



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

<p>Date: August 18, 2022</p> <p>Item #: P22-209</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner Town of Jackson PO Box 1687 Jackson, WY 83001</p> <p>Applicant Blue Line Dev. – Maddy Mason 1004 S. Ave. W. Missoula, MT 59801</p>	<p>REQUESTS:</p> <p>The applicant is submitting a request for a Grading Pre-Application Conference for 400 W Snow King Ave., legally known as PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.) PIDN: 22-41-16-33-1-00-027</p> <p>For questions, please call Brian Lenz at 307-733-0440 x1410 or email to the address shown below. Thank you.</p>
<p>Please respond by: August 26, 2022 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangle@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	This pre-application conference is:
_____ Use Permit	_____ Required
_____ Development Option or Subdivision Permit	_____ Optional
_____ Interpretations of the LDRs	_____ For an Environmental Analysis
_____ Amendments to the LDRs	_____ For grading
_____ Relief from the LDRs	
_____ Environmental Analysis	

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to 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

Maddy Mason
Name Printed

8/18/2022
Date

Project Manager
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:

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 : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 400 W SNOW KING AVENUE

Legal Description: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.)

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jackson/Teton County Housing Dept (c/o April Norton or Kristi Malone)

Mailing address of Applicant/agent: P.O. Box 714 Jackson, WY 83001

Email address of Applicant/agent: ahnorton@tetoncountywy.gov, kristi.malone@tetoncountywy.gov

Phone Number of Applicant/agent: 732-0867

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 is this(these) application(s) at the premises listed above:

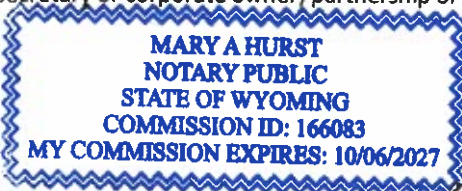
- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☒ Demolition Permit ☒ Other (describe) Pre-app requests, Use Permit Apps

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)
) SS.
 COUNTY OF Teton)



The foregoing instrument was acknowledged before me by Larry Pardee this 28th day of March, 2022. WITNESS my hand and official seal.

Notary Public

My commission expires: 10/06/2027



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:

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 : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:

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Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: BlueLine Development/Maddy Mason

Mailing address of Applicant/agent: 1004 South Avenue West Missoula, MT 59801

Email address of Applicant/agent: Maddy Mason <maddy@bluelinedevelopment.com>

Phone Number of Applicant/agent: 1-612-741-9396

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 is 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) Pre-app requests, Use Permit Apps

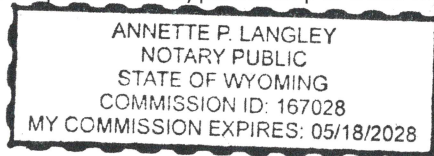
Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Property Owner Signature

Interim Town Manager

Title 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 Tyler Sinclair this 12th day of August, 2022 WITNESS my hand and official seal.

Notary Public

My commission expires:

5/18/2028



Flat Creek Housing Project

April 25, 2022

DESIGN REVIEW COMMITTEE REQUEST #2

PROJECT NARRATIVE & DRC RESPONSE TO FIRST ROUND COMMENTS

Lot Info

Address: 400 West Snow King Avenue

PIDN: 22-41-16-33-1-00-027

Legal: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.)

Area: Project Site 1.00 acres (43,560 s.f.)

Zoning: NH-1

Overlays: N/A

Scale of Development

FAR: 1.00 (43,560 s.f.)

Allowed: .40 (17,424 s.f.)

2:1 Bonus: .91 (39,753 s.f.) - all deed restricted housing

Site Development: .31 (13,389 s.f.)

Allowed: .79 (34,412 s.f.)

Building Setbacks

Primary Street – 20'

Secondary Street – 10'

Side Interior – 10'

Rear – 20'

New Parking:

Residential:

1/DU < 500 s.f., otherwise 1.5/DU

Parking Spots:

110 provided (105 required for this project 60 residential + 45 for Parks & Rec)

Landscape Ratio

Min:

.21 (9,148 s.f.)

Plant Units (min):

1/1,000 s.f. landscaped area + 1/12 parking spots

Building Height

Max height:

35' (roof pitch < 3/12), 37' (roof pitch 4/12 & 5/12), 39' (roof pitch > 6/12)

Stories:

3 stories

Existing Property Conditions

- 2 existing onsite buildings to be demolished for the expansion of parking and new apartment development.
- Existing parking area to remain and expanded for new apartment development.
- Existing sewer, water, and storm drainage utilities currently located onsite will serve the new apartment development.

Development Overview:

Flat Creek Apartments will be a 48-unit apartment development located in Jackson, WY. The development will be designed to consist of one building that will be three stories in height. The following elements will be implemented into the design:

- 24 units will be one bedroom with one bathroom with an approximate size of 480 square feet.
- 12 units will be two bedrooms with one bathroom with an approximate size of 678 square feet.
- 12 units will be three bedrooms with two bathrooms with an approximate size of 791 square feet.
- Common spaces will include a computer center, a manager's office, an exercise room, and a multi-purpose room.

Quality of Construction

Flat Creek Apartments will be built exceeding the typical building standards with the following building features:

- Roofing/Siding > 30-year warranty
- Windows > .3 U-Value or lower
- Energy Star lighting throughout the project
- Motion controlled exterior lighting
- Energy Star Refrigerator, dishwasher, ceiling fans, and washer and dryer
- Ceiling Fans
- Smart Thermostat (Internet-connected and "linkable" to home automation systems)
- Certifications
 - a. Energy Star Certification
 - b. Energy Star Rating for 5% or more of the units
 - c. HERS rating at or below 80

Project Amenities

- Tot Lot
- Security Cameras
- Exercise Room
- Computer Center
- BBQ/Picnic Area
- Storage Areas
- Dog Walk Area
- Multi-purpose Room

Unit Amenities

- Dishwasher
- Garbage Disposal
- Washer/Dryer provided in-unit
- Central HVAC System
- Wired High Speed Internet
- Programmable Thermostat
- Luxury Vinyl Tile Flooring

FLAT CREEK APARTMENTS LOW INCOME HOUSING TAX CREDITS & FUNDING

This initial concept for this project began many years before BlueLine Development and Snow King Partners became involved – the Town of Jackson had earmarked this piece of land for affordable housing units and decided, after failed attempts at various funding sources, to publish a Request for Proposals from developers experienced in Low Income Housing Tax Credits. In the Fall of 2021, BlueLine and Snow King Partners completed a Low Income Housing Tax Credit application to the Wyoming Community Development Authority (WCDA) for competitive 9% tax credits. WCDA and their Board of Directors awarded Flat Creek Apartments tax credits, just one of two projects out of 13 applications in Wyoming to receive 2022 awards. Flat Creek Apartments is the second-ever new construction LIHTC awarded in the town of Jackson with the first and only other project awarded almost 20 years ago, in 2003. Anything that was included in Flat Creek Apartments' tax credit application, which incorporates hundreds of documents, is considered a commitment to WCDA and the tax credit award is conditional on meeting those commitments; these documents include site location, general site plan, developer and property manager experience, project and unit amenities, energy star appliances and certification, project costs, and much more. Flat Creek Apartments was awarded \$1,387,817 in annual credits for 10 years which equates to \$12,940,099 in total funding provided by an investor. Simultaneously, the project was awarded \$1,455,000 in HOME funds and \$870,000 in National Housing Trust Funds. These programs require that this project is maintained as low-income for a minimum of 30 years and because of these programs, the development team can construct 48-units of brand-new rental apartments on Snow King Avenue in Jackson. Funding beyond the sources listed above are provided by monetary contribution from the Town of Jackson's housing fund, a pending application for CDBG funding, and a construction loan that is limited at a capped amount based on the other equity and financing sources. Based on these sources and the limits to the debt, Flat Creek Apartments has a finite budget to work from to provide quality, comfortable, and safe housing for rent-burdened residents of the community. Considering the amenities provided, the exterior changes being made, and the continually changing construction market, the developers and designers are using creative solutions to maintain the project's quality, durability, and approachability. Flat Creek Apartments will consist of 24 one-bedroom, 12 two-bedroom, and 12 three-bedroom apartments with Income restrictions ranging from 30% of Area Median Income (AMI) to 60% of AMI. Based on HUD's 2022 Rent and Income levels, this puts one-bedroom units for rent at \$604-\$832 per month, two-bedroom units at \$1,038-\$1,434, and three-bedroom units at \$1,146-\$1,585.

MODIFICATIONS TO APPROVED DRC DESIGN:

- Added mechanical and electrical room massing at the North and South ends of the building.
- Provided recessed areas for weather protection at exit doors on the North and South ends of the building.
- Reduced the canopy along portions of the East and West elevations.
- Eliminated the canopy at the deep building recessed areas.
- Replaced two areas of white panelized siding with horizontal faux wood siding.
- Reduced window trim at jams and sills at the horizontal faux wood siding.
- Eliminated window trim at the white cementitious siding and the red metal panel areas.
- Maintained and added eyebrow window trim at the red metal panel areas.
- Large living room window changed to two separate windows to meet standard sizing requirements.

DRC RESPONSE TO FIRST ROUND COMMENTS – April 13, 2022

In an effort to address the feedback from the Design Review Committee meeting held on April 13, the development and design teams have worked quickly and intentionally to incorporate feedback where it is feasible and provide background on feedback that cannot be incorporated into the design.

- The monolithic building comment has been contemplated and addressed with improvements to the exterior look and feel as well as changes to the roofline to add more variation. Due to the affordability and the site constraints (more below) of this project, the design and development team estimate that going from one building to two will be an increased cost of \$900,000 in the exteriors alone by adding approximately 12,000 square feet of exterior walls, and likely upwards of \$1.5mm in additional costs total.
- The comment regarding human scale and interaction with pedestrians has been addressed with improved landscaping design as well as a first-floor canopy to provide additional exterior texture and a welcoming entrance. The north-facing side of the building incorporates a new window pattern, entrance canopy, along with different use of materials to help address the pedestrian interaction and human scale concern.
- Window sizes and patterns were revised to be larger, include more variation, and a more inviting look.
- Exterior material pattern has been revised and these changes incorporate more palatable and intentional transitions

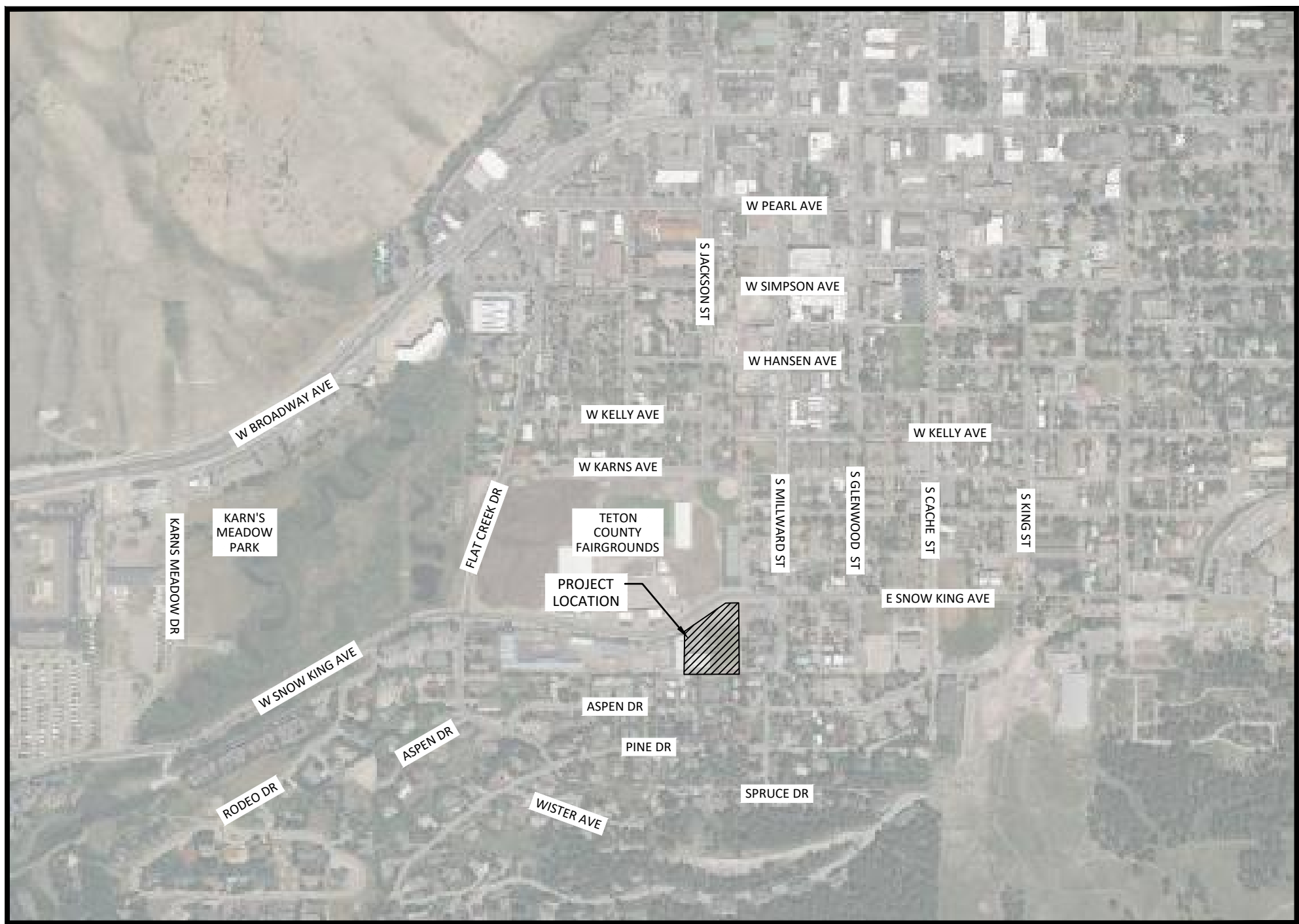
- Concerns regarding the EFIS and material durability are appreciated as we, as the developers of this building, mainly focus on three things: affordability, durability, and approachability. As part of our application, Flat Creek Apartments has committed to using exterior products (roofing and siding) that have a minimum of a 30-year warranty.
- Regarding the land and site: the town of Jackson, though due process, designated the 1-acre piece of land within town of Jackson-owned land as a future site for affordable housing which was then represented in the Request for Proposals. Once BlueLine and Snow King Partners were selected, the process to apply for tax credits began; as mentioned above, the application includes detailed information about this specific site, as designated by the town. Any deviation to the site post-award (which was February 2022) puts Flat Creek at risk of losing the support from the state agency. Additionally, the town of Jackson specified that the roadway to the south of the building which connects to the alley was to remain as available access. And last, the parking requirements as requested by Town of Jackson for our development includes 60 parking stalls for 84 beds and shared access of 45 additional parking stalls for Parks and Recreation building. The 1-acre lease area cannot be modified.
- Beyond the parking requirements listed above, the request to reduce parking could be a possibility, however the developers and the town strongly suggest parking be kept to the standard set without a request for reduction. Due to the shared lot, the lack of street parking, and property management experience in Jackson and elsewhere, 110 spaces are sufficient for shared access with Parks and Recreation and our new development.
- Private outdoor spaces such as balconies or patios were considered for this development however, it is not financially feasible due to budget constraints. As a response, changes to the windows and enlarging window sizes were incorporated to provide more natural light and create an opportunity for a better connection to the outdoors for all of the resident units.

DRC RESPONSE TO SECOND ROUND COMMENTS – May 11, 2022

- Materials and colors need to be finalized at the time of the meeting. There was not a clear answer on what type of concrete would be used. Also, the color of the corrugated metal sample did not match the rendering well. The DRC needs to have material samples that accurately match the renderings.
All exterior materials and colors have been finalized and submitted as a portion of this DRC submittal.
- The applicant needs to provide street contextual renderings.
We have attached some additional rendering views that helps portray the design of the new project and adjacent surrounding properties at street level along Snow King Avenue
- The white material against the dark material did not mesh well.
The dark black metals and black fiber cement panels were eliminated from the overall exterior design of the project.
- There was too much dark metal. Consider a change in materials and/or colors to brighten/warm the building up.
- **The dark black metals and black fiber cement panels were eliminated from the overall exterior design of the project. The design now includes EIFS panel materials that are more vibrant and appealing on the exterior of the building. These EIFS panels represent a rusty oxidized metal and lighter wood grain tones in cedar and light gray that have helped to brighten up the exterior of the project.**
- The material change did not work well with the push and pull. The applicant needs to explore how those two elements can better coincide.
The design now includes areas on the building that are expressed with a break in different material transitions and a break in plane that help to establish the push and pull of the building materials.
- The pocket park still needs work as it was not presented in its final product. There were still concerns over safety being so close to the road. The site plan also didn't quite match the renderings because the BBQ area was shown on one plan but not the other. All plans need to match.
We eliminated the large boulders around the playground. We are showing landscaped hedgerow and bushes around the perimeter of the kids playground this should help create an edge for this area and will protect by keeping kids within the boundaries of the playground area. Site plan and renderings match for the amenities around the site.

- The applicant needs to explore ways to soften the building through use of different materials and/or colors. D
With the use of these new materials, colors, textures, and patterns in this submittal we feel that we are achieving a much more appealing project to present to the DRC.
- The windows still felt too relentless.
The design now has included 2 different window types for the bedrooms and living areas to help break up the elevations of the building.

BLUELINE DEVELOPMENT
FLAT CREEK APARTMENTS
400 W SNOW KING AVENUE
JACKSON, WYOMING 83001



VICINITY & KEY MAP
1" = 600'

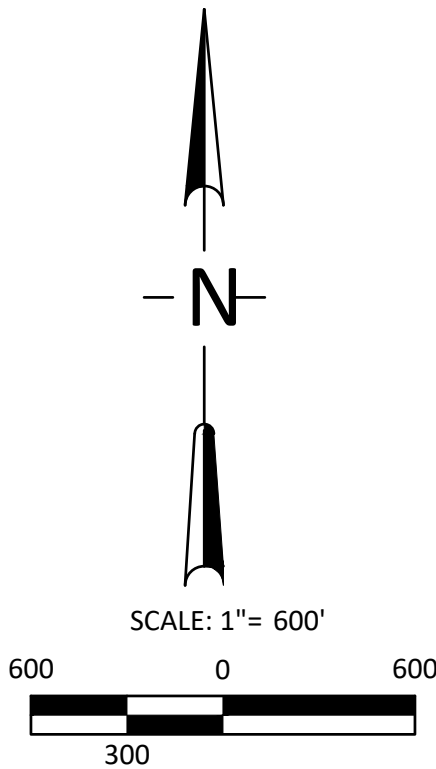
GENERAL NOTES:

1. THE UTILITY LOCATIONS SHOWN ARE AS MARKED BY THEIR OWNERS, FROM THE OWNERS RECORDS OR FROM FIELD EVIDENCE. THE SIZE AND LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES DURING CONSTRUCTION.
2. ALL SITE WORK SHALL CONFORM TO THE TOWN OF JACKSON STANDARD SPECIFICATIONS.

SHEET DESCRIPTION

- C1.1 - TITLE PAGE
- C2.1 - DEMOLITION PLAN & EXISTING CONDITIONS
- C3.1 - SITE PLAN
- C4.1 - GRADING PLAN
- C4.2 - GRADING DETAILS
- C4.3 - DIMENSION PLAN
- C4.4 - SITE CROSS SECTIONS

LEGEND	
●	BRASS CAP FOUND
○	ALUMINUM CAP FOUND
•	REBAR FOUND
✦	LIGHT
⊗	POLE
⊗	SANITARY SEWER MANHOLE
⊗	CLEAN OUT
⊗	STORM SEWER MANHOLE
⊗	CURB STOP
⊗	EXISTING FIRE HYDRANT
⊗	VALVE
⊗	SIGN
⊗	IRRIGATION BOX
---	PROPERTY BOUNDARY
---	OVERHEAD ELECTRIC
---	FIBER OPTIC
---	EXISTING SANITARY SEWER
---	EXISTING WATER
---	GAS
---	FLOW LINE
---	EDGE OF ASPHALT
---	EDGE OF CONCRETE
---	PARKING LOT STRIPING
---	EASEMENT
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	EXISTING FENCE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER



CONTACT LIST

PROJECT ENGINEER
INBERG-MILLER ENGINEERS
BROOKE L. BULGRIN, P.E.
350 PARSLEY BLVD
CHEYENNE, WY 82007
PH: 307-635-6827

LAND SURVEYOR
INBERG-MILLER ENGINEERS
RANDALL STELZNER, P.L.S.
124 E. MAIN ST
RIVERTON, WY 82501
PH: 307-635-6827

OWNER
BLUELINE DEVELOPMENT
JASON BOAL
1004 SOUTH AVE. WEST
MISSOULA, MONTANA 53801

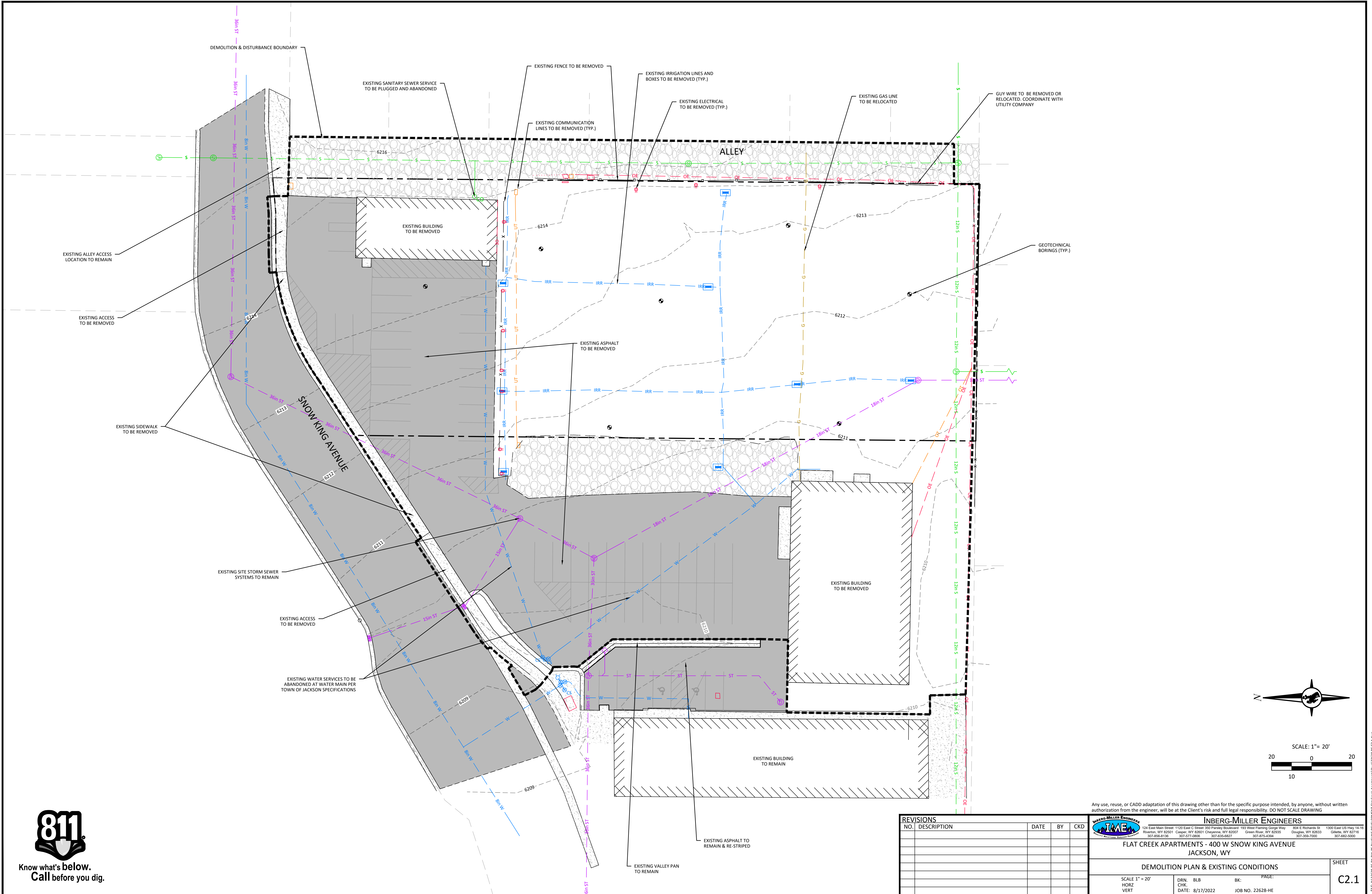
GRADING PERMIT
SUBMITTAL SET
08/17/2022

REVISIONS					INBERG-MILLER ENGINEERS	
NO.	DESCRIPTION	DATE	BY	CKD	FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE JACKSON, WY	
					TITLE PAGE	
					SCALE 1"=600'	PAGE:
					HORZ	CHK: BLB BK: 8/17/2022
					VERT	DATE: 8/17/2022 JOB NO. 22628-HE
						SHEET C1.1



Any use, reuse, or CADD adaptation of this drawing other than for the specific purpose intended, by anyone, without written authorization from the engineer, will be at the Client's risk and full legal responsibility. DO NOT SCALE DRAWING

INBERG-MILLER ENGINEERS
124 East Main Street, 1120 East C Street, 300 Parsley Boulevard, 100 West Flamingo Avenue, 804 E. Richards St, 1300 East US Hwy 14-16
Riverton, WY 82501, Casper, WY 82501, Cheyenne, WY 82007, Green River, WY 82503, Douglas, WY 82633, Gillette, WY 82716
307-856-8136, 307-577-0806, 307-635-6827, 307-875-4394, 307-369-7000, 307-682-5000



Know what's below.
Call before you dig.

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CKD

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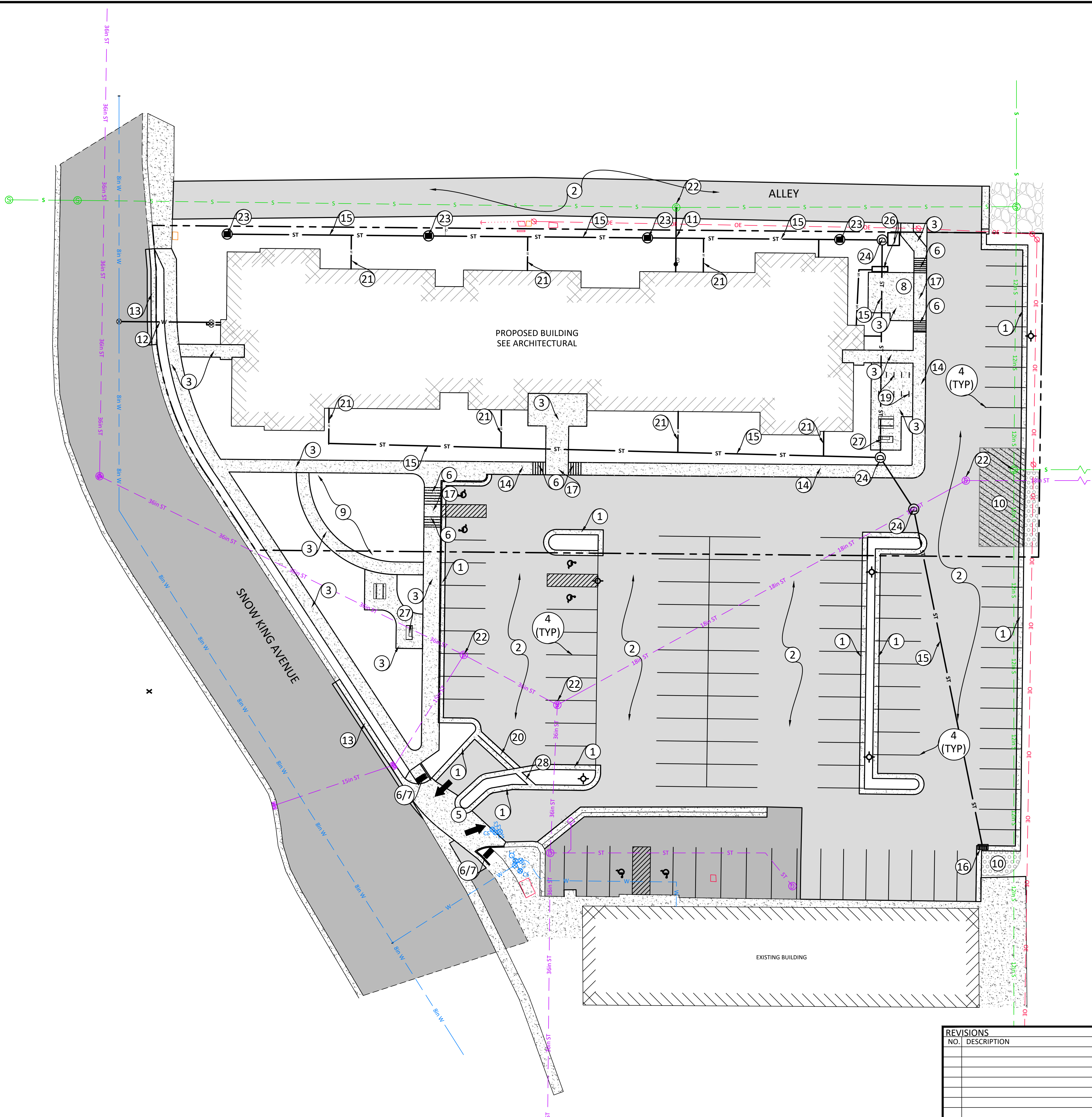
INBERG-MILLER ENGINEERS

124 East Main Street, 1120 East C Street, 305 Parson Boulevard, 100 West Flamingo Avenue, 804 E. Richards St., 1300 East US Hwy 14-16
Riverton, WY 82501, Casper, WY 82601, Cheyenne, WY 82007, Green River, WY 82633, Douglas, WY 82633, Gillette, WY 82716
307-856-8136, 307-577-0806, 307-435-6827, 307-875-4394, 307-369-7000, 307-682-5000

FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE JACKSON, WY

DEMOLITION PLAN & EXISTING CONDITIONS		SHEET
SCALE 1" = 20'	DRN: BLB CHK: DATE: 8/17/2022	BK: PAGE: JOB NO. 22628-HE

C2.1



LEGEND

CONCRETE SIDEWALK
5-INCH PORTLAND CEMENT CONCRETE
5-INCH WYDOT GRADING W BASE
8-INCH RECONDITIONED NATIVE SUBGRADE
10-FOOT MAXIMUM JOINT INTERVAL

ASPHALT PAVEMENT
4-INCH PLANT MIX ASPHALT
8-INCH WYDOT GRADING W BASE
8-INCH RECONDITIONED NATIVE SUBGRADE

BUILDING

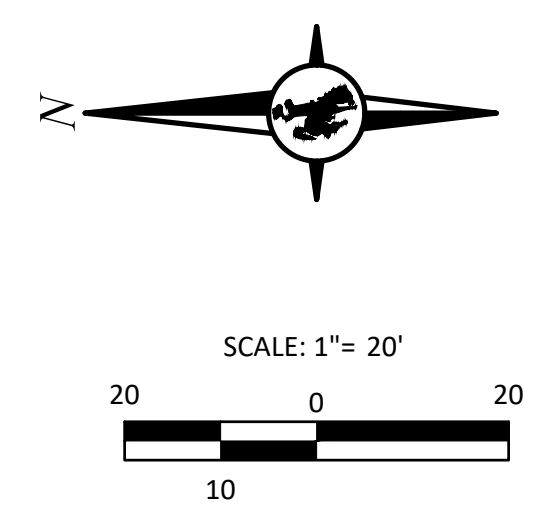
SNOW STORAGE AREA
TOTAL PARKING AREA= 39,459 SQ.FT.
2.5% FOR SNOW STORAGE = 986 SQ.FT.
PROVIDED SNOW STORAGE AREA= 991 SQ.FT.

- PAVING AND CONSTRUCTION NOTES**
- 1 INSTALL NEW CURB AND GUTTER. SEE DETAIL ON SHEET C8.1
 - 2 INSTALL NEW ASPHALT PAVEMENT. SEE DETAIL ON SHEET C8.1
 - 3 INSTALL NEW SIDEWALK. SEE DETAIL ON SHEET C8.1
 - 4 WHITE PAINT STRIPES SHALL BE TYPICAL 4" WIDE
 - 5 INSTALL NEW ACCESS OFF OF SNOW KING AVENUE
 - 6 INSTALL ADA COMPLIANT RAMP
 - 7 INSTALL ADA COMPLIANT DETECTABLE WARNING MAT
 - 8 INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL
 - 9 PLAYGROUND. SEE ARCHITECTURAL
 - 10 SNOW STORAGE AREA
 - 11 PROPOSED SANITARY SEWER SERVICE LINE. SEE DETAILS ON SHEET C6.1
 - 12 PROPOSED WATER & FIRE SERVICE LINE. SEE DETAILS ON SHEET C7.1
 - 13 NEW CURB & GUTTER WITH ASPHALT PATCH. SEE DETAILS ON SHEET C8.1
 - 14 THICKENED EDGE SIDEWALK. SEE DETAILS ON SHEET C8.1
 - 15 PROPOSED STORM SEWER LINE. SEE DETAILS ON SHEETS C5.1-C5.2
 - 16 PROPOSED CURB INLET. SEE DETAILS ON SHEETS C8.4
 - 17 CURB CUT. SEE DETAIL ON SHEET C8.1
 - 19 INSTALL BIKE RACK. SEE ARCHITECTURAL FOR DETAILS.
 - 20 INSTALL VALLEY PAN. SEE DETAILS ON SHEET C8.1
 - 21 INSTALL DOWNSPOUT CONNECTIONS TO STORM SEWER. SEE PLUMBING DETAILS FOR INTERIOR CONNECTION LOCATIONS. SEE SHEETS C5.1-C5.2 FOR STORM SEWER DETAILS.
 - 22 ADJUST RIM OF EXISTING MANHOLE AS NECESSARY TO MATCH FINISHED GRADE.
 - 23 INSTALL DOME TOP DRAIN BASIN. SEE DETAILS ON SHEETS C5.1-C5.2
 - 24 INSTALL NEW STORM SEWER MANHOLE. SEE SHEETS C5.1-C5.2
 - 26 ELECTRICAL TRANSFORMERS. SEE ELECTRICAL FOR DETAILS
 - 27 INSTALL BBQ PITS. SEE ARCHITECTURAL
 - 28 INSTALL CURB DRAIN THROUGH PARKING LOT ISLAND

PARKING NOTES

REQUIRED
EXISTING BUILDING: 45 SPACES
PROPOSED BUILDING: 60 SPACES

PROPOSED
TOTAL PARKING SPACES REQUIRED: 105 SPACES
TOTAL PARKING SPACES PROVIDED: 105 SPACES (6 HANDICAP)



REVISIONS				
NO.	DESCRIPTION	DATE	BY	CKD

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**FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE
JACKSON, WY**

SCALE 1" = 20'		DRN: BLB		BK:		PAGE:	
CHK:		DATE: 8/17/2022		JOB NO. 22628-HE		SHEET	
VERT						C3.1	

P:\22628-HE-RK-WY-RS-BLUELINE DEVELOPMENT\Flat Creek Apartments\Drawings\22628-HE C3.1.dwg 8/17/2022 2:36:58 PM AutoCAD PLOT (General Documentation) p3

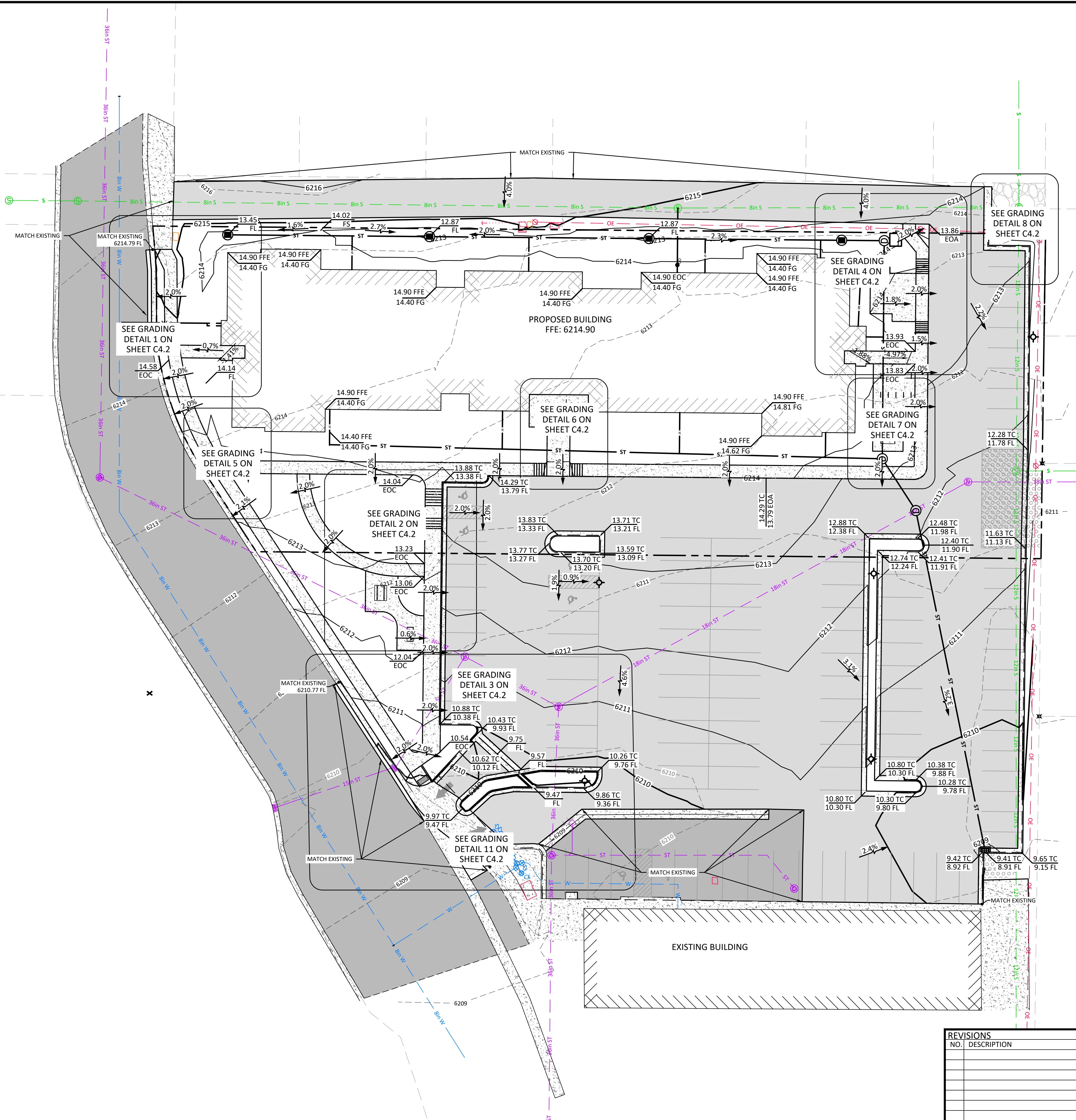
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GRADING LEGEND:

- EOA EDGE OF ASPHALT
EOC EDGE OF CONCRETE
FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
FL FLOWLINE
TC TOP OF CURB


GENERAL NOTES:

1. ADD 6200 TO ALL PROPOSED SPOT ELEVATIONS.
2. ALL SIDEWALKS SHALL HAVE A MAXIMUM OF 2.0% CROSS-SLOPE.
3. HANDICAP PARKING STALLS AND ISLES SHALL HAVE A 2.0% MAXIMUM CROSS-SLOPE IN ANY DIRECTION.
4. ALL SITE WORK SHALL CONFORM TO THE TOWN OF JACKSON STANDARD SPECIFICATIONS.
5. THE UTILITY LOCATIONS SHOWN ARE AS MARKED BY THEIR OWNERS, FROM THE OWNERS RECORDS OR FROM FIELD EVIDENCE. THE SIZE AND LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES DURING CONSTRUCTION.
6. FIELD SURVEY WAS PERFORMED IN APRIL 2022.



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REVISIONS				
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**FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE
JACKSON, WY**

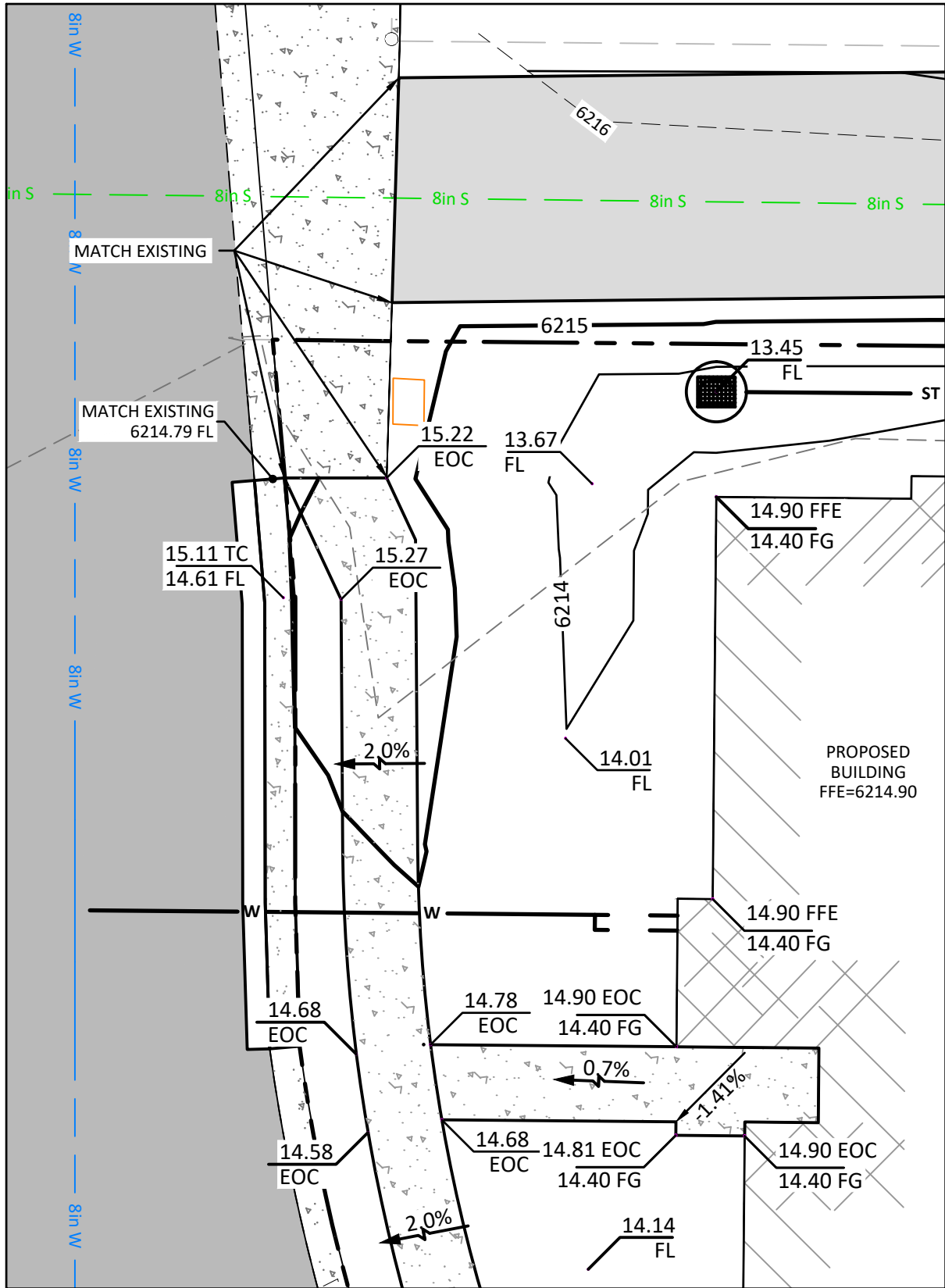
GRADING PLAN

SCALE 1" = 20'
HORZ
VERT

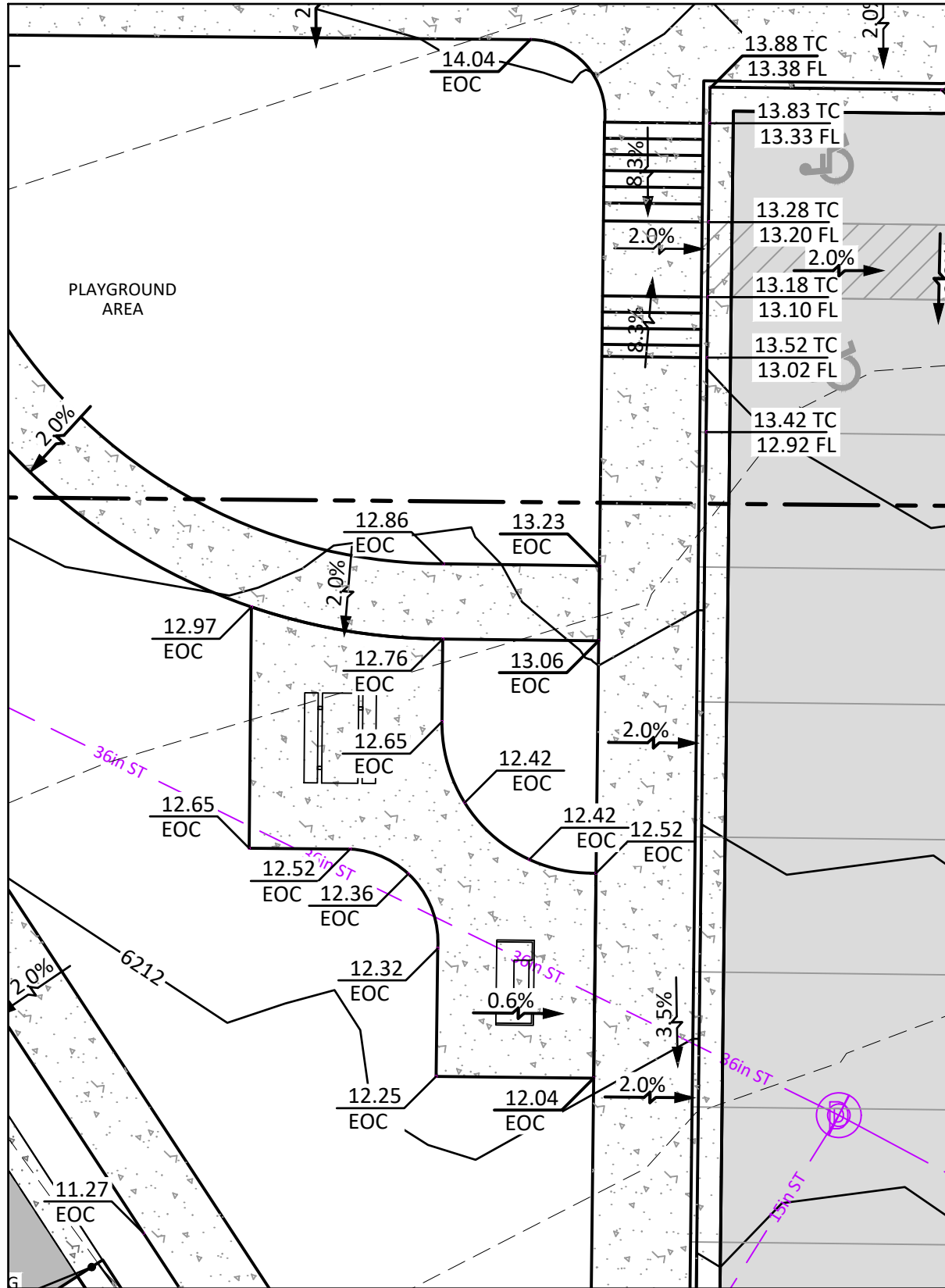
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CHK:
DATE: 8/17/2022

PK:
PAGE:
JOB NO. 22628-HE

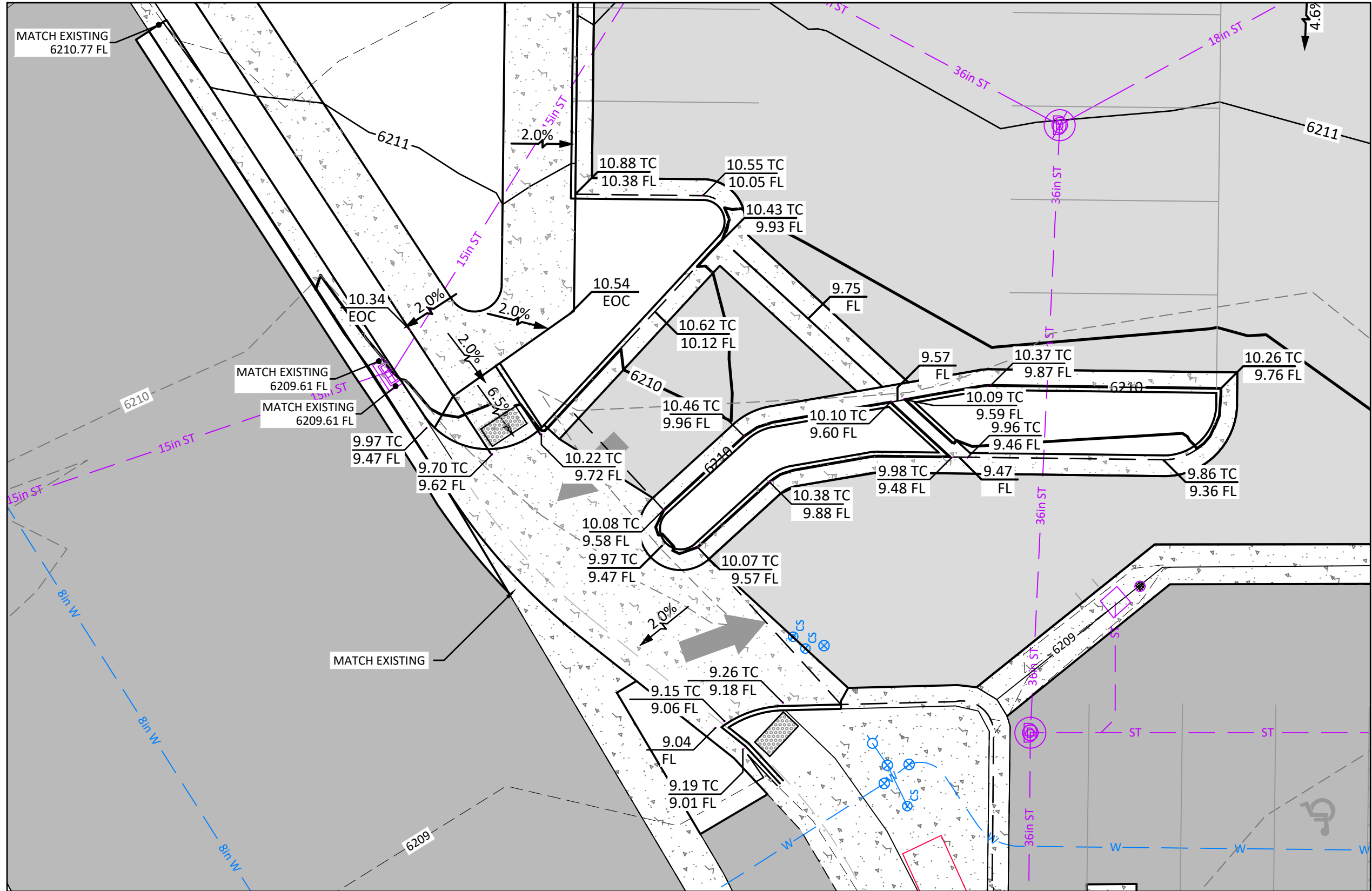
SHEET
C4.1



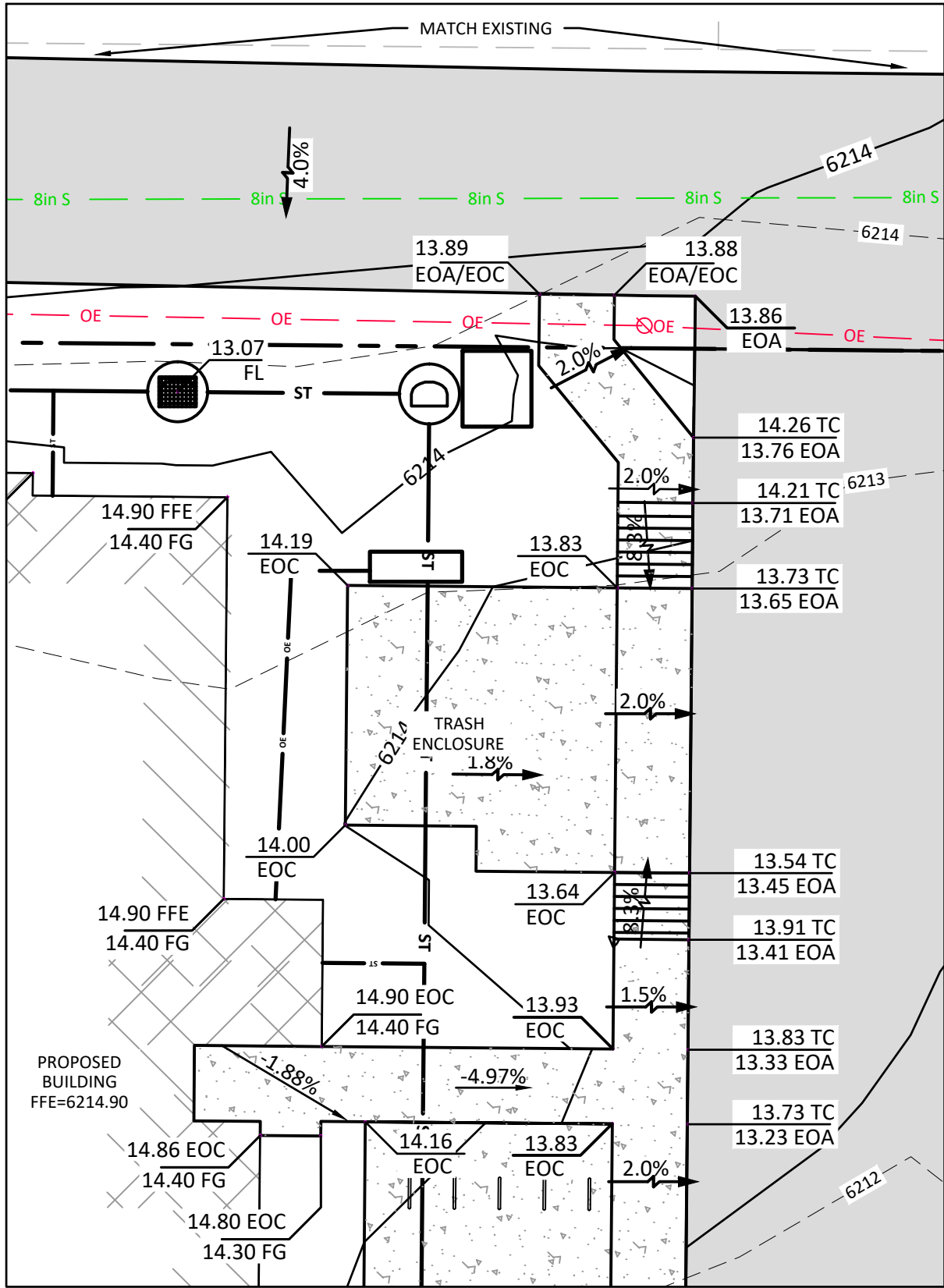
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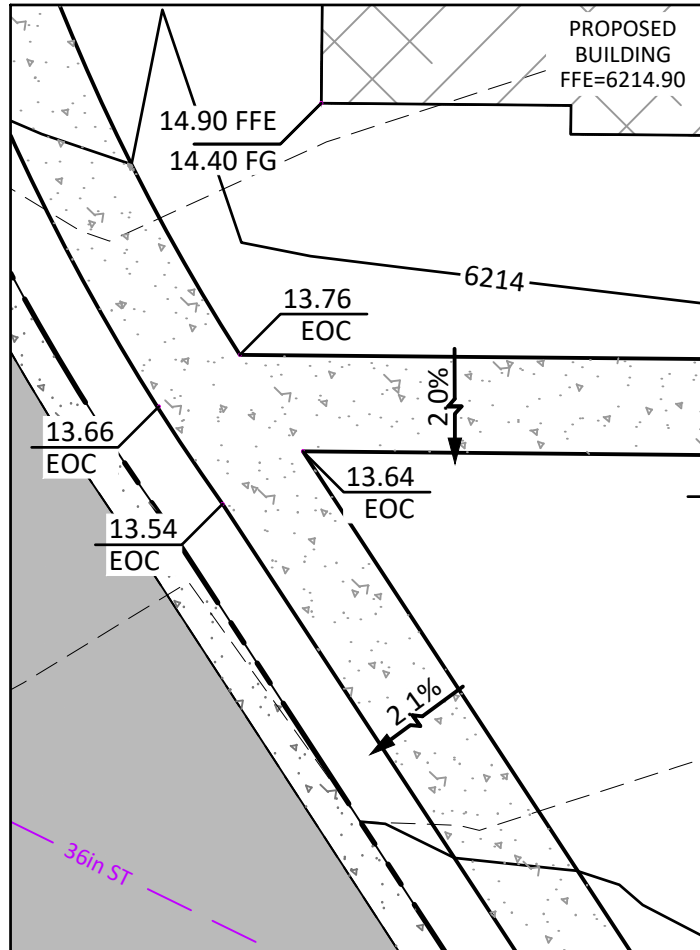
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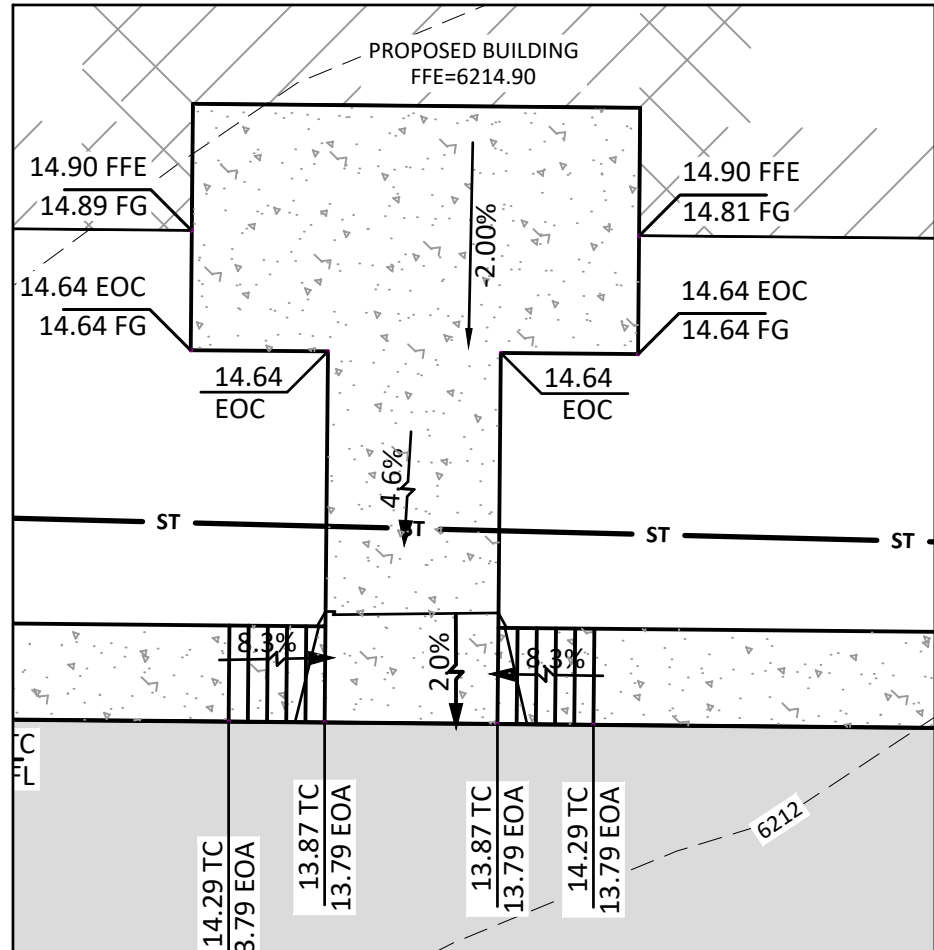
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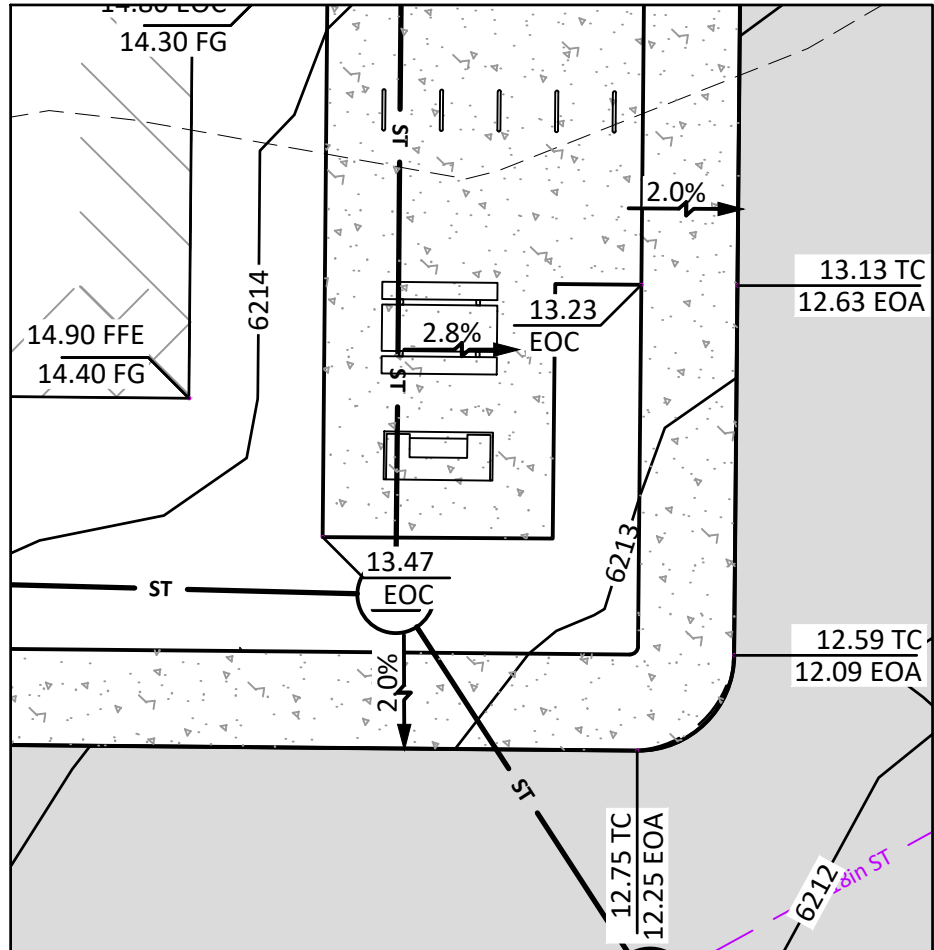
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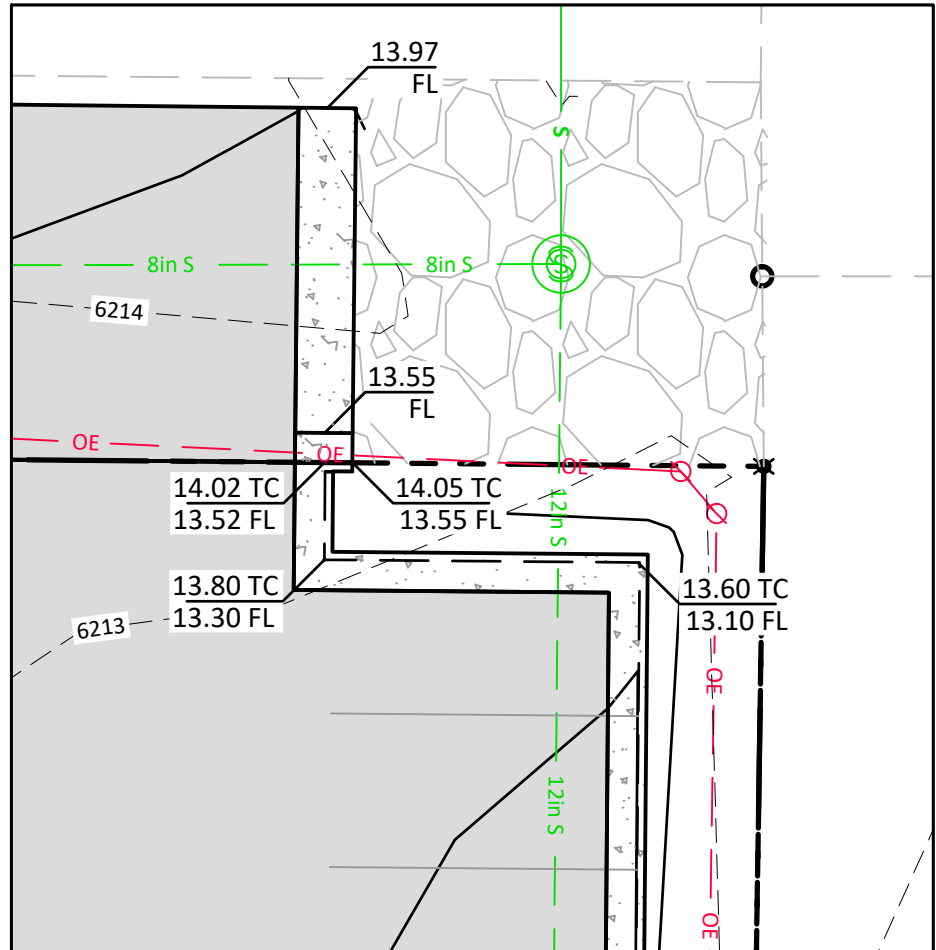
GRADING DETAIL 5 FROM SHEET C4.1



GRADING DETAIL 6 FROM SHEET C4.1



GRADING DETAIL 7 FROM SHEET C4.1



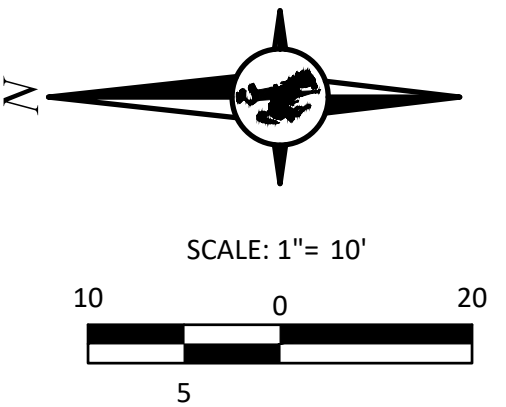
GRADING DETAIL 8 FROM SHEET C4.1

GRADING LEGEND:

- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FFE FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- TC TOP OF CURB

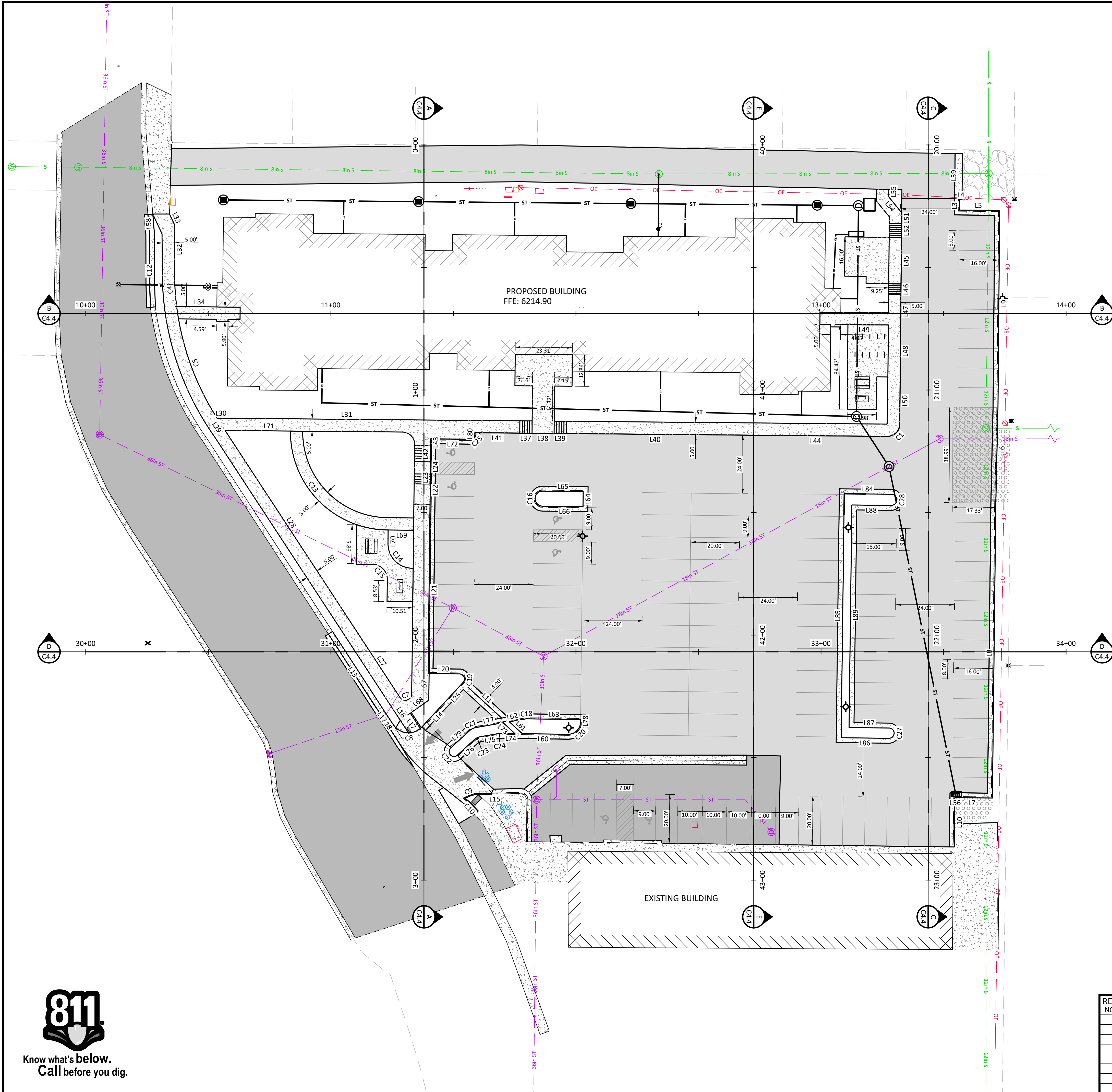
GENERAL NOTES:

- ADD 6200 TO ALL PROPOSED SPOT ELEVATIONS.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM OF 2.0% CROSS-SLOPE.
- HANDICAP PARKING STALLS AND ISLES SHALL HAVE A 2.0% MAXIMUM CROSS-SLOPE IN ANY DIRECTION.
- ALL SITE WORK SHALL CONFORM TO THE TOWN OF JACKSON STANDARD SPECIFICATIONS.
- THE UTILITY LOCATIONS SHOWN ARE AS MARKED BY THEIR OWNERS, FROM THE OWNERS RECORDS OR FROM FIELD EVIDENCE. THE SIZE AND LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES DURING CONSTRUCTION.
- FIELD SURVEY WAS PERFORMED IN APRIL 2022.



REVISIONS				
NO.	DESCRIPTION	DATE	BY	CKD

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FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE JACKSON, WY			
GRADING DETAILS			SHEET
SCALE 1" = 10'			C4.2
DRN: BLB	CHK: DATE: 8/17/2022	BY: PAGE:	
VERT		JOB NO. 22628-HE	



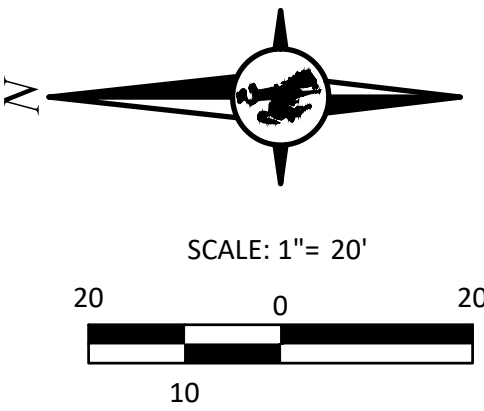
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85	5.00	89.99	S44° 29' 08"E	7.07
C4	13.03	110.00	6.79	S86° 12' 58"W	13.02
C5	48.81	110.00	25.42	S70° 06' 38"W	48.41
C7	6.69	2.63	146.07	S16° 18' 22"E	5.02
C8	11.74	7.43	90.57	N1° 37' 52"W	10.56
C9	5.57	10.00	31.92	N17° 26' 04"W	5.50
C10	7.35	23.43	17.97	S44° 17' 42"W	7.32
C12	29.65	507.09	3.35	N89° 22' 18"E	29.64

GENERAL NOTES:

- ALL DIMENSIONS ON CURB ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM OF 2.0% CROSS-SLOPE.
- HANDICAP PARKING STALLS AND AISLES SHALL HAVE A 2.0% MAXIMUM CROSS-SLOPE IN ANY DIRECTION.
- ALL SITE WORK SHALL CONFORM TO THE TOWN OF JACKSON STANDARD SPECIFICATIONS.
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Parcel Line Table		
Line #	Length	Direction
L3	4.19	N89° 30' 43.48"W
L4	1.00	N0° 31' 23.21"E
L5	16.42	S0° 30' 09.69"W
L6	38.98	N88° 41' 36.82"W
L7	14.78	N0° 37' 15.96"E
L8	120.42	N89° 20' 48.49"W
L9	80.42	N89° 29' 50.31"W
L10	20.13	N89° 11' 22.65"W
L11	19.45	S42° 30' 26.07"W
L12	3.21	S55° 09' 20.70"W
L13	38.54	S57° 00' 10.77"W
L14	15.27	N47° 13' 02.61"W
L15	11.98	N1° 28' 28.76"W
L16	5.00	N56° 46' 43.95"E
L17	7.45	S56° 44' 22.05"W
L18	5.29	N55° 10' 03.55"E
L20	12.73	S0° 39' 11.51"W
L21	72.42	N89° 20' 48.49"W
L22	4.96	N89° 20' 48.49"W
L23	5.32	N89° 20' 48.49"W
L24	3.72	N89° 20' 48.49"W
L25	9.49	N47° 13' 02.61"W
L27	37.58	S56° 44' 42.56"W
L28	92.62	S56° 47' 33.62"W
L29	6.01	S56° 50' 25.85"W
L30	3.33	S0° 30' 38.29"W
L31	101.93	S0° 30' 38.21"W
L32	20.66	S89° 36' 32.16"W
L33	4.55	S65° 00' 00.00"W
L34	18.19	S0° 31' 24.01"W
L37	5.00	S0° 30' 38.69"W
L38	9.00	S0° 30' 38.49"W
L39	5.00	S0° 30' 38.49"W
L40	72.56	S0° 30' 38.49"W
L41	18.32	S0° 30' 38.44"W
L42	6.59	S89° 20' 48.49"E
L43	2.83	S89° 20' 48.49"E
L44	58.43	S0° 30' 38.49"W
L45	19.00	S89° 28' 52.66"E
L46	4.44	S89° 29' 01.42"E
L47	12.34	S89° 28' 53.93"E
L48	21.20	S89° 28' 53.86"E
L49	17.65	S0° 30' 30.15"W
L50	19.26	S89° 28' 53.89"E
L51	4.36	S89° 28' 51.75"E
L52	5.71	S89° 28' 52.10"E
L54	7.78	N51° 00' 20.27"E
L55	3.01	N89° 42' 06.74"E
L56	0.54	N0° 37' 15.96"E
L58	8.28	N85° 12' 08.43"E
L59	16.92	S89° 31' 42.81"E
L60	18.68	N0° 43' 41.61"E
L61	7.20	N42° 33' 03.83"E
L62	6.50	S9° 51' 16.11"E
L63	21.74	S0° 43' 41.61"W
L64	6.21	N89° 20' 47.35"W
L65	16.51	S0° 30' 38.49"W
L66	16.50	N0° 39' 11.51"E
L67	10.83	S89° 22' 06.30"E
L68	9.24	S35° 12' 33.10"E
L69	10.40	N0° 38' 56.38"E

Parcel Line Table		
Line #	Length	Direction
L70	5.52	N89° 28' 09.18"W
L71	26.67	S0° 30' 38.19"W
L72	15.89	S0° 39' 11.28"W
L73	6.51	N42° 33' 03.83"E
L74	5.84	S0° 34' 35.88"W
L75	7.46	S9° 51' 16.11"E
L76	9.34	S42° 25' 06.40"E
L77	11.31	N9° 51' 16.11"W
L78	1.08	N89° 20' 47.35"W
L79	10.51	N42° 25' 06.40"W
L80	0.59	S89° 35' 01.84"E
L84	19.16	S0° 30' 38.49"W
L85	99.55	S89° 16' 20.98"E
L86	19.50	N0° 42' 40.12"E
L87	16.34	S0° 39' 11.51"W
L88	16.00	N0° 39' 11.51"E
L89	90.83	N89° 16' 18.39"W



REVISIONS				
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FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE
JACKSON, WY

DIMENSION PLAN

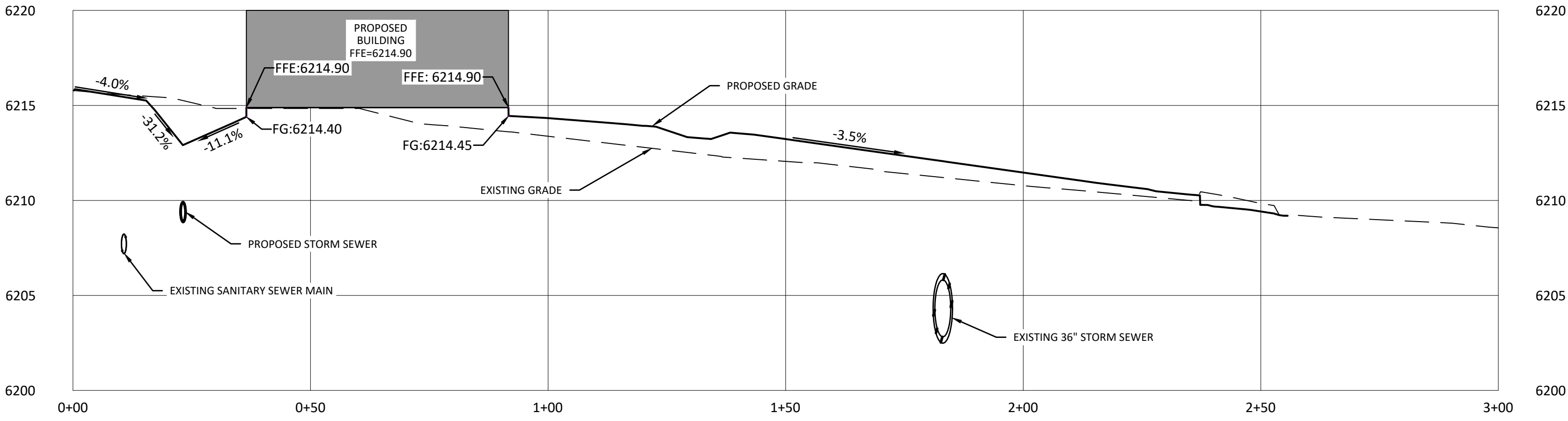
SCALE 1" = 20'
DRN: BLB
CHK: DATE: 8/17/2022
VERT: PAGE: JOB NO. 22628-HE

SHEET
C4.3

SITE CROSS SECTION

SCALE HORZ: 1"=20'
VERT: 1"=5'

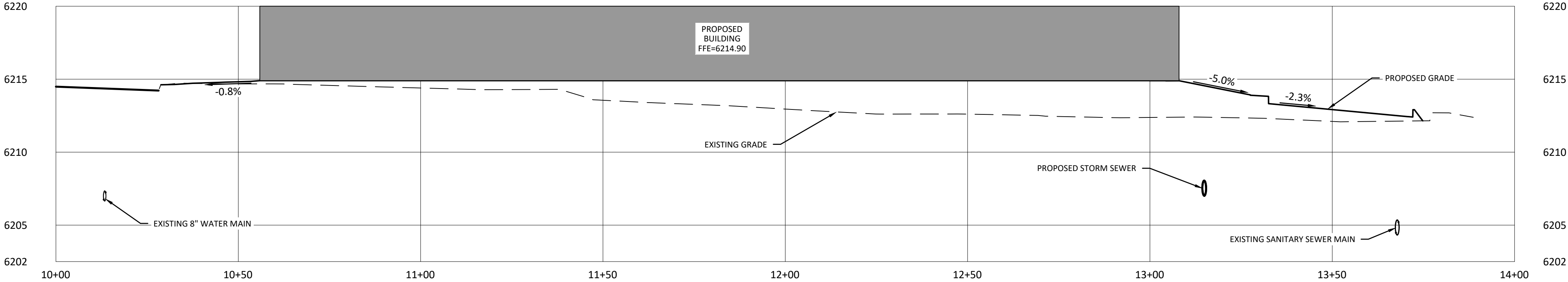
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C4.3



SITE CROSS SECTION

SCALE HORZ: 1"=20'
VERT: 1"=5'

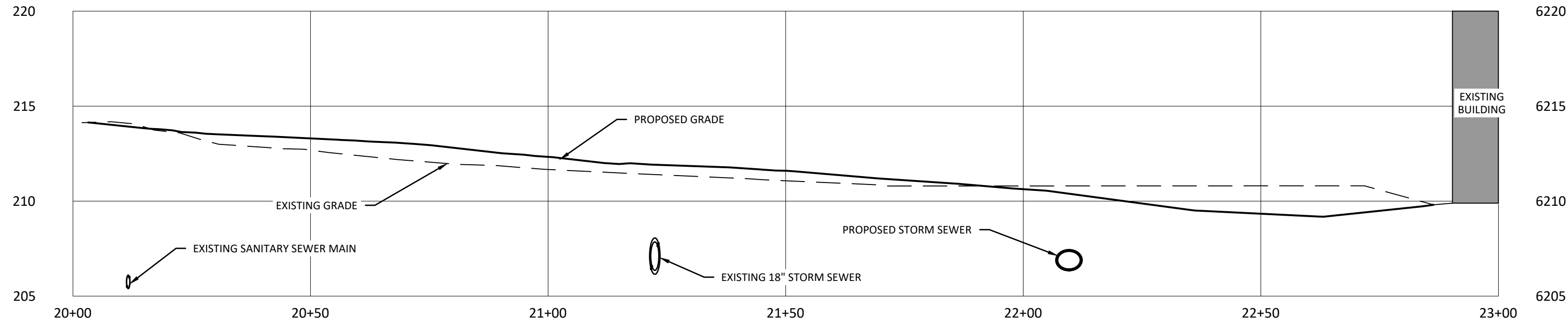
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SITE CROSS SECTION

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VERT: 1"=5'

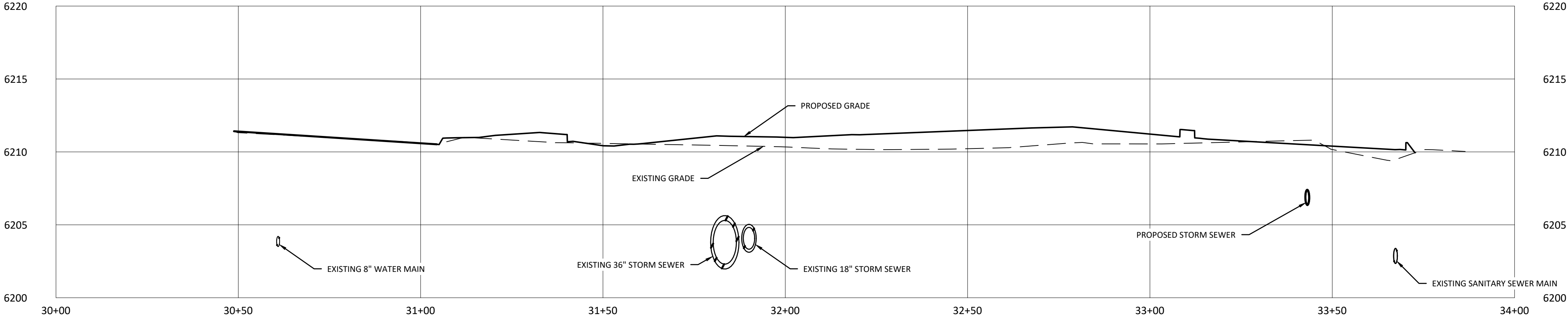
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SITE CROSS SECTION

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VERT: 1"=5'

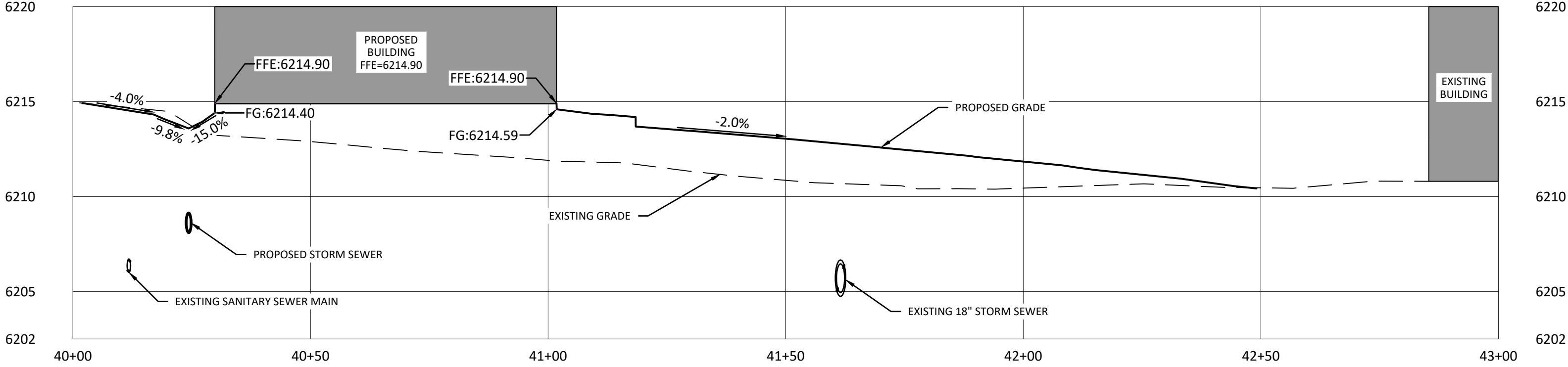
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C4.3



SITE CROSS SECTION

SCALE HORZ: 1"=20'
VERT: 1"=5'

E
C4.3



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**FLAT CREEK APARTMENTS - 400 W SNOW KING AVENUE
JACKSON, WY**

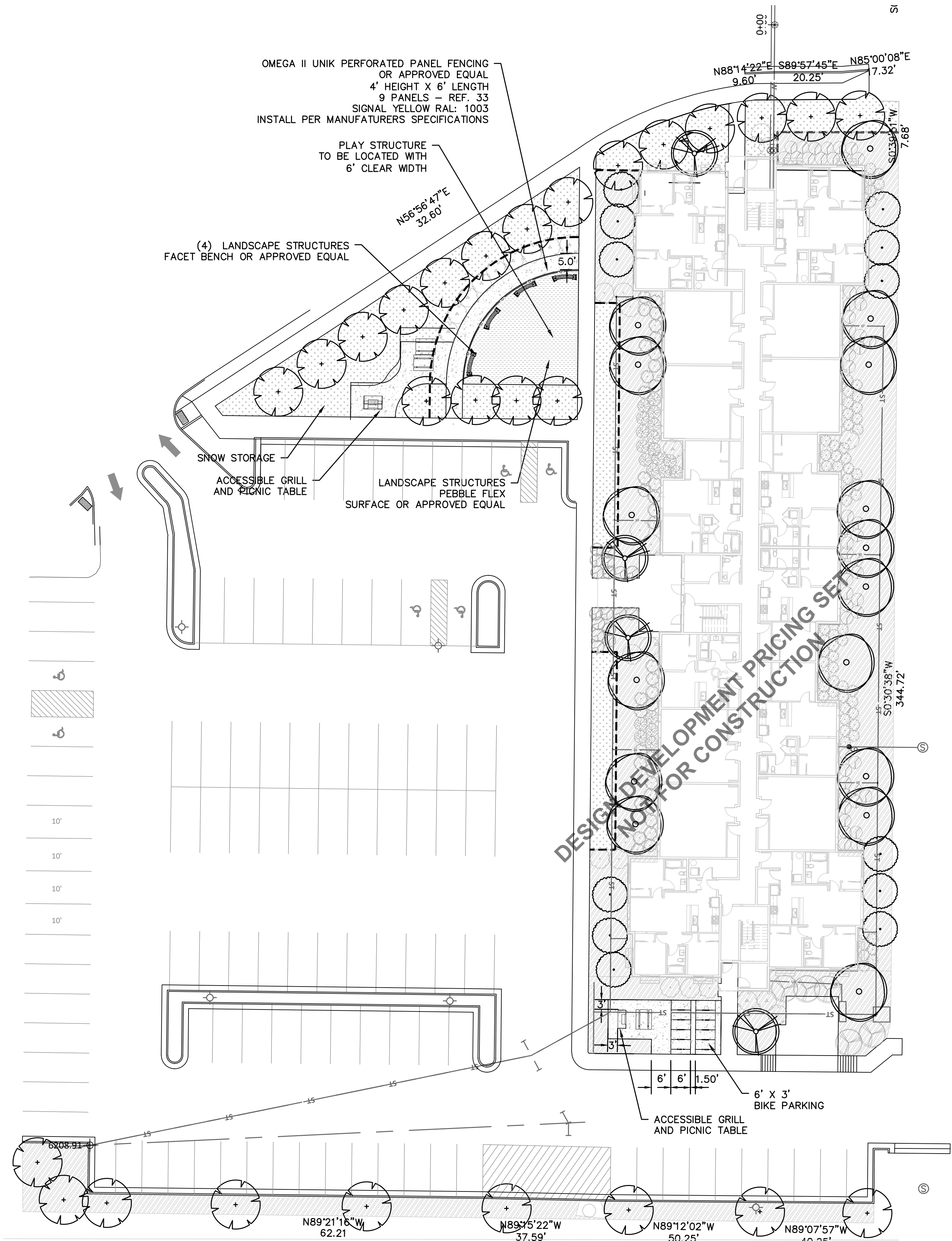
SITE CROSS SECTIONS

SCALE: HORZ 1" = 30', VERT 1" = 3'

DRN: BLB, CHK: DATE: 8/17/2022, BK: PAGE: JOB NO. 22628-HE

SHEET

C4.4



LANDSCAPE LEGEND:

- TREES
- PRUNUS VIRGINIANA 'CANADA RED'
 - POPULUS TREMULA 'ERECTA'
 - POPULUS TREMULOIDES
 - TILIA CORDATA
- LARGE SHRUBS
- ACER GINNALA 'BAILEY COMPACT'
 - AMELANCHIER ALNIFOLIA 'REGEN'T'
 - CARAGANA ARBORESCENS
- SMALL SHRUBS
- CORNUS ALBA 'RED GNOME'
 - CORNUS SERICEA 'ISANTI'
 - LONICERA INVOLUCRATA
 - PHYSOCARPUS OPULIFOLIUS 'NANUS'
 - SALIX PURPUREA NANA
 - SPIRAEA JAPONICA 'GOLDFLAME'
 - SYMPHORICARPOS ALBUS
- MULCH AND PERENNIALS
- KENTUCKY BLUEGRASS
 - PLAYGROUND SURFACING
 - METAL LANDSCAPE EDGING
 - 3' TALL DECORATIVE FENCE

PLANT SCHEDULE:

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	CONDITION	SIZE (MIN.)	COMMENT
DECIDUOUS TREES						
PvCR	4	Prunus virginiana 'Canada Red'	CANADA RED CHERRY	B&B	3" - 3.5" CAL.	single trunk
PtE	12	Populus tremula 'Erecta'	SWEDISH COLUMNAR ASPEN	B&B	3" - 3.5" CAL.	
Pt	16	Populus tremuloides	QUAKING ASPEN	B&B	3" - 3.5" CAL.	
Tc	27	Tilia cordata	GREENSPIRE LITTLE LEAD LINDEN	B&B	3" - 3.5" CAL.	
LARGE DECIDUOUS SHRUBS						
AgBC	16	Acer ginnala 'Bailey Compact'	DWARF AMUR MAPLE	B&B	5 GAL.	
AaR	14	Amelanchier alnifolia 'Regent'	REGEN'T SERVICEBERRY	CONT.	5 GAL.	
Ca	5	Caragana arborescens	SIBERIAN PEASHRUB	CONT.	5 GAL.	
SMALL DECIDUOUS SHRUBS						
CaRG	38	Cornus alba 'Red Gnome'	RED GNOME DOGWOOD	CONT.	5 GAL.	
Li	53	Lonicera involucrata	TWINBERRY HONEYSUCKLE	CONT.	5 GAL.	
PoN	17	Physocarpus opulifolius 'Nanus'	DWARF NINEBARK	CONT.	5 GAL.	
SjG	20	Spiraea japonica 'Goldflame'	GOLDFLAME SPIREA	CONT.	5 GAL.	
Sa	57	Symphoricarpos albus	SNOWBERRY	CONT.	5 GAL.	
PERENNIALS/ORNAMENTAL GRASSES						
AM	##	Achillea 'Moonshine'	MOONSHINE YARROW	CONT.	1 GAL.	18" O.C.. yellow
AmT	##	Alchemilla mollis 'Thriller'	LADY'S MANTLE	CONT.	4" POT	18" O.C.
Dc	##	Descampsia cespitosa	TUFTED HAIRGRASS	CONT.	1 GAL.	
HSaO	##	Hemerocallis 'Stella de Oro'	DWARF GOLD DAYLILY	CONT.	4" POT	12" O.C.
CC	##	Heuchera 'Copper Cascade'	COPPER CASCADE CORAL BELLS	CONT.	1 GAL.	
LRH	##	Lupinus Russell Hybrids	LUPINE, MIXED	CONT.	1 GAL.	18" O.C.
MCS	##	Monarda 'Cambridge Scarlet'	RED BEE-BALM	CONT.	1 GAL.	12" O.C.
NFWL	##	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	CONT.	1 GAL.	24" O.C.
SnMN	##	Salvia nemorosa 'May Night'	MAY NIGHT SALVIA	CONT.	1 GAL.	
SsSH	##	Salvia x sylvestris 'Snow Hill'	SNOW HILL WHITE SALVIA	CONT.	1 GAL.	12" O.C.
GROUND COVER						
PoPr	##	Poa pratensis	KENTUCKY BLUEGRASS	SOD		

20' 10' 0 20' 40'

SCALE: 1" = 20'
(24" X 36" SHEET)

HARMONY
DESIGN & ENGINEERING

18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com

DATE: 08/10/2022

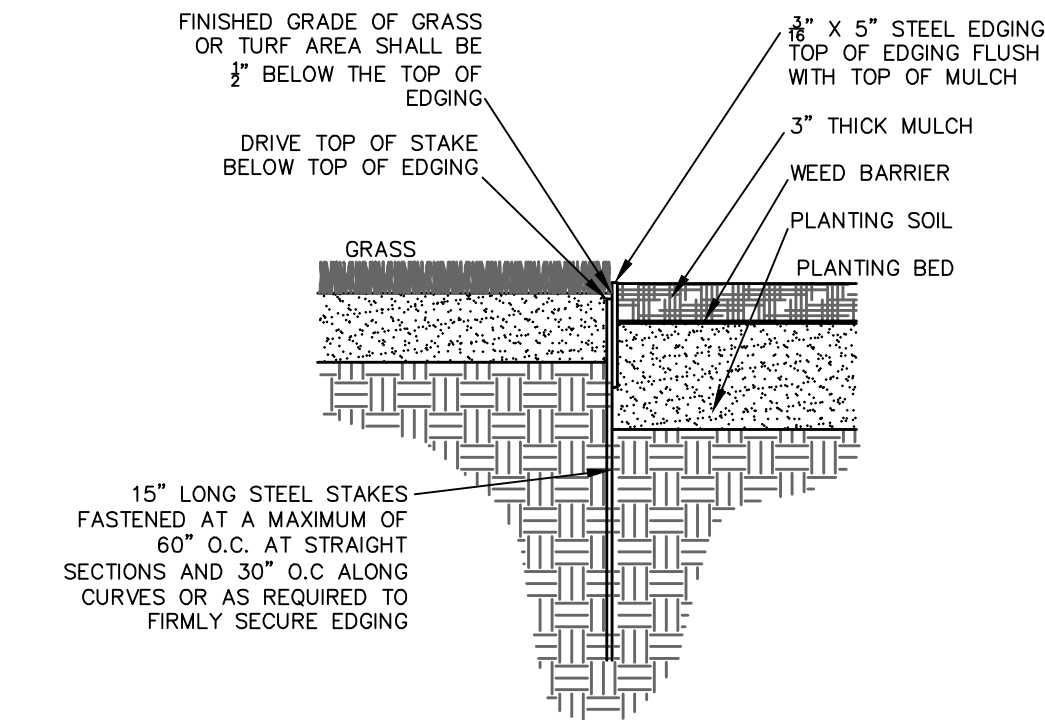
REVISIONS:

PROJECT NAME

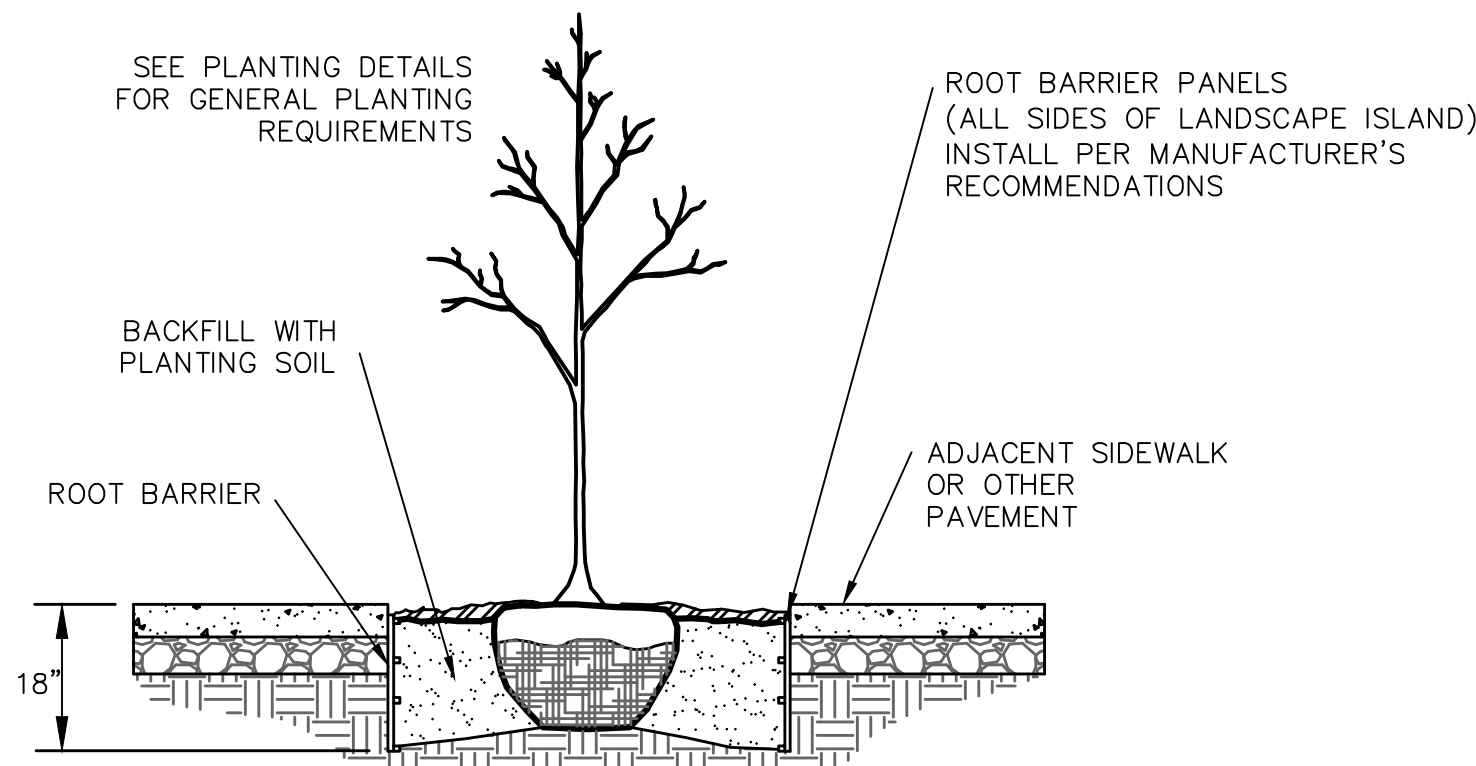
FLAT CREEK HOUSING
400 WEST SNOW KING AVE., JACKSON, WY
DD PRICING SET- LANDSCAPE PLAN

SHEET #

L1.1

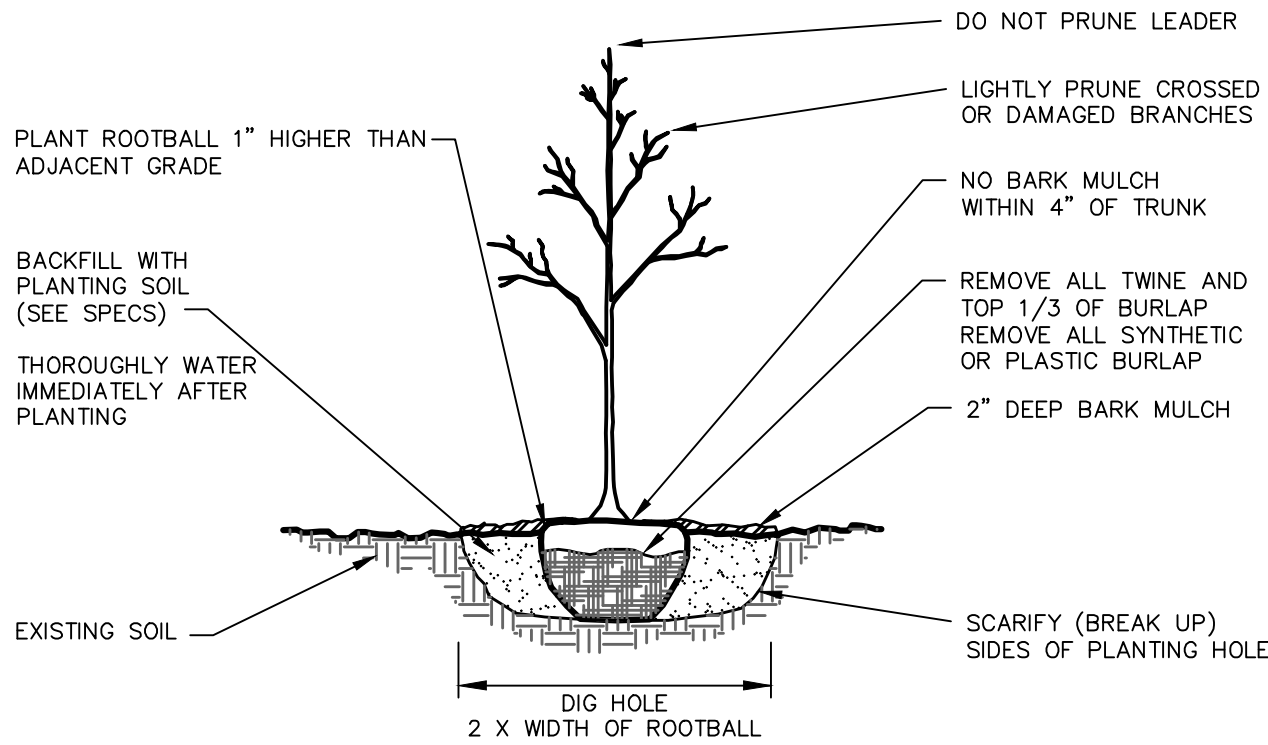


STEEL EDGING



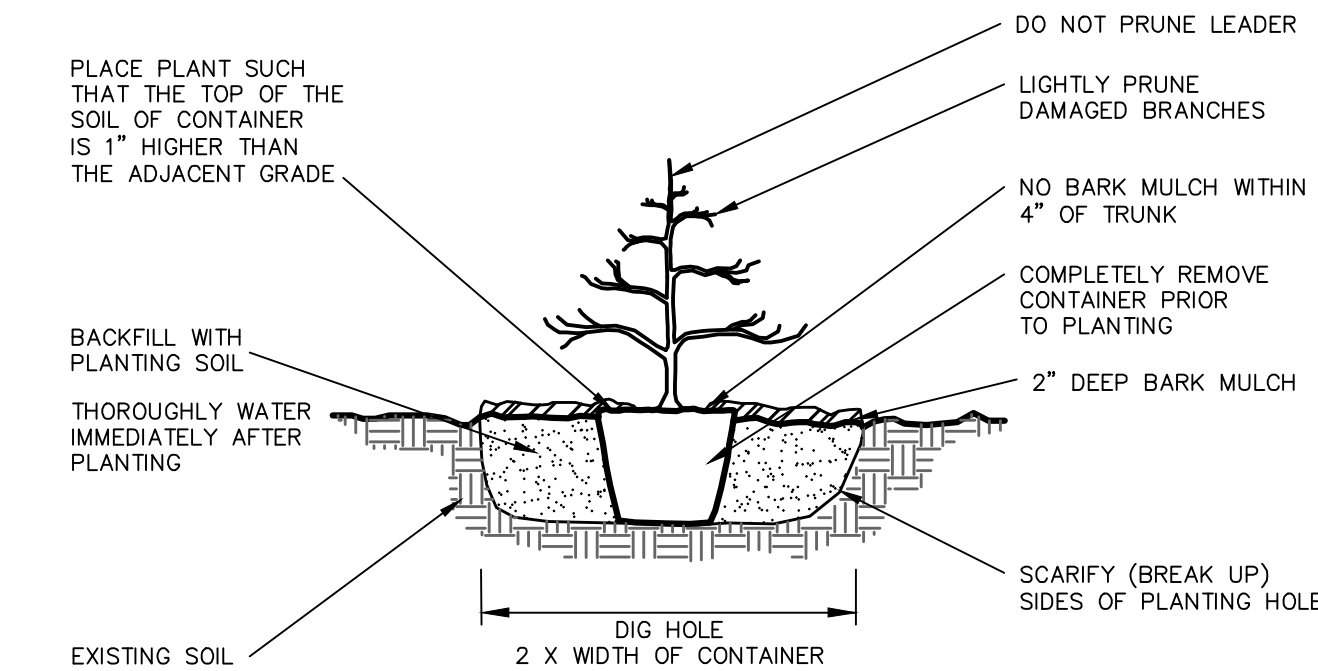
1. ROOT BARRIERS SHALL BE 18" DEEP, BLACK, MOLDED POLYETHYLENE, MODULAR PANELS WITH 3/4" VERTICAL ROOT DEFLECTING RIBS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. COORDINATE INSTALLATION OF ROOT BARRIER PANELS WITH CONSTRUCTION OF ADJACENT HARDSCAPES TO AVOID UNDERMINING HARDSCAPES DURING EXCAVATION

ROOT BARRIER



SOD PLANTING DETAIL

PLANTING DETAIL (B&B)

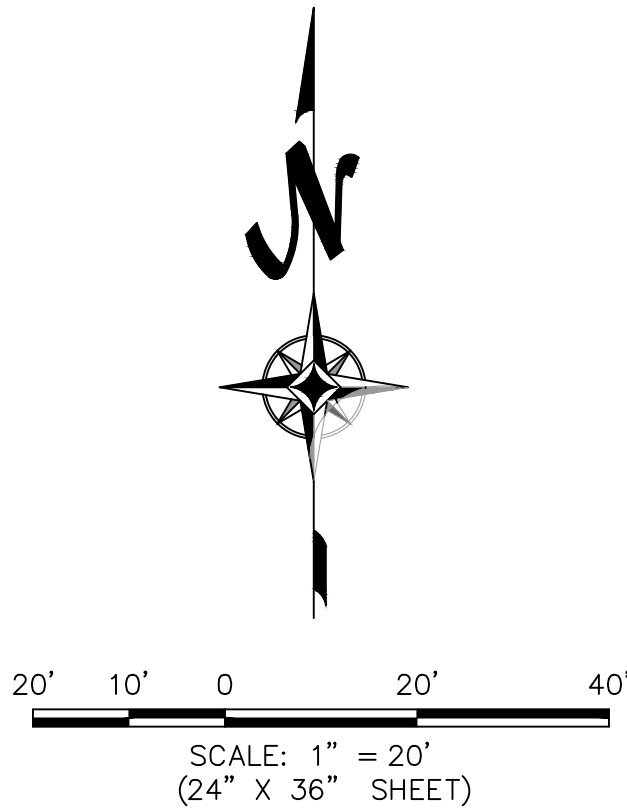



FENCE DETAIL

PLANTING DETAIL (CONTAINER)

LANDSCAPE NOTES:

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND MATERIALS.
2. SEE CIVIL PLANS FOR EXISTING AND PROPOSED UTILITIES LOCATIONS, AND EROSION CONTROL MEASURES.
3. IF SITE CONDITIONS VARY FROM WHAT IS SHOWN HEREIN, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING.
4. THE FINISH GRADES OF PLANTING AREAS AND LAWN SHALL BE FLUSH WITH ADJACENT EDGING OR PAVING
5. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES, SIZES, AND OTHER REQUIREMENTS IS INCLUDED. CONFIRM ALL PLANT COUNTS AND SQUARE FOOTAGES. IF QUANTITIES INDICATED IN THE PLANT LIST DIFFER FROM QUANTITIES SHOWN ON THE PLANS, THEN THE PLANS SHALL GOVERN THE PLANT COUNT.
6. PROVIDE A MINIMUM OF 3" OF ORGANIC MULCH IN ALL SHRUB AND PERENNIAL BEDS.
7. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL IN ALL PLANTING BEDS. CONTRACTOR TO VERIFY SUITABILITY OF NATIVE OR IMPORTED TOPSOIL. PLANTING SOIL SHALL BE ASTM 5268 TOPSOIL, WITH pH RANGE OF 5.5 TO 7, A MINIMUM OF 2 PERCENT ORGANIC MATTER, FREE OF ROOTS, PLANTS, SOD, CLAY LUMPS, STONES GREATER THAN 1/2" IN DIAMETER IN ANY DIRECTION AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. SCARIFY AND LOOSEN EXISTING SUBGRADE PRIOR TO PLACING TOPSOIL. OBTAIN SUPPLEMENTAL TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED CONSTRUCTION OR MINING SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LANDS, BOGS OR MARSHES.
8. FOR AREAS TO RECEIVE SOD OR SEED AND/OR TO PRODUCE PLANTING SOIL, AMEND TOPSOIL WITH ORGANIC COMPOST TO A RATIO OF 1 PART COMPOST TO 4 PARTS TOPSOIL BY VOLUME.
9. ONLY TREES THAT SHOW SIGNS OF INSTABILITY AFTER PLANTING SHALL BE STAKED AND GUYED. TIES MADE OF APPROVED MATERIAL SHALL BE ATTACHED DIRECTLY TO THE STAKES OR MAY BE ATTACHED TO STAKES BY WIRE. IN NO CASE SHALL THE WIRE EXTEND AROUND THE TREE TRUNK. TIES SHOULD BE ATTACHED LOOSELY ENOUGH TO ALLOW A SMALL AMOUNT OF PLAY IN THE TRUNK. FLAG STAKES AND GUY WIRES WITH FLUORESCENT TAPE 3' AND 6' ABOVE GRADE.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL STAKES AND STRAPS AFTER A ONE YEAR PERIOD.
11. ALL PLANT MATERIAL AND THE IRRIGATION SYSTEM SHALL BE WARRANTED FOR A PERIOD OF 3 YEARS FROM SUBSTANTIAL COMPLETION.
12. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO, WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AFFECTED BY THE PROSECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE AFFECTED UTILITY COMPANY AND THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES.
13. EXCAVATION NEAR UNDERGROUND UTILITIES AND EXISTING IMPROVEMENTS SHALL BE DONE CAREFULLY AND, IF NECESSARY, BY HAND. ANY DISRUPTION TO UTILITIES OR DAMAGE TO THE SITE AND/OR IMPROVEMENTS SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
14. THE CONTRACTOR SHALL CONTACT "ONE CALL" – 811 (PHONE 1-888-987-3742) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.
15. DURING CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL OBSERVE FOR AND REPORT GROWTH OF NOXIOUS WEEDS AND SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.
16. DISTURBED AREAS NOT RECEIVING OTHER PLANTING OR HARDSCAPE TREATMENTS SHALL BE BROADCAST SEEDED WITH DRYLAND NATIVE SEED MIX.
17. PLANTING PERIOD FOR SEED AND SOD SHALL BE IMMEDIATELY AFTER FINISH GRADING AND IRRIGATION INSTALLATION ARE ACCEPTED. SEED INSTALLED IN THE FALL SHALL BE INSTALLED AFTER SEPTEMBER 30 BUT BEFORE FIRST SNOWFALL. SPRING SEEDING SHALL OCCUR AS EARLY THE FOLLOWING SPRING AS WEATHER AND GROUND CONDITIONS PERMIT. SEED MAY NOT BE SPREAD ON SNOW COVERED GROUND.
18. SEED SHALL BE CERTIFIED FREE OF NOXIOUS WEEDS IN ACCORDANCE WITH WS 11-12-101 THROUGH 125 AND SO LABELED, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE PER TETON COUNTY LDR SECTION 5.5.4.B.1.a. COPIES OF SEED CERTIFICATION LABELS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO SOWING SEED AND KEPT ON SITE.





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1" = 20'
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DRAWING IS TO SCALE IF BAR MEASURES.
1" = FULL SCALE
1/2" = HALF SCALE

FILE: 22075_SITE.DWG
PROJ. #: 22075

DATE: 08/10/2022

REVISIONS:

PROJECT NAME

FLAT CREEK HOUSING
400 WEST SNOW KING AVE., JACKSON, WY

DD PRICING SET - DETAILS AND NOTES

SHEET #

L1.2