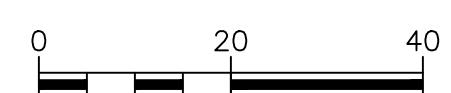
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING NO	JOB TITLE	DATE	REV.
C3.0	THAW WELL NO. 6 - 810 WEST	4/13/2022	NE
	FLAT CREEK WATERSHED		PG
	IMPROVEMENT DISTRICT		LB
21-032-02			CHECKED PG APPROVED PG



POWER SUPPLY ROUTING

SCALE: 1" = 10'



DRAFT - NOT FOR CONSTRUCTION

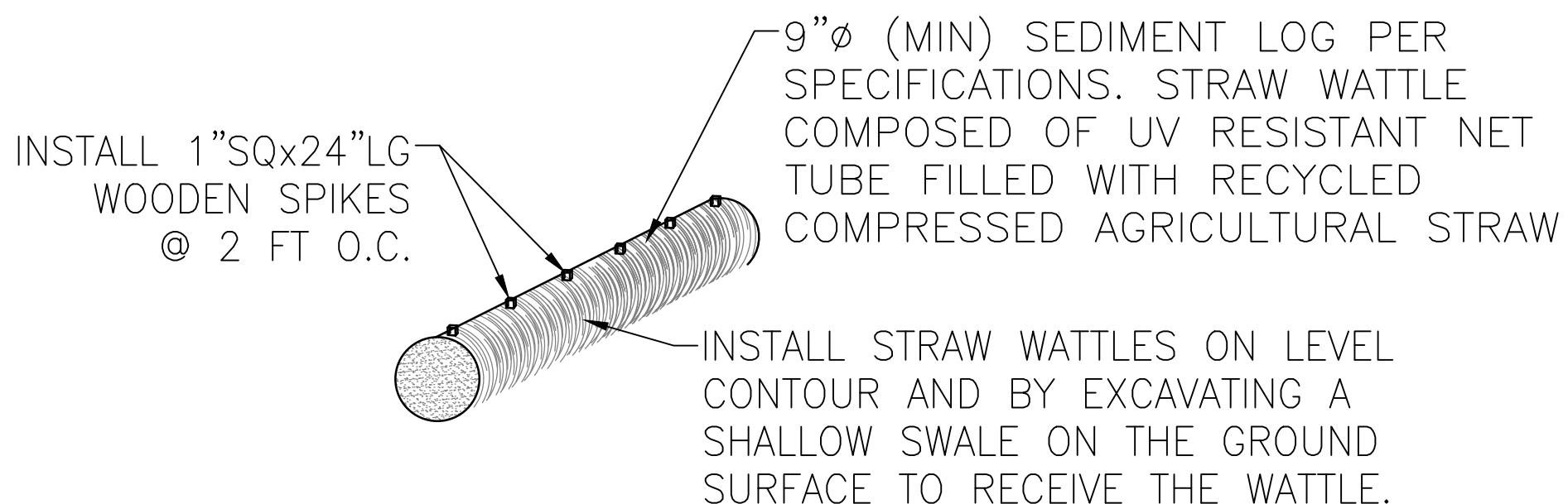
DRAWING NO	JOB TITLE	DRAWING TITLE	POWER SUPPLY ROUTING
C4.0	THAW WELL NO. 6 - 810 WEST		
	FLAT CREEK WATERSHED		
21-032-02	IMPROVEMENT DISTRICT		
		DATE 4/13/2022	REV. NE PG
		SURVEYED	ENGINEERED
		DRAWN LB	CHECKED PG
		APPROVED PG	PG

**NELSON
ENGINEERING**

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

3 STRAW WATTLE DETAIL
C6.0

SCALE: N.T.S.

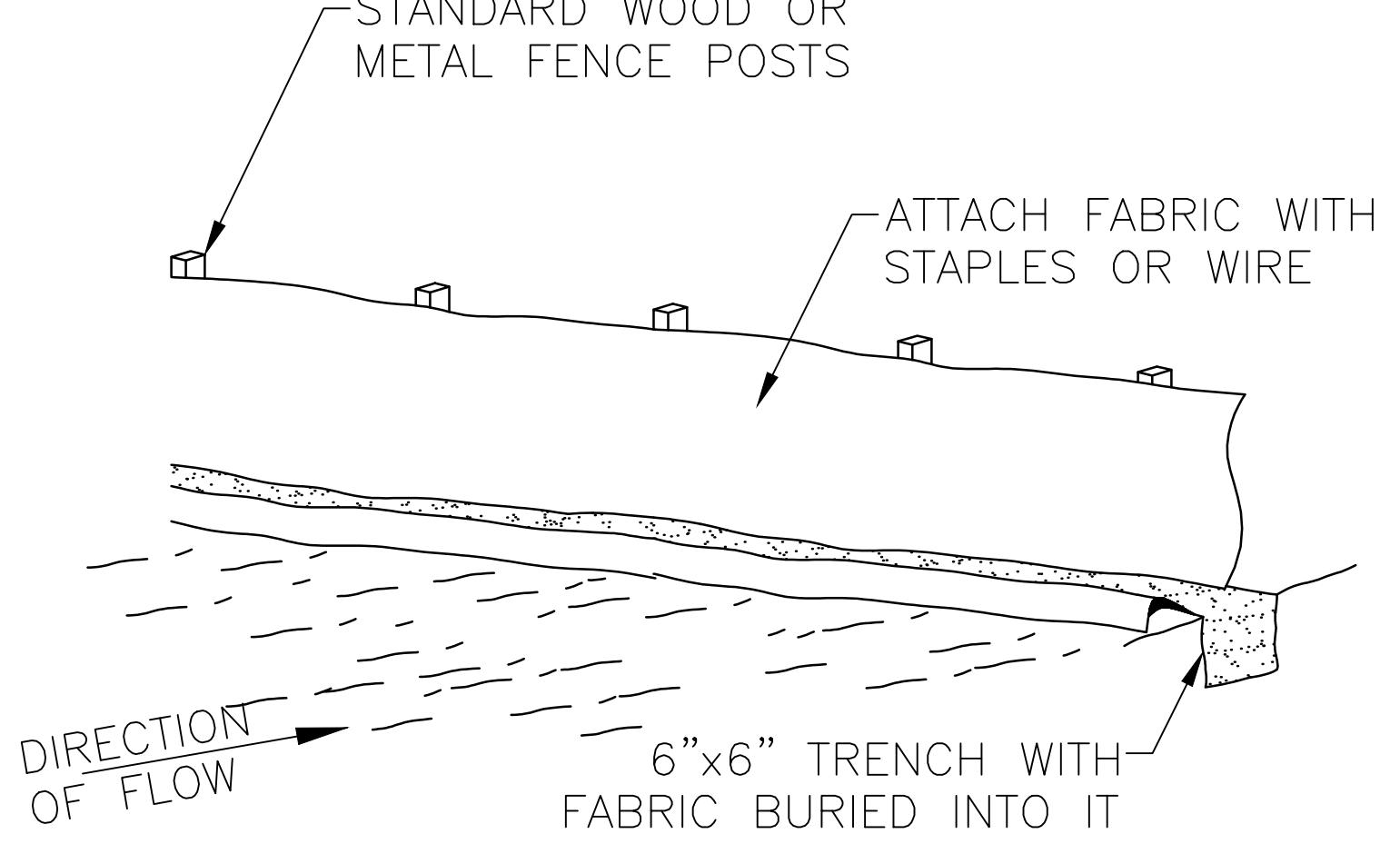


NOTE:

1. STRAW WATTERS SHALL BE INSTALLED TO LIMIT MIGRATION OF SOIL CAUSED BY STORM WATER RUNOFF IN ORDER TO PROTECT ADJACENT WATER BODIES AND NEIGHBORING PROPERTIES.
2. MAINTAIN WATTLE IN-PLACE UNTIL EXPOSED SOILS HAVE REVEGETATED SUFFICIENTLY TO PREVENT EROSION.
3. CONTINUOUS RUNS OF STRAW WATTLE SHALL BE MADE BY ABUTTING ENDS OF INDIVIDUAL WATTERS WITH NO GAPS BETWEEN.

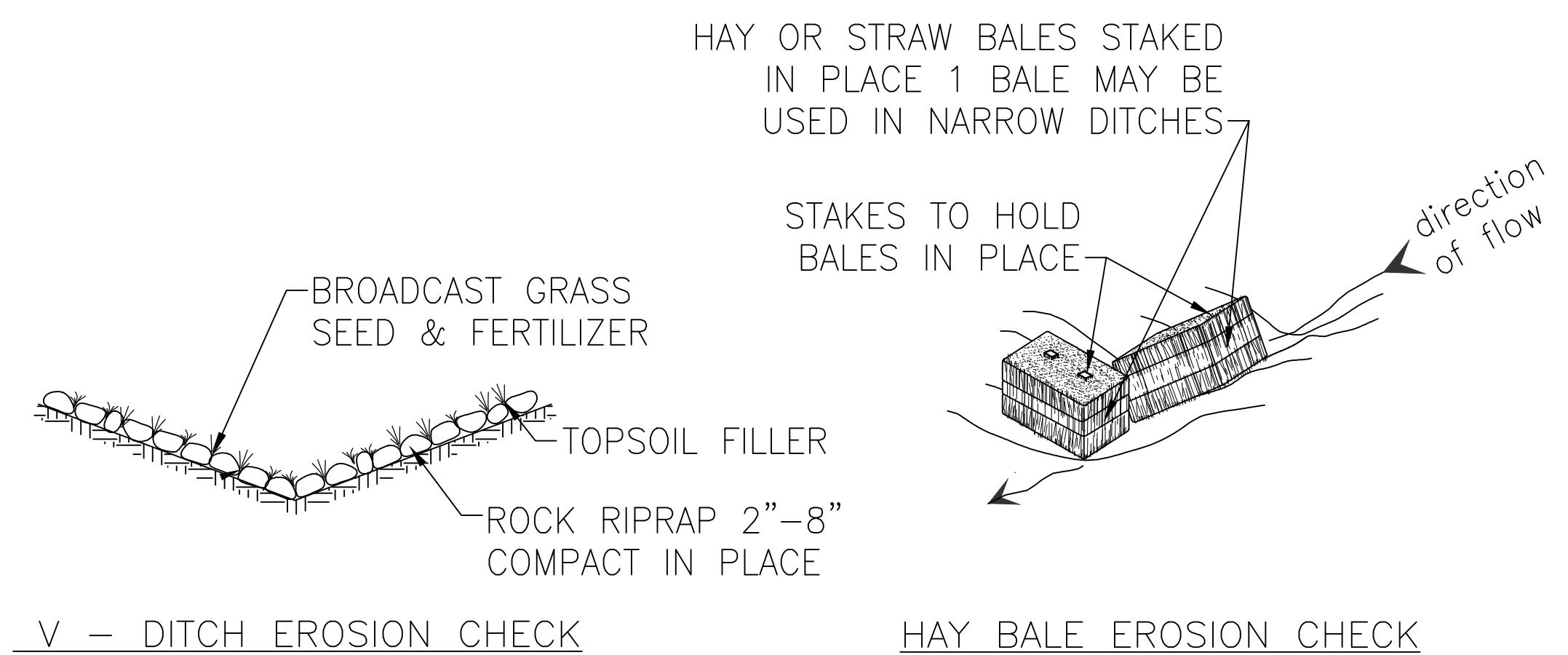
4 SILT FENCE INSTALLATION DETAIL
C6.0

SCALE: N.T.S.



NOTES:

1. SILT FENCE SHALL BE INSTALLED TO LIMIT MIGRATION OF SOIL CAUSED BY STORM WATER RUNOFF IN ORDER TO PROTECT ADJACENT WATER BODIES AND NEIGHBORING PROPERTIES.
2. MAINTAIN SILT FENCE IN-PLACE UNTIL EXPOSED SOILS HAVE REVEGETATED SUFFICIENTLY TO PREVENT EROSION.



5 EROSION CHECK DETAILS
C6.0

SCALE: N.T.S.

SITE CONSTRUCTION NOTES & SPECIFICATIONS

CAUTION:

UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTOR'S WORK.

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION AND THESE PLANS.
2. CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
3. IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, DRIVEWAY, AND FOR GRADING WORK.
4. STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED. SEE SHEET C3.0 FOR LOCATIONS.
5. TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH SLOPES. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
6. DUST CONTROL MUST BE ACCOMPLISHED BY WATERING STOCKPILES AND DRY SOILS.
7. CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO THE ROAD AND CLEAN ROAD OF SOILS WHEN NECESSARY.
8. IN ACCORDANCE WITH C6.0, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
9. REVEGETATION SHALL BE NATIVE SEED AND SOD AND SHALL BE IRRIGATED BY OWNER WHEN NECESSARY.
10. CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION.
11. LAND DISTURBING ACTIVITIES SHALL OCCUR FROM SPRING 2022 THROUGH FALL 2023.
12. CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
13. INSTALL ORANGE CONSTRUCTION FENCING ALONG LIMITS OF DISTURBANCE TO CONTAIN CONSTRUCTION ACTIVITIES PER SHEET C6.0.
14. CONSTRUCTION PARKING AND STAGING WILL OCCUR ALONG THE DRIVEWAY, WITHIN THE STAGING AREA, AND AT THE LOT FRONTRAGE. GRAVEL SURFACING WILL BE PLACED TO MINIMIZE MUD ISSUES DURING CONSTRUCTION.
15. IF A GEOTECHNICAL REPORT WAS COMPLETED, CONTRACTOR SHALL FOLLOW RECOMMENDATIONS FOR FOUNDATION SOILS PREPARATION, FOUNDATION DRAIN PLACEMENT, FOUNDATION BACKFILL, DRIVEWAY CONSTRUCTION, AND OTHER SOIL PREPARATION FOR SLABS AND UTILITIES.

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2887

DATE	4/13/2022	REV.
SURVEYED	NE	
ENGINEERED	PG	
DRAWN	LB	
CHECKED	PG	
APPROVED	PG	

DRAFT - NOT FOR CONSTRUCTION