



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: February 26, 2019	REQUESTS: The applicant is submitting a request for a Conditional Use Permit for the Gondola located at 100 E. Snow King Ave., legally know as PT NW1/4SW1/4, SEC. 34, TWP. 41, RNG. 116 TRACT B. For questions, please call Tyler Sinclair at 733-0440, x1301 or email to the address shown below. Thank you.
Item #: P19-242	
Planner: Tyler Sinclair Phone: 733-0440 ext. 1301 Fax: 734-3563 Email: tsinclair@jacksonwy.gov	
Owner/Applicant: Snow King Mountain Resort c/o Ryan Stanley PO Box 1846 Jackson, WY 83001	
Please respond by: February 26, 2019 (Sufficiency) March 6, 2019 (with Comments)	

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



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: Snow King Gondola

Physical Address: 100 E. Snow King Ave

Lot, Subdivision: PT NW1/4SW1/4, SEC. 34, TWP. 41, RNG. 11

PIDN: 22-41-16-34-3-00-003

PROPERTY OWNER.

Name: Snow King Mountain Resort LLC

Phone: 307 734-3351

Mailing Address: PO Box 1846

ZIP: 83001

E-mail: ryan@snowkingmountain.com

APPLICANT/AGENT.

Name: Ryan Stanley

Phone: 307 734-3351

Mailing Address: PO Box 1846

ZIP: 83001

E-mail: ryan@snowkingmountain.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

____ Basic Use

☒ Conditional Use

____ Special Use

Relief from the LDRs

____ Administrative Adjustment

____ Variance

____ Beneficial Use Determination

____ Appeal of an Admin. Decision

Physical Development

____ Sketch Plan

____ Development Plan

____ Design Review

Subdivision/Development Option

____ Subdivision Plat

____ Boundary Adjustment (replat)

____ Boundary Adjustment (no plat)

____ Development Option Plan

Interpretations

____ Formal Interpretation

____ Zoning Compliance Verification

Amendments to the LDRs

____ LDR Text Amendment

____ Map Amendment

Miscellaneous

____ Other: _____

____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: Sept. 10, 2019

Environmental Analysis #:

Original Permit #:

Date of Neighborhood Meeting:

July 31, 2019

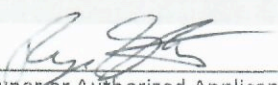
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type 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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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 Property Owner or Authorized Applicant/Agent

Ryan Stanley

Name Printed

Oct 8, 2019

Date

Vice President

Title

LETTER OF AUTHORIZATION

Snow King Resort Master Association, "Owner" whose address is: _____

400 E. Snow King Ave, Jackson, WY, 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: _____

PT NW 1/4 SW 1/4, Sec. 34, Twp. 41, Rng. 116, Tract B

(If too lengthy, attach description)

HEREBY AUTHORIZES Ryan Stanley 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:

Max C. Chapman
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President

(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)

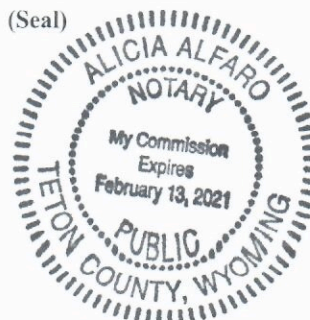
The foregoing instrument was acknowledged before me by Max Chapman Jr. this 13 day of
August, 2019.

WITNESS my hand and official seal.

[Signature]
(Notary Public)

My commission expires: Feb 13, 2021

(Seal)





October 1, 2019

Ryan Stanley
Vice President & General Manager
Snow King Mountain Resort

Tyler Sinclair
Town of Jackson Planning Director
PO Box 1687
Jackson, WY 83001

Re: Snow King Gondola Conditional Use Permit

Dear Tyler,

This letter is to serve as a narrative description of the proposed gondola installation at the base of Snow King Mountain. Included with this letter and conditional use permit application is a draft grading plan for the site that visually illustrates the proposed changes to the base of the mountain.

We are seeking to replace the existing Summit and Cougar ski lifts with a detachable gondola to replace aging infrastructure that is nearing the end of its functional life. This new aerial tramway will safely and comfortably transport guests to the summit of Snow King Mountain for summer and winter recreation as well as enjoying the spectacular views of Jackson Hole.

The gondola is proposed to be located at the site of the existing Cougar chair lift with a small plaza to accommodate guests loading and unloading the gondola directly adjacent to the North. A buffer zone between the existing concrete pathway adjacent to the play structure, and the gondola staging area is proposed with landscaping and seating on both sides to match the adjacent landscaping in the park. The patio area adjacent to the gondola will be at or near street grade to provide efficient ADA access to the gondola. A small ticket booth will be located on this plaza as well as a map of the resort and informational signage.

In order to create more open space at the base of the mountain we are proposing to relocate the existing snowmaking pump house to the South of the Snow King Sports and Events Center. In moving the snowmaking facilities associated pipes and utilities will be re-routed to this location.

All of the dirt excavated for the gondola will be pushed uphill and used to create a smooth even grade at the base of the existing ski slope as it transitions to the parking lot at the base of the mountain. Following construction new pathways will be created to access trails leading up the mountain and the Lodge Room. A sprinkler system and sod will be installed to create a large open field that will transition into native grass further up the hill.

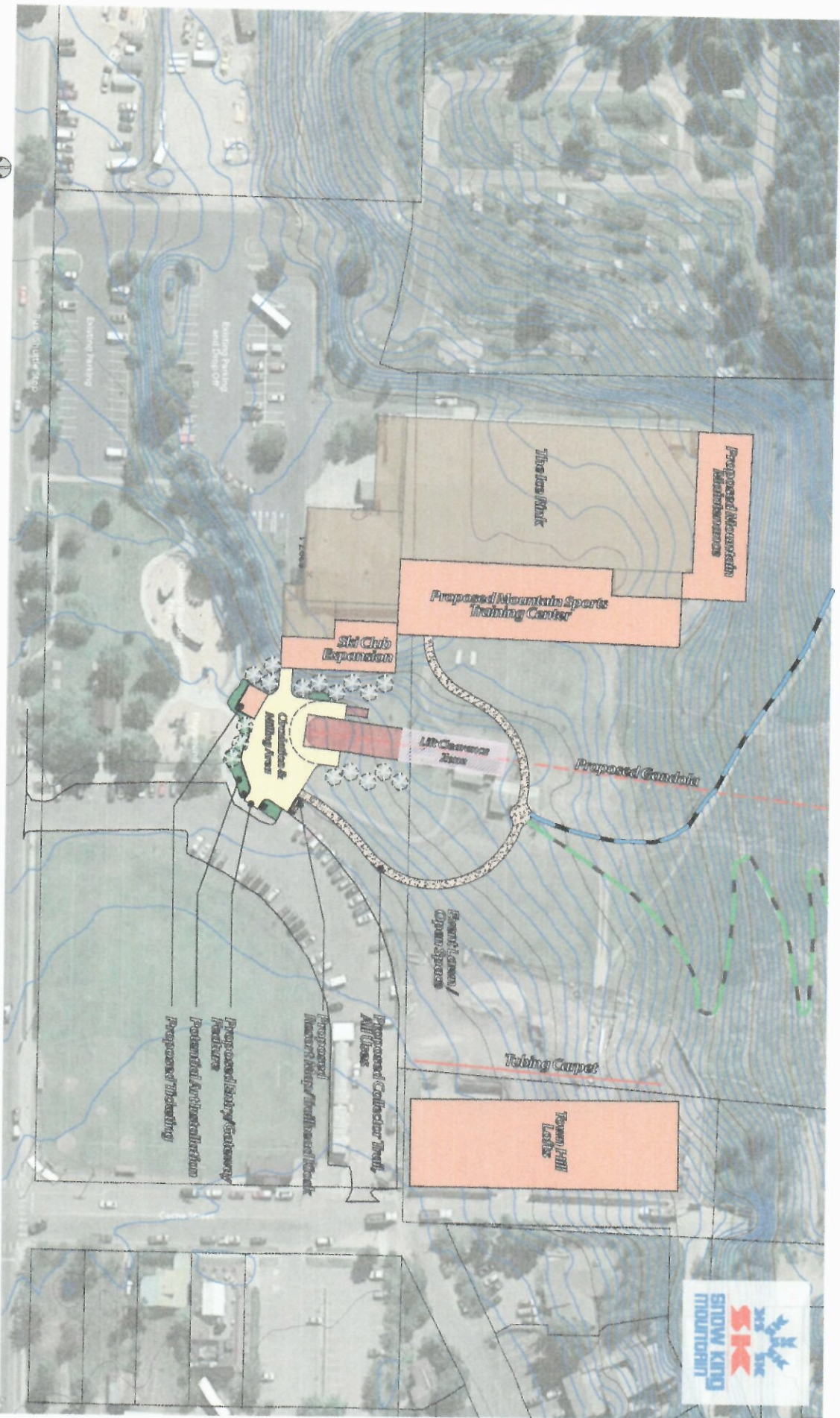


This project will not create any new employees for mountain operations as it involves the replacement of existing infrastructure. We currently have a team in place for long term maintenance and operations of this proposed infrastructure.

We believe this project, along with others proposed on the mountain, will help ensure the viability of Wyoming's oldest ski area for decades to come.

Sincerely,

Ryan Stanley

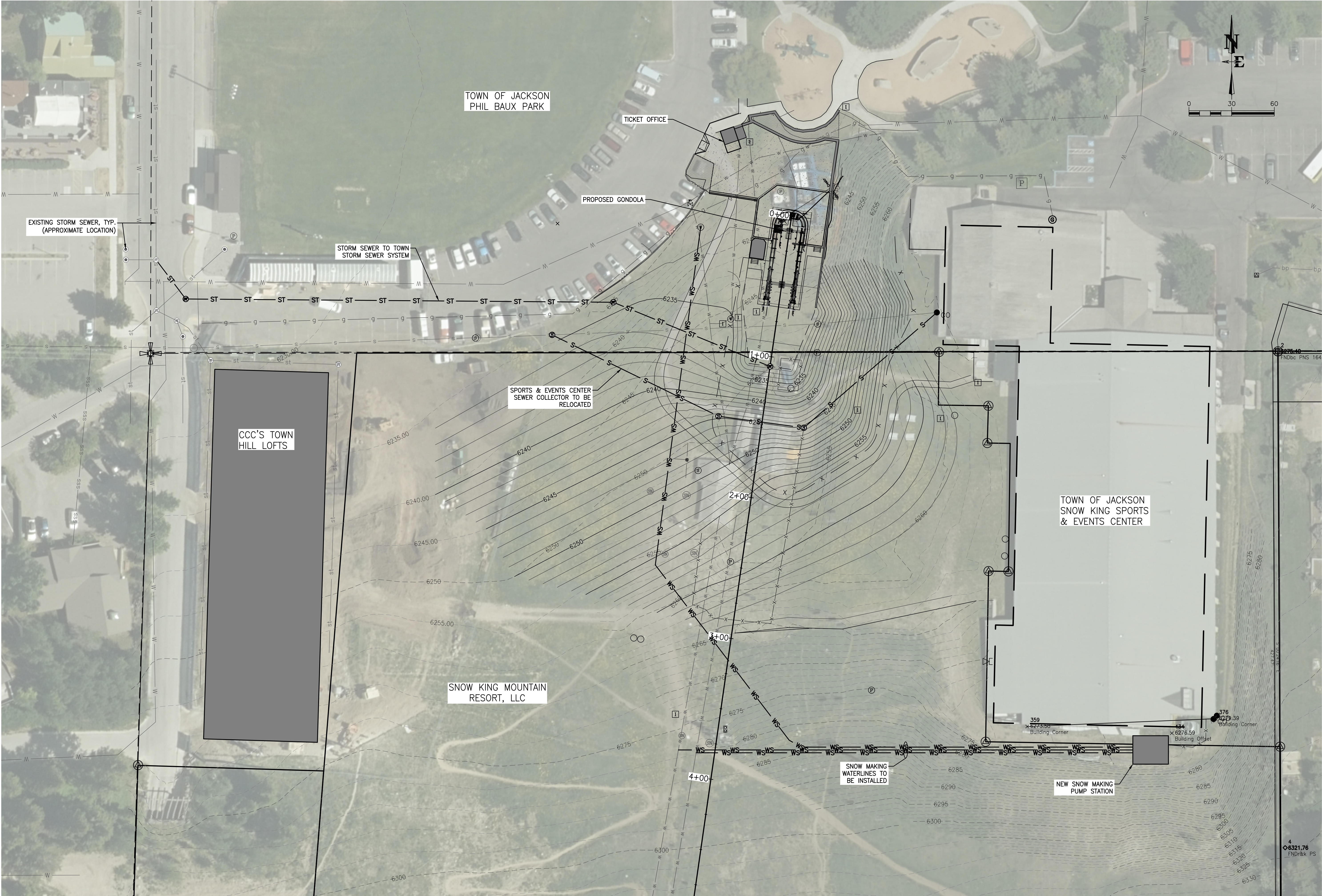


Existing
Hiking Trail

Existing
Mountain Bike Trail

West Portal and Phil Baux Park
Concept Plan
JULY 2019

S:\proj\2019\2019-01 Snow King Mountain Resort - Summit Access Road - CIVIL\Drawings\Civil\Utility\Map_C1.0 UTILITY PLAN OVERVIEW.dwg - Dec 18 2019 04:50:07 pm PLOTTED BY: doster DWG ID: 230



DRAWING NO C1.0		JOB TITLE SNOW KING GONDOLA	DRAWING TITLE UTILITY PLAN OVERVIEW	<div>NELSON ENGINEERING</div> <div>P.O. BOX 1599, JACKSON WYOMING (307) 733-2087</div>							DATE 10/18/2019	REV.
JOB NO 19-282-01		JACKSON, WY		SURVEYED	NE	ENGINEERED	FPD	DRAWN	FPD	CHECKED	DD	APPROVED

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

S:\proj\2019\202-01 Snow King Mountain Resort - Summit Access Road - Civil\4 Drawings\Civil\202-01-GONDOLA-BASE.dwg C2.0 BASE STATION SITE PLAN - DWT 18 2019 04:20:00 pm PLOTTED BY: doster DWG FORMAT: 230



DRAWING NO	C2.0	JOB TITLE	SNOW KING GONDOLA SNOW KING MOUNTAIN RESORT JACKSON, WY	DRAWING TITLE		DATE		10/16/2019		REV.	
JOB NO	19-282-01				BASE STATION SITE PLAN						NE
											FPD
											FPD
											DD
											DD
											DD
											DD
											DD

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

Snow King Mountain Resort

Gondola & Zip-Line Conditional Use Permit

January 26, 2020

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Introduction

As a blend between a visitor-centric resort and a community service facility, Snow King Mountain Resort (SKMR) is a place where local residents and visitors share space comfortably. As an integral part of the Jackson community, SKMR serves as a bridge to nature for the town and offers a site for skiing, biking, hiking, concerts, and sporting events.

The underlying goal of SKMR is to create a vibrant, year-round, mixed-use complex contributing to the economy of Jackson and sustaining winter operations. With this objective in mind, SKMR is seeking to replace the existing Summit and Cougar ski lifts with a detachable gondola to replace aging infrastructure that is nearing the end of its functional life. This new aerial tramway will safely and comfortably transport guests to the summit of Snow King Mountain for summer and winter recreation as well as enjoying the spectacular views of Jackson Hole. In addition, SKMR is seeking to add a zip-line experience to the east side of the mountain adjacent to the Rafferty Lift and Mountain Coaster. This activity will primarily operate during the summer season, and may ultimately be connected to a longer zip-line tour that originates at the top of the proposed gondola.

The gondola is proposed to be located at the site of the existing Cougar chair lift with a small plaza to accommodate guests loading and unloading the gondola directly adjacent to the North. A buffer zone between the existing concrete pathway adjacent to the play structure, and the gondola staging area is proposed with landscaping and seating on both sides to match the adjacent landscaping in the park. The patio area adjacent to the gondola will be at or near street grade to provide efficient ADA access to the gondola. A small ticket booth will be located on this plaza as well as a map of the resort and informational signage.

The zip-line will start at the mid-station of the Rafferty Lift and terminate adjacent to the Snow King Hotel landing entirely on private property. The landing platform at the base will be a single steel pole with a spiral staircase allowing guests to descend to the ground. Landscaping will be added directly around the landing of the zip-line, but will be minimized so as to have the least impact on winter ski terrain.

In order to create more open space at the base of the mountain in conjunction with the new gondola, we are proposing to relocate the existing snowmaking pump house to the South of the Snow King Sports and Events Center. In moving the snowmaking facilities associated pipes and utilities will be re-routed to this location. Ultimately this pump house will be enclosed with a larger maintenance and storage facility for mountain operations.

It is anticipated that these projects will not start any earlier than the spring of 2021 following the completion of the USFS Environmental Impact Statement (EIS) currently underway.

Required Permits / Leases

Grading & Erosion Control

As part of this Conditional Use Permit (CUP), Grading and Erosion control permits will be obtained for all work done associated with this project prior to the commencement of any grading work. See the Conceptual Site Plan and Grading Disturbance section below for further information on grading and erosion control.

Building Permit

All required building permits for construction associated with this CUP will be obtained prior to the commencement of any construction. The only buildings that could potentially require a building permit will be the ticket booth adjacent to the gondola and the snowmaking pump house.

USFS Approval for Gondola

Prior to any construction, the USFS Environmental Impact Statement (EIS) that is currently ongoing must be completed and approval must be issued for the installation of the gondola. It is anticipated that the EIS and approval process will be completed mid-summer 2020.

TOJ Leases

It is anticipated that as part of this CUP process, leases from the Town of Jackson associated with ski area operations will be renegotiated. Snow King Mountain Resort would like to propose returning the lease rate to the original cost of \$10,800 per year, adjusted for inflation, with a term of 50 years. This represents approximately a 10 fold increase in the lease rate from the current lease and the term of the lease is comparable to other long term leases the town holds.

Required Approvals

Snow King Resort Master Association

Snow King Resort Master Association (SKRMA) will provide a letter approving this CUP submission in early February, prior to Town Council Review.

Site Plan

Conceptual Grading Plan & Site Disturbance

The proposed CUP will involve grading primarily associated with the redevelopment of the base area and gondola station. Minimal grading will occur at the base and top of the zip-line in order to install concrete underground to support the towers. Grading will occur throughout the area to the west and south of the Snow King Sports and Event Center and South of the existing parking lot. Dirt will be excavated in the location of the cougar lift to make space for the gondola and will be pushed uphill to ease the grade at the base of the mountain and make a smooth transition to the parking lot. Additional grading will occur in the area of the snowmaking pump house to provide access to this zone and for the installation of water lines and power. Existing utilities for snowmaking, sewer to the Snow King Sports and Event Center, and power will be relocated as part of this grading. A new walkway will be constructed from the Lodge room to the base of the gondola.

No trees will be removed at the base of the mountain in conjunction with grading and all areas disturbed by grading activities or access will be restored and revegetated. Disturbed slopes steeper than 3:1 will receive erosion control blankets in order to minimize loss of topsoil and to promote moisture retention for seed germination. Straw wattles will also be used along contours to reduce runoff velocities and minimize sediment transport down the slopes.

Prior to any grading or land disturbing activities a grading permit application will be made to the Town of Jackson.

Elevation Data

Elevations are indicated on the draft site plans and the height of the gondola and zip-line platform are indicated on the two-dimensional renderings.

Leased Land

The base of the gondola is situated on Town of Jackson property that has been leased for ski area operations for many decades. We anticipate renewing this lease as well as leases for the other ski area tracts and winter tubing leases as part of this CUP process.

Construction Access

No new permanent roads are proposed as part of this CUP. However, the USFS Master plan does include a new access road on the mountain that is not associated with this CUP. As part of the construction process for the gondola and zip-line construction vehicles will access the sites in manner that creates the least impact. Staging for the two projects will be on the KM6 Lot and Lot 57 as necessary. Any disturbance of native grass, sod, or soil created associated with construction will be restored.

Uphill Access During Construction

It is anticipated that existing uphill routes originating near the current Summit lift will be disturbed as part of the construction process. Temporary access for uphill hikers and bikers will be provided through alternative routes during construction and existing uphill trails will be re-established following construction.

Parking

No new parking areas are proposed; nor are any parking areas to be eliminated with the proposed development. As part of the Snow King Resort Association Master Plan Transportation Demand Management Monitoring, paving of the KM6 lot will be required to satisfy additional parking demand if lots exceed 80% capacity as indicated during the study periods.

Sewer & Water Connections

Installation of the gondola necessitates the relocation of the Snow King Events Center Sewer service piping because the required gondola grading will uncover the pipe. A straightforward realignment of the sewer piping is proposed and includes manholes at proposed angle points and sufficient sloping in accordance with WDEQ standards as well as TOJ standards.

As part of the relocation of the snowmaking pump station, an 8 inch waterline loop is proposed to be installed in order to increase snow making capacity. Modeling results of the addition of this 8 inch loop to the Town's water system indicates that installation of the waterline loop can increase snow making capacity from the current 600 gallons per minute to up to 2400 gallons per minute. Modeling results indicate that snow making demands of 2400 gallons per minute at the new pump station location will result in a 20 psi delivery pressure at the pump house while also providing maximum day demands elsewhere in the zone at no less than 45 psi. The proposed waterline loop will extend along the east and south side of the Snow King Event Center, where it serves the pump station on the south side, and completes the loop on the west side of the events center and connects back to the 8 inch main near the current connection of the existing 6 inch service. All water use, including snow making and irrigation, on the proposed loop will be metered.

Sewer and water lines are indicated on the attached draft engineering plans. Water lines illustrate primary mains to serve the pump station and also to connect to existing snow making infrastructure.

Subsurface Soils and Geologic Investigation

Subsurface soil and geologic investigation required for construction design and grading will take place this summer. This information will be provided as required for grading and building permits.

Stormwater Runoff Management

Consistent with the requirements of the Stormwater Management Standard provisions of the Land Development Regulations, the proposed redevelopment will limit the amount and velocity of the stormwater runoff from the site. A grading permit will be submitted prior to construction indicating the grading, stormwater and erosion control measures to be utilized to meet detention requirements and to aid in limitation of stormwater velocities.

For the gondola installation, the the stormwater runoff management plan includes capture of stormwater in the gondola base station “pit” south of the gondola loading plaza; capture of snowmelt and stormwater from the ski slope into a storm drain to minimize runoff onto the parking lot; and a relocation of the drain piping from the snow making pump station and snow making waterlines. The Gondola Base Station plan and Utility Overview drawings indicate the proposed stormwater measures.

For the proposed zipline, no additional stormwater management measures are considered necessary as the installation will not increase the amount or volume of stormwater runoff.

Landscape Plan

Landscape Plan Attached.

Lighting

Appropriate night lighting for the exterior of the gondola will be consistent with Snow King Mountain Resort lighting designs. Locations for new lights associated with night skiing are included in the attached maps. Due to the removal of the summit and Cougar Lifts which currently hold the majority of the lights for night skiing, it is necessary to add a number of new lights on the mountain to ensure continued safe night skiing.

Signage

Resort Signage associated with this CUP will conform to the guidelines set forth in the Snow King Resort PRD Master Plan. Signage will be homogenous in style and consistent across the resort facility. New signage for the base area of the ski resort will be developed in order to direct traffic on the mountain. A large resort map and required ski area signage will be located adjacent to the gondola.

Landscaping & Screening

Landscaping plan attached.

Noise

The proposed zip-line installation company conducted a noise analysis and found decibel readings associated with the zip-line itself to be below 65 decibels. Zip-line trolley wheels are coated with urethane and the landing catch system does not have any springs associated that create noise. The gondola is also relatively quiet in operation, similar to either of the gondolas at Teton Village.

Days and Hours of Operation

Snow King Mountain operating hours in winter have ranged from 9:00am to 9:00pm being the longest to 10:00am to 6:30pm presently. It is anticipated that night skiing hours of operation in conjunction with the Gondola could go to 9:00pm in the future depending on public interest. Prior to the construction of new facilities at the summit, it is anticipated that that gondola would generally not operate past 9:00pm in the winter. Following construction of a restaurant and other facilities at the summit, it is anticipated that the gondola could operate the same hours as other restaurants and bars in town. Lighting associated with gondola operations would be substantially reduced for operating hours past 9:00pm.

During summer months Snow King Mountain is generally open seven days a week from 10:00am to 9:00pm during peak season and reduced operating hours for shoulder periods of the summer operating season. These hours of operation vary for special events. As part of this CUP it is requested that operating hours for all activities be flexible from 9:00am – 9:00pm and later as needed for the gondola specifically to meet the needs of facilities at the summit.

Wildlife Impacts

An extensive study of wildlife impacts has been undertaken associated with the Snow King EIS and results from that study will be available to review as part of the Draft EIS document to be released in late January, 2020.

Housing

Based on the new Teton County Affordable Housing regulations no housing is required associated with this CUP. All employees associated with the zip-line operations will be seasonal in nature, or existing managers currently working for Snow King Mountain. The gondola project will not create any new employees for mountain operations as it involves the replacement of existing infrastructure. We currently have a team in place for long term maintenance and operations of this proposed infrastructure.

Construction and Staging Plan

Staging for the construction of all facilities included in this CUP will occur principally on the KM6 property. Additional staging may occur on Lot 57, but efforts will be made to minimize construction activity on this lot in order not to disturb adjacent condominium owners.

Staging of construction materials will begin in late March to early April. It is anticipated that some construction related work associated with this project would begin in April including the removal of snow and grading.

It is anticipated that grading work for the base of the gondola will continue into mid-summer and final installation of the gondola and landscaping will not be complete until November 2021. Installation of gondola lift towers and the removal of old lift towers will occur by helicopter in the later summer/early fall. Policies and procedures will be developed for managing construction access routes and the interaction amongst contractors. A project manager will oversee all contractors on site.

Included Mapping, Imagery, and Additional Information

Gondola Base Station Site Plan

Zip-line Site Plan

Gondola Side View

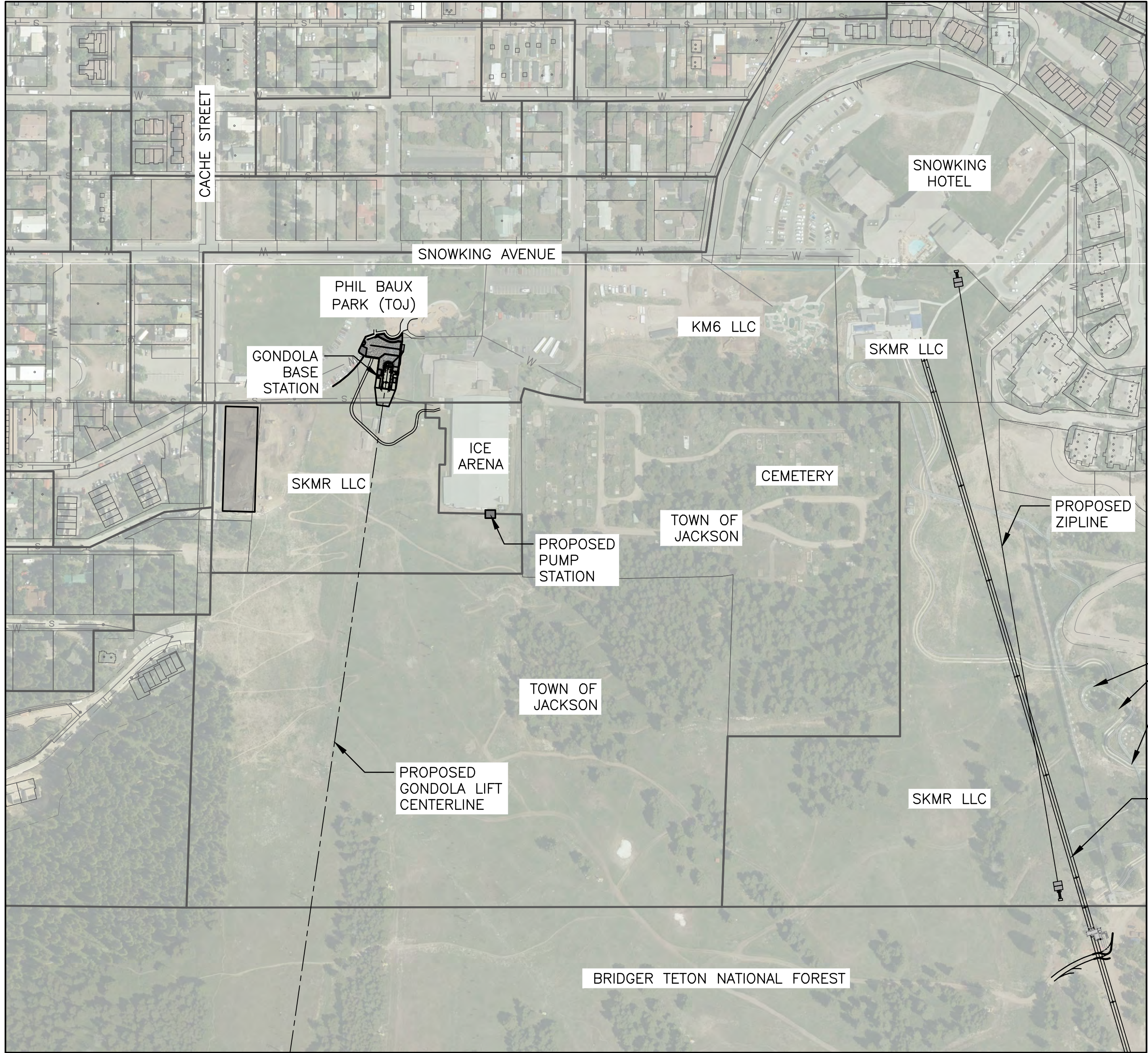
Zip-line Rendering

Landscape Plans

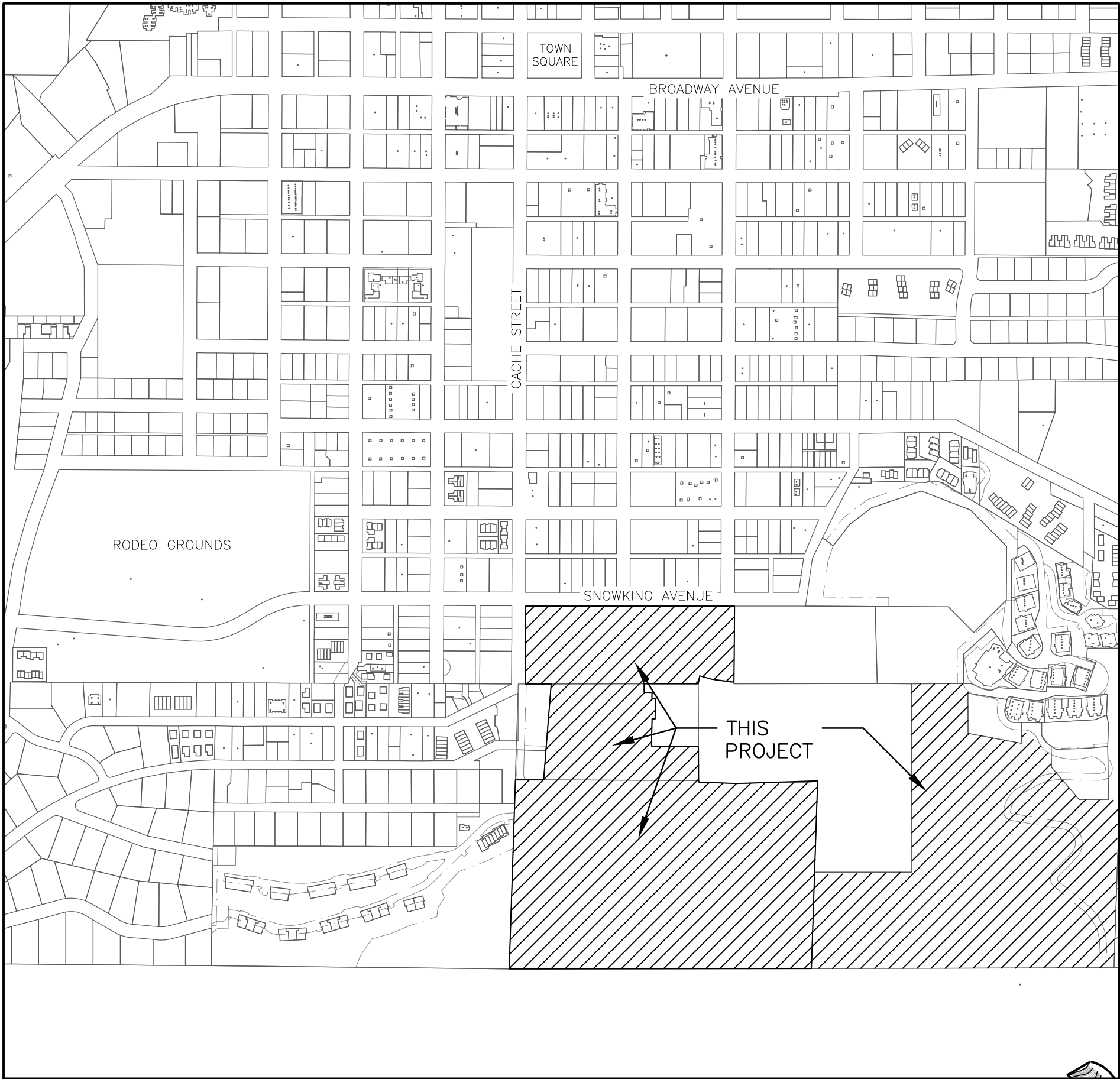
Lighting Plan

SNOW KING MOUNTAIN RESORT
2020 IMPROVEMENTS PROJECT
TOJ CONDITIONAL USE PERMIT DRAWINGS

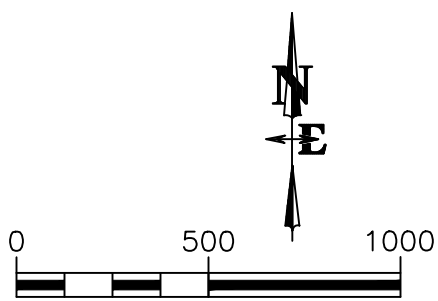
JACKSON, WYOMING



PROJECT AREA
SNOWKING, JACKON, WYOMING



VICINITY MAP
SNOWKING MOUNTAIN RESORT
PART OF SECTION 34
T414N R116W
JACKSON, WYOMING



PROJECT CONTACTS

OWNER:
SNOW KING MOUNTAIN RESORT
RYAN STANLEY
GENERAL MANAGER
PH: 307-201-5004
EMAIL: ryan@snowkingmountain.com

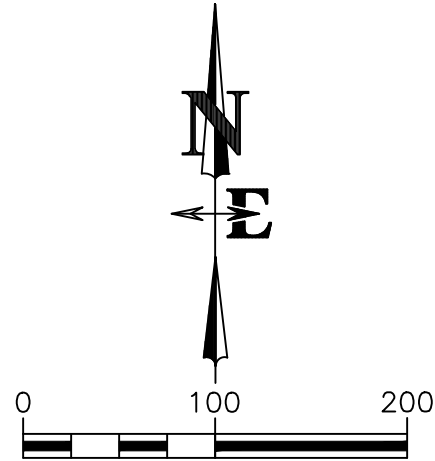
CIVIL ENGINEER & PROJECT MANAGER:
DAVE DUFAULT, PE
NELSON ENGINEERING
430 SOUTH CACHE STREET
JACKSON, WY 83001
PH: 307-733-2087
EMAIL: ddufault@nelsonengineering.net

DRAWING INDEX	
DWG NO.	DRAWING TITLE
C0.1	TITLE SHEET
C1.0	EXISTING SITE PLAN
C1.1	BASE STATION EXISTING SITE PLAN
C2.0	PROPOSED SITE PLAN
C2.1	GONDOLA BASE STATION SITE PLAN
C3.0	NIGHT SKIING LIGHTING PLAN
C4.0	UTILITY PLAN OVERVIEW
C5.0	ZIP LINE SITE PLAN

DRAWING NO		JOB TITLE	DRAWING TITLE	DATE	1/30/2020	REV.
C0.1		SNOW KING MOUNTAIN RESORT	COVER SHEET	SURVEYED	NE	
		2020 IMPROVEMENTS		ENGINEERED		
JOB NO		JACKSON, WYOMING		DRAWN	NB	
19-262-01				CHECKED	DD	
				APPROVED	DD	

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ENGINEERING**
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S:\Proj\2019\262-01_Snow King Summit Corridor Improvements\N_Drawings\Survey\19-262-01_EXISTING_BASE.dwg, CTOWN CLIP EXISTING SITE PLAN.dwg, Jan 28, 2020, 02:42:41 pm, PLOTTED BY: bates, JWG, TOWNAT, 230



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JOB NO	19-262-01		JACKSON, WYOMING		ENGINEERED		NB	
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ENGINEERING**
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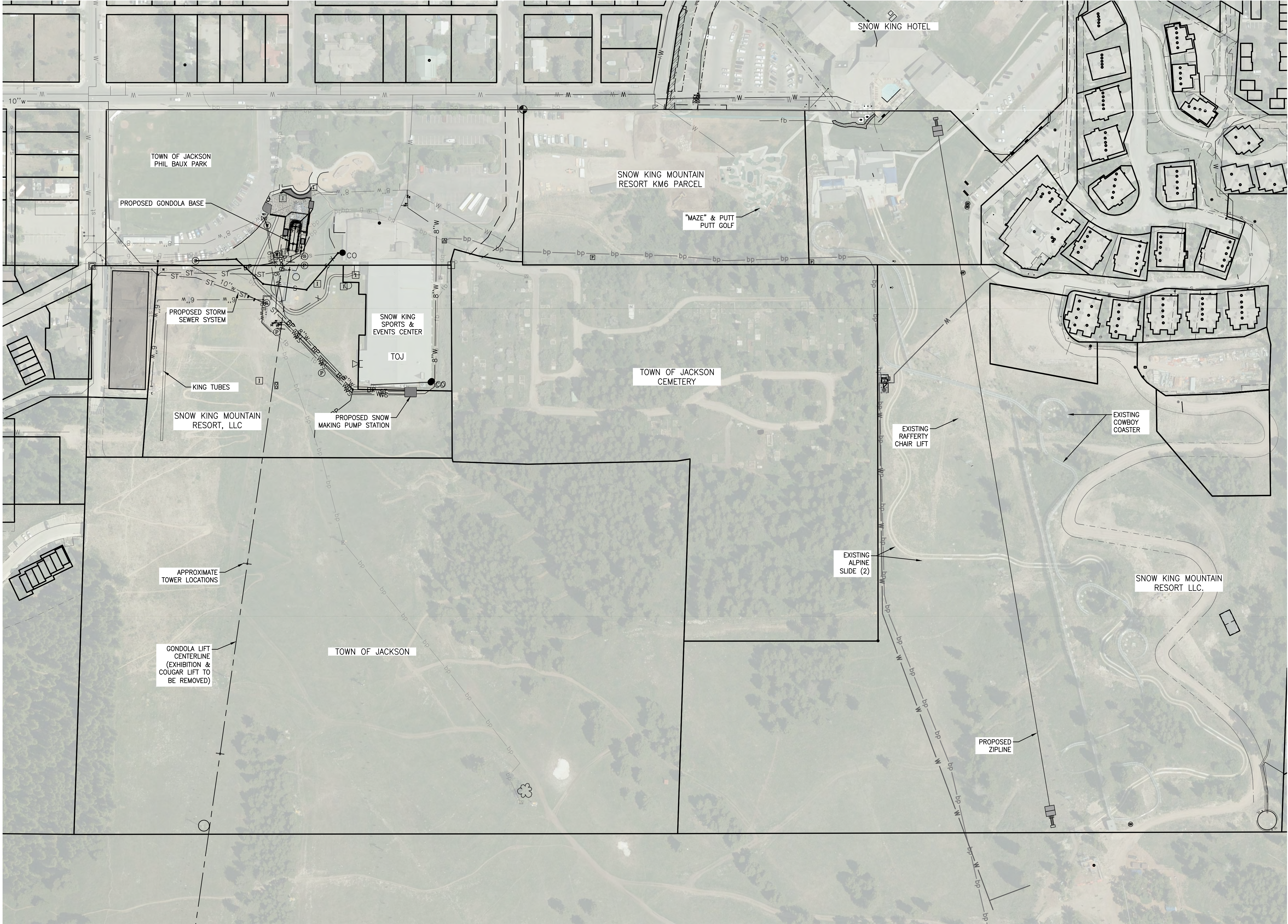
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BASE STATION EXISTING SITE PLAN

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JOB NO 19-262-01				DATE 1/30/2020	SURVEYED NE			
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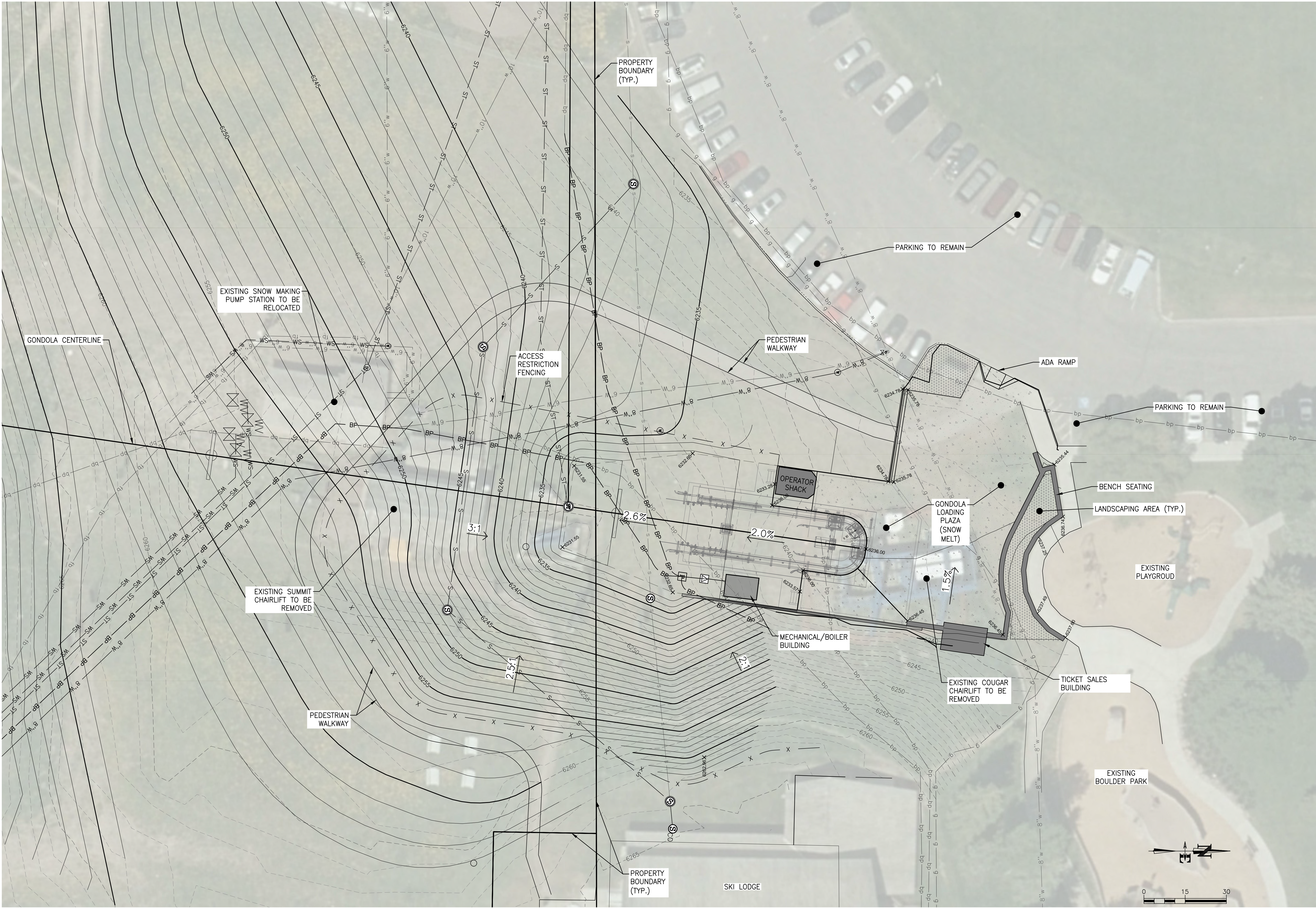
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2020 IMPROVEMENTS
JACKSON, WYOMING

DRAWING TITLE
PROPOSED SITE PLAN

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DRAWING NO

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JOB NO

19-262-01

JOB TITLE

SNOW KING MOUNTAIN RESORT
2020 IMPROVEMENTS
JACKSON, WYOMING

DRAWING TITLE

GONDOLA BASE STATION SITE PLAN

DATE

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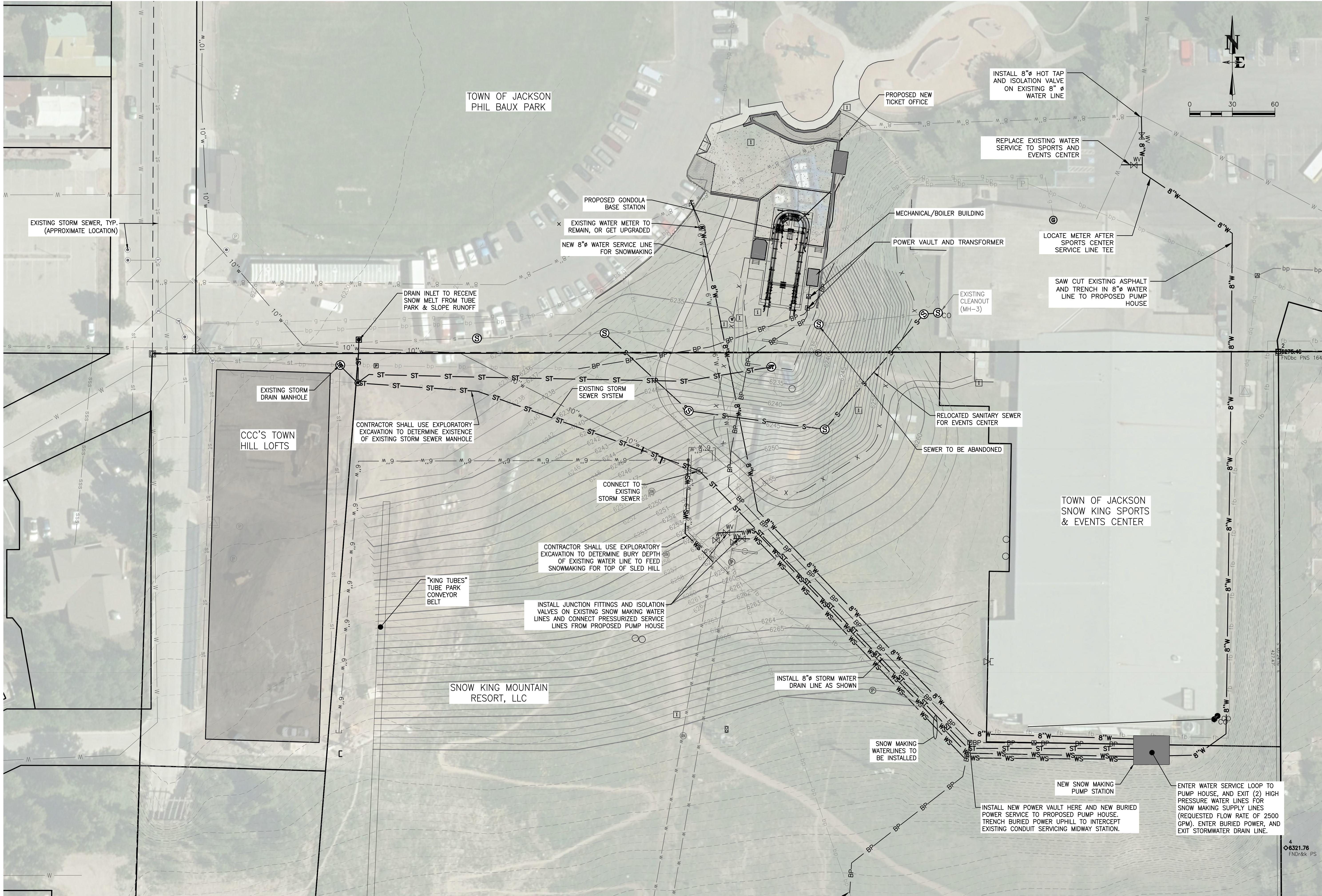
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**NELSON
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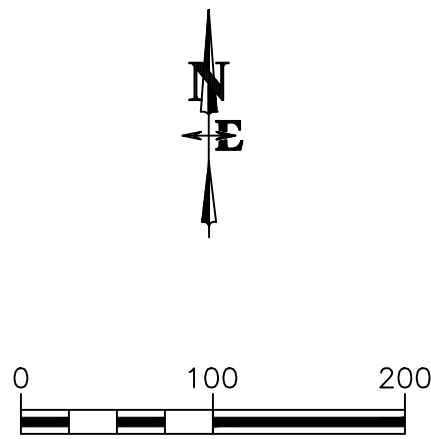
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			NELSON ENGINEERING		
			P.O. BOX 1599, JACKSON WYOMING (307) 733-2087		

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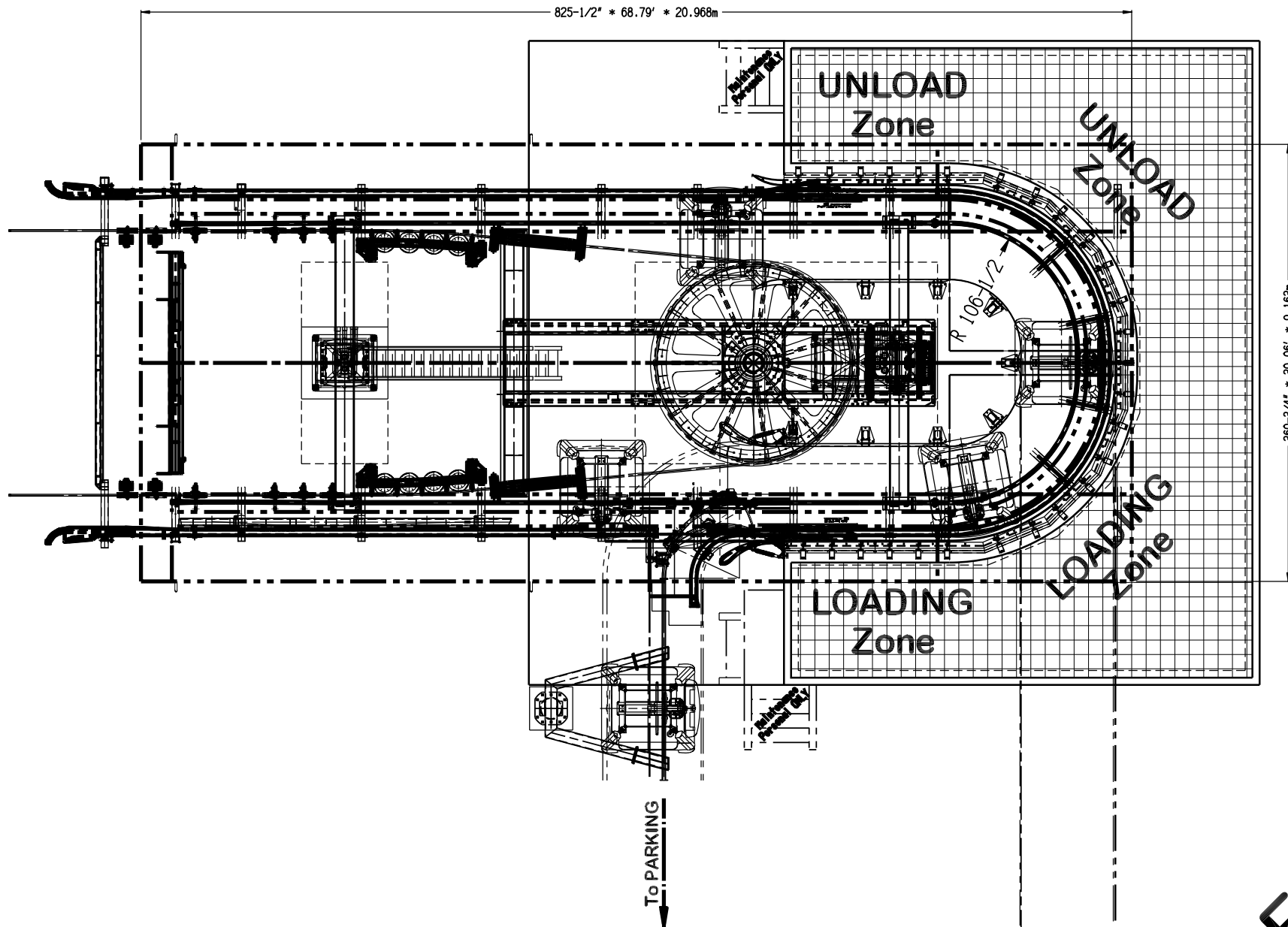


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
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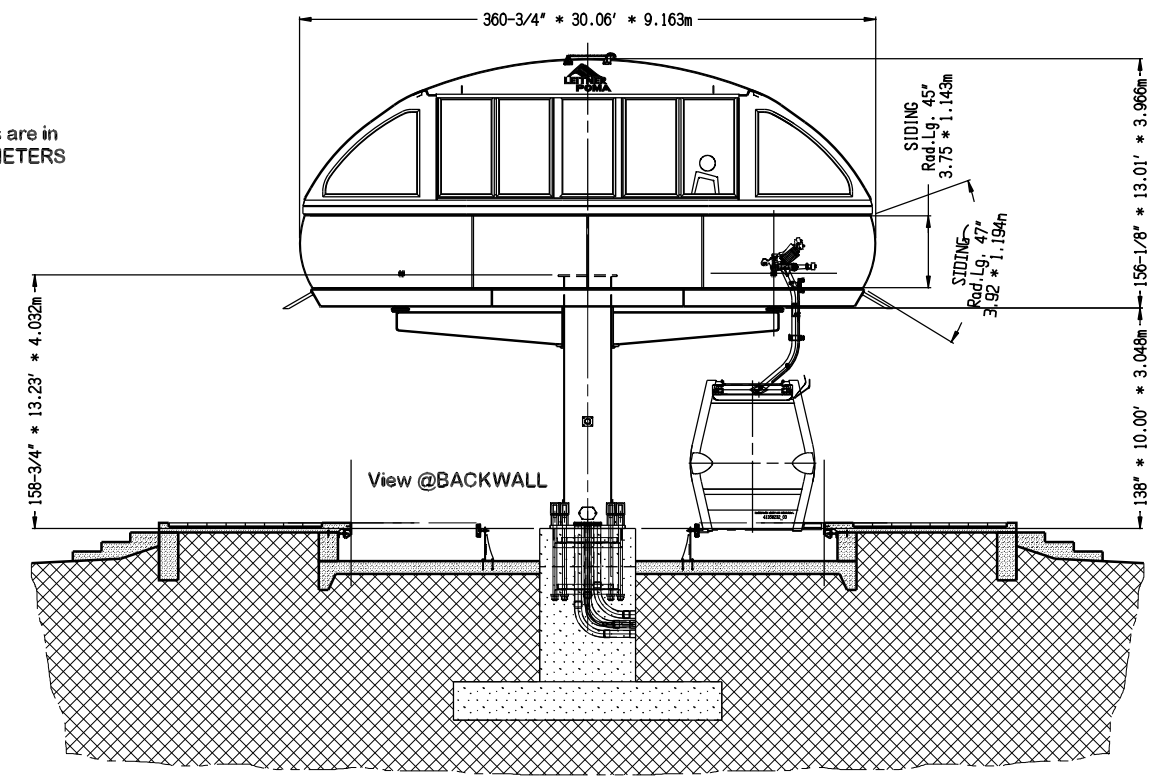
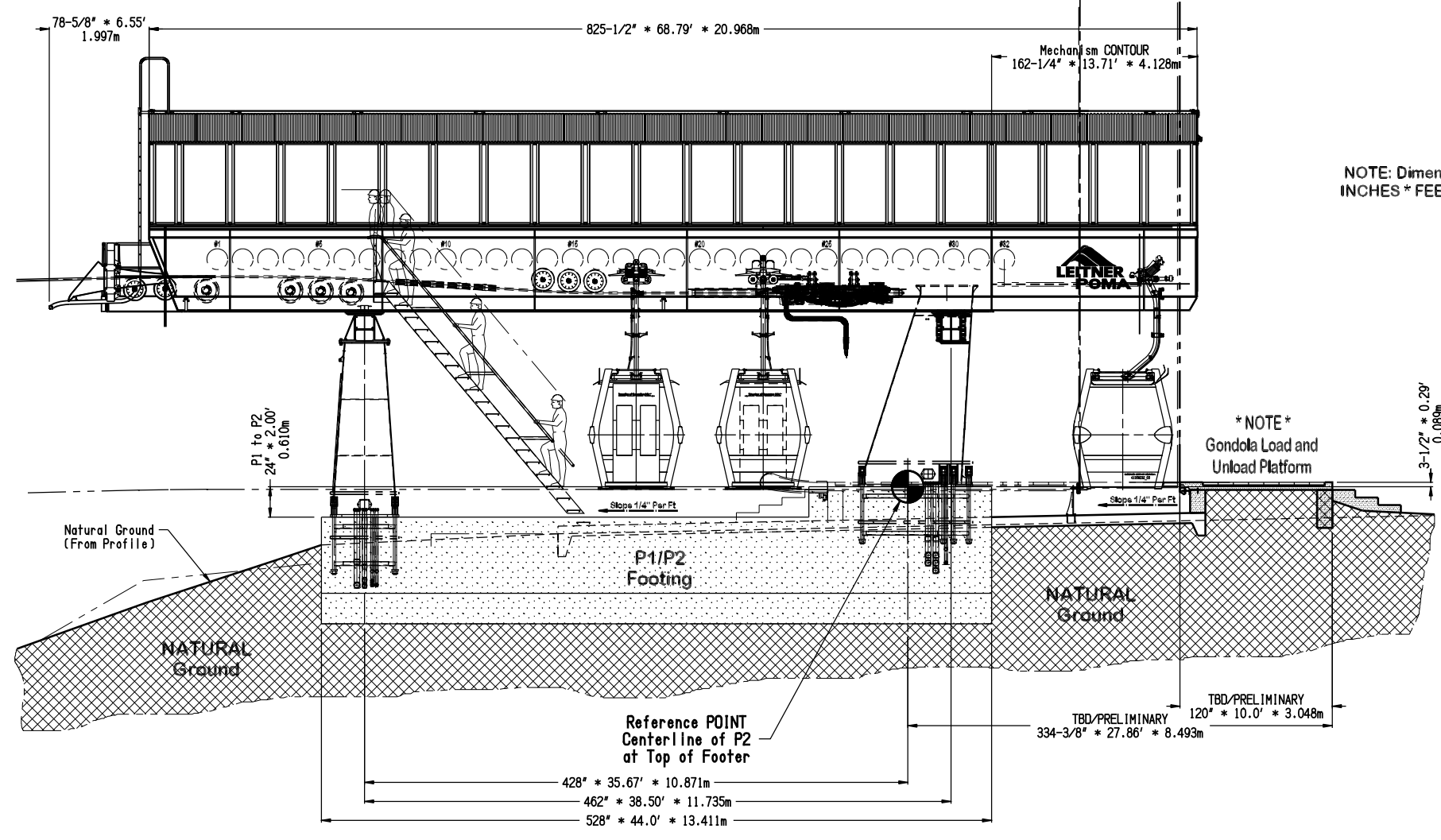
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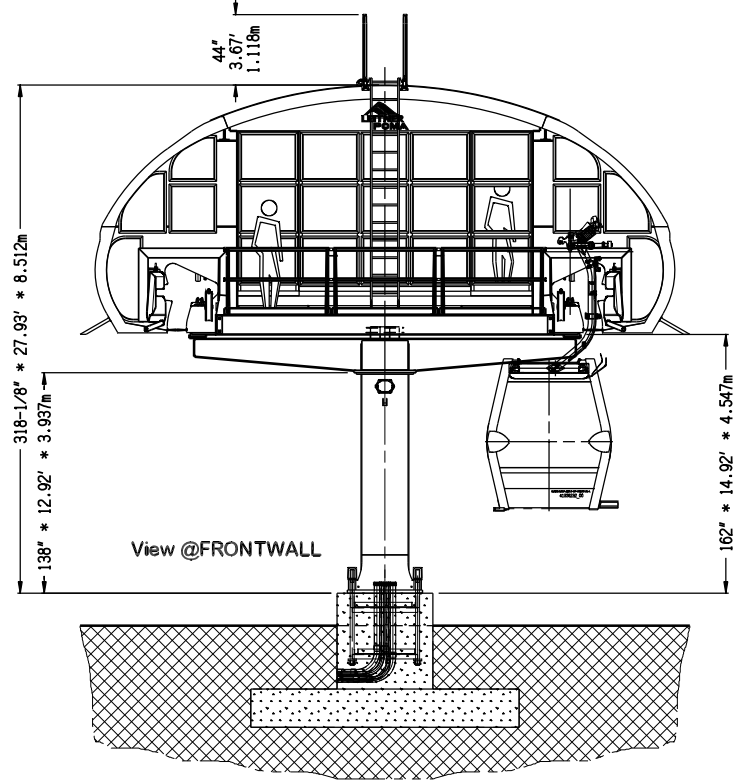



PRELIMINARY Design
*** NOT for Construction ***

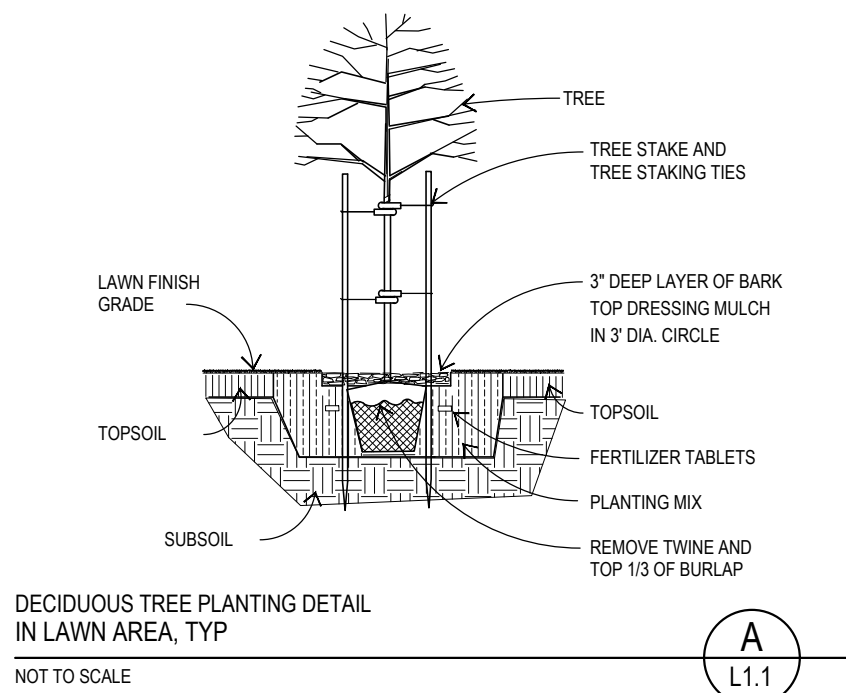
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01	MODIFY: P1 Tower Height and Foundations	UPDATE: Cabin and Outage	NOTE: Reference Point		
REV	DESCRIPTION of REVISION			DATE	BY
LPA Mechanism 32T/Gondola				MODEL YEAR	
Drive Station				2020	
/					
STATION LAYOUT/Drive LPA-8PG/32T,Gondola					
STATION LAYOUT/Drive Station LPA-8 Place Gondola Cabin/32 Tire Mechanism					
DESIGNED BY		DRAWN BY		CHECKED BY	/
JDH		J.D.Hazelhurst		- AS REV'D -	/
QTY. REV'D.		Per 7 -		REFERENCE	/
DRAWING PROJECTION		DRAWING FORMAT		Ds 22 x 34"	GENERAL TOLERANCES
		D		D10224281	TOTAL WT. (LBS) - APPROXIMATE -
		SKILFITS CONVEYORS SYSTEMS		DRAWING & ITEM NUMBER	
LEITNER POMA		SECURITY LEVEL		---	
CABLE TRANSPORT SYSTEMS		DATE DRAWN		Sept.16,2019	
		SCALE (S)		1/60	
				77030473_01	
				Sheet 2 of 2	
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PRELIMINARY Design
*** NOT for Construction ***



01	MODIFY: P1 Tower Height and Foundations	UPDATE: Cabin and Outage	NOTE: Reference Point		
REV		DESCRIPTION of REVISION		DATE	BY
				11/20/2019	JDH
LPA Mechanism 32T/Gondola				MODEL YEAR	
Drive Station				2020	
/					
STATION LAYOUT/Drive LPA-8PG/32T,Gondola					
STATION LAYOUT/Drive Station LPA-8 Place Gondola Cabin/32 Tire Mechanism					
DESIGNED BY	JDH	DRAWN BY	J.D.Hazelhurst	CHECKED BY	/
QTY. REV'D.	/	Per 7 -	/	REFERENCE	/
DRAWING PROJECTION		DRAWING FORMAT	Ds 22 x 34"	GENERAL TOLERANCES	D10224281
GRAND JUNCTION	COLLINS, USA	SKILFITS CONVEYORS SYSTEMS	SECURITY LEVEL	---	DRAWING & ITEM NUMBER
CABLE TRANSPORT SYSTEMS			DATE DRAWN	Sept.16,2019	77030473_01
			SCALE (S)	1/60	Sheet 1 of 2
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NOTES:

All trees and lawn shall be watered with automatic sprinkler system.

To minimize the spread of invasive species throughout the project areas the contractor shall comply with the following best management practices:

Inventory all Wyoming Designated and Teton County Declared invasive species present per MAISMA mapping standards, and create a management plan for species inventoried, as required under the Teton County Development Regulations (LDR's) 5.2.1 Natural Resources Overlay, and 5.7.2 Grading Standards.

Clean all construction equipment thoroughly before entering or leaving the site to prevent spreading invasive seeds and plant parts.

Keep all undisturbed areas on an active treatment plan to reduce invasive species populations and seed production. Minimize disturbance, as invasive species tend to establish and thrive in these areas.

Routinely check and treat soil stockpiles and disturbed areas for invasive species.

Conduct reseeded and revegetation in a timely fashion to prevent invasive species from establishing before desirable vegetation, as required under the Teton County LDR's 5.5.4 General Landscaping Standards and 5.7.2 Grading Standards. Utilize materials in accordance with the Wyoming Seed Law (W.S. 11-12-101-125) and the Wyoming Nursery Stock Law (W.S. 11-9-101-109).

Schedule a post-development site visit with Teton County Weed and Pest to update the management plan, and perform necessary maintenance as required under the Teton County LDR's 5.5.5 Installation and Maintenance.

Revegetate all disturbed turf grass lawn areas as soon as practical after grading by sodding with bluegrass sod.

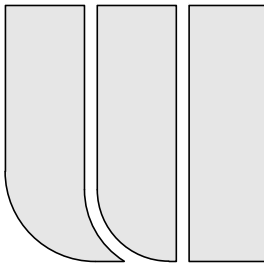
Repair damage to existing sprinkler system using materials to match existing. New sprinkler system shall work together with existing sprinkler system to provide full coverage to landscape areas.

PLANT LIST

Quant	Key	Botanical Name	Common Name	Size
TREES				
7	QC	Populus tremuloides	Quaking Aspen	3'-4" cal.
5	QD	Populus tremuloides	Quaking Aspen	5'-7" cal.



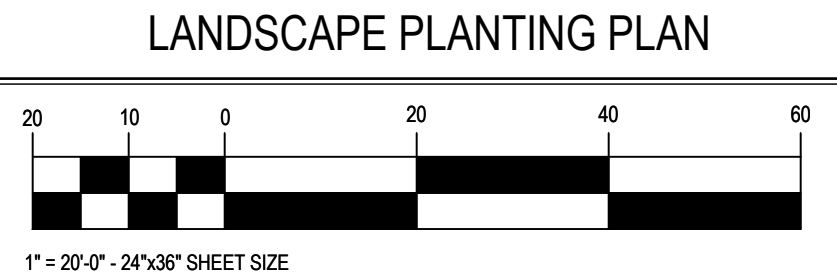
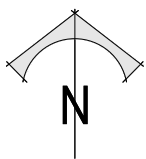
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LANDSCAPE ARCHITECTURE - LAND PLANNING
1605 SOUTH WOODRUFF AVENUE
IDAHO FALLS, IDAHO 83404
(208) 529-9504

SNOW KING ZIP LINE TOWER
SNOW KING RESORT
JACKSON, WYOMING



L1.1

GRADING

1. Perform grading work required to prepare site for installation of landscaping as described in Contract documents.
2. Contractor shall provide all topsoil. Topsoil shall be fertile, loose, friable, sandy loam with a pH range between 5.5 and 8.0, soluble salts less than 3.0 mmhos/cm, sodium absorption ratio less than 6.0 and organic content greater than one percent. Topsoil shall be free from toxic minerals and chemicals, noxious weeds, rocks larger than one inch in any dimension and other objectionable materials.
3. Before rough grading, dig out weeds from planting areas by their roots and remove from site. Remove rocks larger than 2 inches in size and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.
4. Before placing topsoil, remove construction debris and rocks over 2" diameter.
5. Topsoil depth shall be as shown on drawings. Where topsoil depth is shown deeper than 6", mix soil amendments into topsoil before placing.
6. Elevation of finish grade of amended topsoil after placement and compaction in relation to adjacent hard surface - sodded areas: one inch below measured to top of sod soil, seeded areas: one inch below, new planting areas: one inch below measured to top of mulch as shown.
7. Do not expose or damage existing shrub or tree roots. Slope grade to drain away from building for 12 feet minimum from walls at a slope of 1/2 inch per foot minimum, unless otherwise noted. High point of finish grade at building shall be as shown. Direct surface drainage by molding surface to facilitate natural run-off of water. Fill low spots and pockets with top soil and grade to drain properly.

SPRINKLER SYSTEM - Repair existing system.

1. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc. During layout, consult with Landscape Architect to verify proper placement and make recommendations where revisions are advisable. Minor adjustments in system layout will be permitted to avoid existing fixed obstructions.
2. Arrange valve stations to operate in an easy-to-view progressive sequence around building. Record sequence on controller lid.
3. As installation occurs, prepare accurate record drawing to be submitted before final inspection, including: detail and dimension changes made during construction, significant details and dimensions not shown in original Contract Documents, field dimensioned locations of valve boxes, quick-coupler valves, control wire runs not in mainline ditch, and both ends of sleeves. Take dimensions from permanent constructed surfaces or edges located at or above finish grade. Take and record dimensions at time of installation. Reduce copy of record drawing to half-size, color key circuits, and laminate both sides with 5 mil thick or heavier plastic. Place laminated drawing with controller.
4. Provide Operations & Maintenance Manual that lists complete instructions for system operation and maintenance, including winterizing.
5. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
6. Contractor shall include in bid a one year guarantee that shall include: filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one year following acceptance of Project, a guarantee that the system has been adjusted to supply proper coverage of areas to receive water, a guarantee of replacement for all materials and workmanship that do not function according to manufacturer's specifications and as designed, and that the system can be adequately drained to protect from freeze damage.
7. After system is installed and approved, instruct Owner in complete operation and maintenance.
8. Drain entire system at end of first watering season following installation. Train Owner by having him assist in winterizing procedure.
9. Materials:
 - a. Pea Gravel shall be 1/2 inch maximum round, water worn, washed rock.
 - b. Native Material shall be soil native to project site free of wood and other deleterious materials and rocks over 1-1/2 inches.
 - c. Topsoil - Remove rocks, roots, sticks, clods, debris, and other foreign matter over 1-1/2 inches longest dimension encountered during trenching.
 - d. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure. Pipe sizes shown on Drawings are minimum. Larger sizes may be substituted without additional cost to Owner. Pipe materials shall be as shown on drawings.
 - e. Fittings shall be the same material as pipe for PVC pipe, and insert fittings for polyethylene pipe.
 - f. Sleeves under parking area and driveway paving shall be Schedule 40 PVC Pipe. All other sleeves shall be Class 200 PVC Pipe. Sleeve diameter shall be two times larger than pipe installed in sleeve. Extend sleeves 6 inches minimum beyond walk or pavement edge.
 - g. Sprinkler heads shall conform to requirements shown on Drawings as to type, size, radius of throw, pressure, and discharge. Equals must be approved by Landscape architect before bidding. Each type of head shall be product of single Manufacturer.
 - h. Sprinkler risers Toro "Funny-pipe" or equal, unless shown otherwise on drawings. Length shall be 14 inches minimum and 24 inches maximum.
 - i. Automatic sprinkler control wiring shall be UF-LJL listed, color coded copper conductor direct burial cable sized according to controller manufacturer's recommendations. Do not use green color coded wire.
 - j. Waterproof wire connectors shall be Blazing BVS series, as approved by controller mfg.
 - k. Automatic controller shall be make and model shown on Drawings.
 - l. Electric valves shall be make and model shown on Drawings.
 - m. Stop valves shall be bronze construction, 150 pound class, threaded connections as shown on drawings.
 - n. Backflow prevention device shall be make and model shown on Drawings or as required by local code.
 - o. Valve boxes shall be rectangular, heavy duty, with lock top or snap top lids. Boxes shall be large enough for easy removal or maintenance of valves. Use extensions as required. Approved Manufacturers: Ametek or Brooks.
 - p. Other components shall be as recommended by Manufacturer and subject to Owner's review and acceptance. Provide components necessary to complete and make system operational.
10. During construction and storage, protect materials from damage and prolonged exposure to sunlight. Work damaged during course of work of this Section shall be replaced or repaired at no additional cost to Owner. If damaged work is new, repair or replacement shall be performed by installer of original work. Do not cut existing tree roots measuring over 2 inches in diameter in order to install sprinkler lines.
11. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain written approval of Owner before proceeding with installation.
12. Pulling of polyethylene pipe is permitted; pulling PVC pipe is not permitted.
13. For PVC pipe, over-excavate trenches 2 inches and bring back to indicated depth by filling with rock-free soil or sand. Separate out rocks larger than 1/2 inch in any direction uncovered in trenching operation from excavated material and remove from areas to receive landscaping. Cover PVC pipe both top and sides with 2 inches of rock-free soil. Remainder of backfill to within 5 inches of finish grade shall be site soil. Top 5 inches of backfill shall be topsoil. Do not cover pressure main fittings until landscape architect has inspected and approved system.
14. Sleeve water lines and control wires under walks and paving. Use one water pipe maximum per sleeve. Sleeve control wiring in separate sleeve. Position sleeves with respect to buildings and other obstructions so pipe can be easily removed.
15. Install piping so system can be completely drained using compressed air. Slope pipes under parking areas or driveways to drain outside these areas.

16. Install pipe in manner to provide for expansion and contraction as recommended by Manufacturer. Unless otherwise indicated on Drawings, install main lines with minimum cover of 18 inches based on finished grade. Install lateral lines with minimum of 12 inches of cover based on finish grade. Install pipe and wires under driveways or parking areas in specified sleeves 18 inches minimum below finish grade or as shown on Drawings.
17. Locate no sprinkler head closer than 12 inches from building foundation. Heads immediately adjacent to lawn edges, walks, or curbs shall be one inch below top of lawn edge, walk, or curb and spaced with a consistent 3 inches clearance between head and lawn edge, walk, or curb.
18. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result. Make solvent weld joints as follows:
 - a. Do not make solvent weld joints if ambient temperature is below 40 deg F.
 - b. Clean mating pipe and fitting with clean, dry cloth and apply one coat of P-70 primer to each.
 - c. Apply uniform coat of 711 solvent to outside of pipe. Apply solvent to fitting in a similar manner. Re-apply light coat of solvent to pipe and quickly insert into fitting.
 - d. Twist pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket. Hold in position for 15 seconds minimum or long enough to secure joint.
 - e. Wipe off solvent appearing at outer shoulder of fitting. Do not use excessive amount of solvent that may cause obstruction to form on inside of pipe.
 - f. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
19. Tape threaded connections for mainline and valves with teflon tape.
20. Do not install polyethylene pipe which has been kinked or damaged.
21. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to electrical code.
22. Install valves in rectangular plastic boxes with reinforced heavy duty plastic covers. Do not install more than two valves in single box. Place concrete paver below valve box at each corner. Install gravel below paver to depth of excavation. Install valve box over valve so all parts of valve can be reached for service. Set cover of valve box one inch above finish grade. Valve box shall be reasonably free from dirt and debris.
23. Install control wiring adjacent to mainline. Install a 24" loop of all color wiring in each valve box. Use waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other color for all other wire. Each common wire may serve only one controller. Install one extra control wire from panel continuously from valve to valve throughout system similar to common wire for use if a wire fails. Extra wire shall be different color than all other wires and shall be marked in each control box as an extra wire.
24. Backflow prevention device shall be install in accordance with codes.
25. Before installation of sprinkler heads or emitters, open control valves and use full head of water to flush out system. Set sprinkler heads and quick-coupler valves perpendicular to finish grade.
26. Test pressure mainline at 100 psi minimum for 1 hour minimum and make certain there are no leaks before backfilling. Notify Landscape architect 2 working days minimum before testing. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of original contract with no additional cost to Owner. Adjust sprinkler heads for proper distribution and trim so spray does not fall on building. Adjust watering time of valves to provide proper amounts of water to all plants.

SOIL PREPARATION

1. Take care to avoid conditions which will create hazards. Post signs or barriers as required.
2. After topsoil has been approved and accepted by landscape architect, install fertilizer and compost. Compost shall be Pure Elements Compost available from Terra Firma Organics.
3. Install 16-8 fertilizer in lawn and seeded areas at the rate of 10 lbs. per 1,000 sq. ft. Fertilizer may be applied during the Hydroseeding process in seeded areas.
4. Install compost in lawn and seeded areas with a mixture of one part compost to three parts topsoil.
5. Rototill fertilizer and compost into top 4 inches of top soil until homogeneous mixture results.
6. In areas where topsoil is shown to be deeper than 6", thoroughly mix compost into topsoil before installing topsoil.
7. Notify Landscape Architect two working days minimum prior to rototilling in any soil additive.
8. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Install wattles as required to direct runoff to established drainage structures. Install U. S. Erosion, or equal, 12" wattles made with 100% weed free wheat straw. Repair or replace damaged areas.

PLANTINGS

1. Plants shall conform to requirements of Plant List and Key on Drawings and to 'Horticultural Standards' of AAN as to kind, size, age, etc.
2. Guarantee shrubs, trees, ground covers, and vines meeting approval at Substantial Completion to live and remain in healthy condition for one year minimum from date landscape installation is accepted as complete.
3. Plant names used in Plant List shall conform to 'Standardized Plant Names' by American Joint Committee on Horticultural Nomenclature except in cases not covered. In these instances, follow custom of nursery trade. Plants shall bear a tag showing the genus, species, and variety of at least 10 percent of each species delivered to site.
4. Plants shall be sound, healthy, vigorous, free from plant disease, insect pests or their eggs, noxious weeds, and have healthy, normal root systems. Container stock shall be well established and free of excessive root-bound conditions. Do not prune plants or top trees prior to delivery.
5. Plant materials shall be subject to approval by landscape architect as to size, health, quality, and character. Bare root trees or shrubs are not acceptable. Provide plant materials from a licensed nursery
6. All plantings are subject to approval by landscape architect before delivery to site.
7. Measure height and spread of all plant materials with branches in their normal position as indicated on Drawings or Plant List. Measurement should be average of plant, not greatest diameter. For example, plant measuring 15 inches in widest direction and 9 inches in narrowest would be classified as 12 inch stock. Plants properly trimmed and transplanted should measure same in every direction. Measure caliper of trees 6 inches above surface of ground. Where caliper or other dimensions of plant materials are omitted from Plant List, plant materials shall be normal stock for type listed. Plant materials larger than those specified may be supplied, with prior written approval of landscape architect, if complying with Contract Document requirements in all other respects, and if at no additional cost to Owner, and if sizes of roots or balls are increased proportionately.
8. Plant materials shall be symmetrical or typical for variety and species and conform to measurements specified in Plant List. Well grown material will generally have height equal to or greater than spread. However, spread shall not be less than 2/3 height.
9. Planting Mix shall be a mixture of three parts topsoil and one part commercial, weed free compost equal to Terra Firma Organics Compost.
10. Planting Tablets shall be 21 gram Agriform 20-10-5.
11. Tree stakes shall be 2" diameter, 8' long Lodgepole pine. Use flex strap tree ties. Tree Guys shall be 1/2" steel stakes and 1/2" poly rope with new rubber hose to protect tree.
12. Bark Top Dressing Mulch shall be 3" deep "medium bark" douglas fir bark in shrub areas and 1" deep "Soil pen" over 2" of planting mix in perennial planting areas, unless shown otherwise on drawings.
13. Stone Top Dressing Mulch shall be as shown on drawings.
14. Weed barrier fabric shall be DeWitt 4.1 oz. 20 year woven polypropylene, or equal.
15. Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to landscape architect before proceeding with work.
16. Plant totals are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings shown on Drawings are required unless indicated otherwise.
17. Take care and preparation in work to avoid conditions which will create hazards. Post signs or barriers as required. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Repair or replace damaged areas.
18. Layout individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas. Secure landscape architect's acceptance before planting. Make minor adjustments as may be requested.

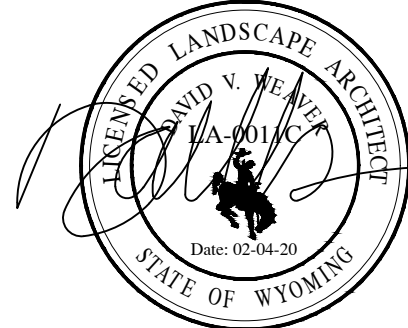
19. Interface with other work. Do not plant trees and shrubs until major construction operations are completed and until sprinkler system is completed and approved.
20. If underground construction work or obstructions are encountered in excavation of planting holes, landscape architect will select alternate locations.
21. Install plants in holes at least three times greater in diameter than root ball or container. Holes for shrubs shall be deep enough to allow one inch of tamped planting mix beneath root ball. Holes for trees shall be one inch deeper than bottom of root ball. Do not use soil that has been taken from excavation of holes for landscaping purposes.
22. Remove binders and containers. Remove top 1/3 of wire basket, burlap and plastic twine binders.
23. Plant immediately after removing binding material and containers. Place trees and shrubs in holes so, after watering and settling, top of root ball shall be approximately one inch higher than finished grade. Properly cut off broken or frayed roots. Center plant in hole and backfill with specified planting mix. Make ring of mounded soil around hole's perimeter to form a temporary watering basin.
24. Install planting tablets in relation to root ball as recommended by manufacturer in plant pit as follows:
 - a. One Gallon Shrub - 1 Tablet
 - b. 5 Gallon Shrub/Tree - 3 Tablets
 - c. 24" Shrub/Tree - 6 Tablets
 - d. 36" Tree - 8 Tablets
 - e. 48" Tree - 12 Tablets
 - f. 60" Tree - 18 Tablets
 - g. 90" Tree - 24 Tablets
25. Settle by firming and watering to bring top of ball down to one inch higher than surrounding soil. Make adjustments in positions of plants as directed by landscape architect. Thoroughly water trees and shrubs immediately after planting.
26. Install adequate support for trees. Guy trees 3" caliper or larger. Place tree guys 6 to 12 inches below crotch of main deciduous tree canopy.
27. After plantings are accepted by landscape architect, remove temporary watering basins and rake planting area smooth. Install weed barrier fabric as indicated on drawings. Mulch shrub planting areas with specified top dressing mulch 3" deep unless shown otherwise. Install soil peg top dressing mulch 1" deep in perennial planting areas unless shown otherwise. Place top dressing mulch to uniform depth and rake to neat finished appearance.

SODDING

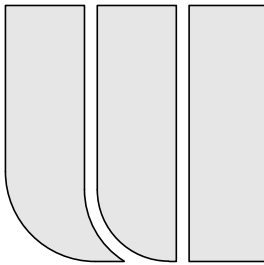
1. Cut and lift sod by approved methods. Cut sod in pieces approximately 3/4 to one inch thick. Roll or fold sod so it may be lifted and handled without breaking or tearing and without loss of soil.
2. Schedule deliveries to coincide with topsoil operations and laying. Keep storage at job site to minimum without causing delays. Deliver, unload and store sod on pallets within 24 hours of being lifted. Do not deliver small, irregular or broken pieces of sod.
3. During wet weather, allow sod to dry sufficiently to prevent tearing during lifting and handling. During dry weather, protect sod from drying. Water as necessary to insure vitality and to prevent excess loss of soil in handling. Sod which dries out will be rejected.
4. Do not commence installation of sod until planting and sprinkler system work has been completed and approved. Do not install sod after October 31 or before March 15.
5. Sod shall be superior sod grown from certified, high quality, seed of known origin or from plantings of certified grass seed. Assure satisfactory genetic identity and purity. Assure over-all high quality and freedom from noxious weeds or an excessive amount of other crop and weedy plants at time of harvest. Sod shall be a blend of three or more types Kentucky Bluegrass for turf. Native grass sod shall be as shown on drawings.
6. Take care and preparation in work to avoid conditions which will create hazards. Post signs or barriers as required. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains, etc. Repair or replace damaged areas. Keep site well drained and landscape excavations dry.
7. Seven days maximum prior to sodding:
 - a. Loosen area 4 inches deep, dampen thoroughly, and cultivate to properly break up clods and lumps. Remove clods, rocks, weeds, roots and debris.
 - b. Install topsoil to specified depth and thoroughly mix amendments into top 4" of topsoil.
 - c. Grade and shape area to receive sod to bring surface to true uniform planes free from irregularities and to provide drainage and proper slope to catch basins.
 - d. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.
 - e. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with approved grading equipment.
 - f. Rake or scarify and cut or fill irregularities that develop as required until lawn area is true and uniform, free from lumps, depressions, and irregularities.
8. Final grade of soil after sodding of lawn areas and wildflower sod areas is complete shall be one inch below top of adjacent pavement of any kind.
9. Lay sod during growing season. Sodding during dry summer period, at freezing temperatures, or over frozen soil is not acceptable. Lay sod within 36 hours of being lifted. Lay sod in rows with joints staggered. Butt sections closely without overlapping or leaving gaps between sections. Cut out irregular or thin sections with a sharp knife. Lay sod flush with adjoining existing sodded surfaces. Do not sod slopes steeper than 3:1. Consult with landscape architect for alternate treatment.
10. After sodding of lawn is complete roll horizontal surface areas in two directions perpendicular to each other. Repair and re-roll areas with depressions, lumps, or other irregularities. Heavy rolling to correct irregularities in grade will not be permitted.
11. Water sodded areas immediately after sod laying to obtain moisture penetration through sod into top 4 inches of topsoil.
12. Sodded areas will be accepted at final inspection if sodded areas are properly established, if sod is free of bare and dead spots and without weeds, if no surface soil is visible when grass has been cut to height of 2 inches, and when sodded lawn areas have been mowed a minimum of once.
13. Areas sodded after October 1st will be accepted following spring (July 1st) approximately one month after start of growing season if specified conditions have been met.
14. Replace damaged areas at no additional cost to Owner.
15. Immediately clean up any soil or debris spilled onto pavement and dispose of all deleterious materials.
16. Provide adequate protection of sodded areas against trespassing, erosion, and damage of any kind. Remove this protection after sodded areas have been accepted by landscape architect.

MAINTENANCE

1. Maintain landscaping from completion of landscape installation to 30 days after Substantial Completion Meeting. If Substantial Completion Meeting occurs between September 1st and May 1st, then maintenance period shall extend to the following June.
2. Maintain seeded areas until seed has germinated and filled in. Water as required. Re-fertilize using 16-16-0 at the rate of 10 lbs. per 1,000 s.f. three weeks after seeding.
3. Maintain sodded native grass areas until lawn complies with specified requirements and throughout maintenance period. Water sodded areas in sufficient quantities and at required frequency to maintain sub-soil immediately under sod continuously moist 3 to 4 inches deep. Mow once at the end z of growing season. Mow to a height of 6". A minimum of one mowing is required. Re-fertilize at the rate of 10 lbs. per 1,000 s.f. three weeks after sodding.
4. Maintain sodded turf areas until lawn complies with specified requirements and throughout maintenance period. Water sodded areas in sufficient quantities and at required frequency to maintain sub-soil immediately under sod continuously moist 3 to 4 inches deep. Mow turf grass the first time when it reaches 3 inches high. Continue to mow at least once each week throughout maintenance period. Remove clippings. A minimum of one mowing is required. Re-fertilize at the rate of 10 lbs. per 1,000 s.f. three weeks after sodding.
5. Maintain trees, shrubs and groundcover by pruning, cultivating, and weeding as required for healthy growth. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical positions as required. Spray as required to keep trees and shrubs free of insects and disease. Provide supplemental water by hand as needed in addition to water from sprinkling system.
6. Landscape architect will inspect landscaping installation approximately 2 weeks before Substantial Completion. Replace landscaping that is dead or appears dead as directed by Landscape architect within 10 days of notification and before Substantial Completion.
 - a. Seeded areas that do not germinate and fill in shall be re-seeded and guaranteed and maintained an additional 30 days from date of re-seeding.
 - b. Sodded lawn that does not live shall be replaced and guaranteed and maintained an additional 30 days from date of replacement.



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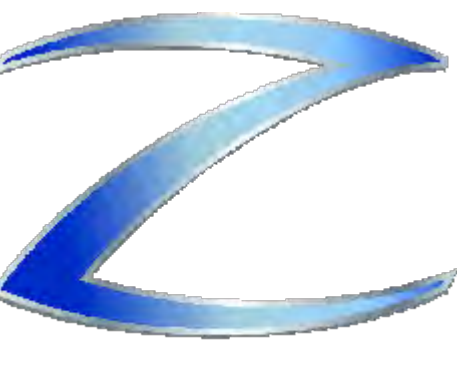
SNOW KING ZIP LINE TOWER

SNOW KING RESORT
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