

Kendall Anderson



Attorney-Client
Privileged

From: Creed James <creedjames44@gmail.com>
Date: September 1, 2022 at 12:47:31 PM EDT
To: Randy Stevens <randyqln@union-tel.com>
Subject: Re: Quality Landscape Site Development Plan

Randy,

I have been on the road the last 2 days and haven't been able to pull up the last plan to look at it real good on my phone. I couldn't tell the location of the valley pan. I saw what looked like an excessive slope southwest of your property. I'm not sure that slope would even work. I will try to look tonight or in the morning. I did send plans on to the rest of the council. We have a meeting next Tuesday and would have to discuss the plan then. I will keep you posted. Drive safe.

Thanks,
Creed

On Wed, Aug 31, 2022 at 2:19 PM Randy Stevens <randyqln@union-tel.com> wrote:

Creed,

As a requirement of DEQ I have provided a site development plan by Engineers Associates Craig Kopas.

Upon my review it appears that TO has an excessive grade slope on the north west side of my property.

It also appears that the valley pan "drainage swale " is encroaching my 10th most west lot. I agreed to 5 foot because I can't build on it .

I need a the town's approval for the next school hearing with DEQ the 7th of September.

Randy

Sent from my iPhone

Begin forwarded message:

From: Randy Stevens <randyqln@union-tel.com>
Date: August 31, 2022 at 4:07:19 PM EDT
To: Walt Stevens <wmstevens67@yahoo.com>
Subject: Fwd: Quality Landscape Site Development Plan

Sent from my iPhone

Begin forwarded message:

From: Craig Kopasz <craig.kopasz@eaengineers.com>
Date: August 31, 2022 at 3:47:53 PM EDT
To: Randy Stevens <randyqln@union-tel.com>
Subject: Quality Landscape Site Development Plan

Randy,
Attached is the site development plan you requested. This site development plan is based on the digital information received from T-O Engineers on August 30th, 2022. This information included existing site survey (utilities, structures, topo, etc.), the proposed site grading (both on site & off site), and other improvements to the offsite property (demo old building, new building, retaining walls, etc.).

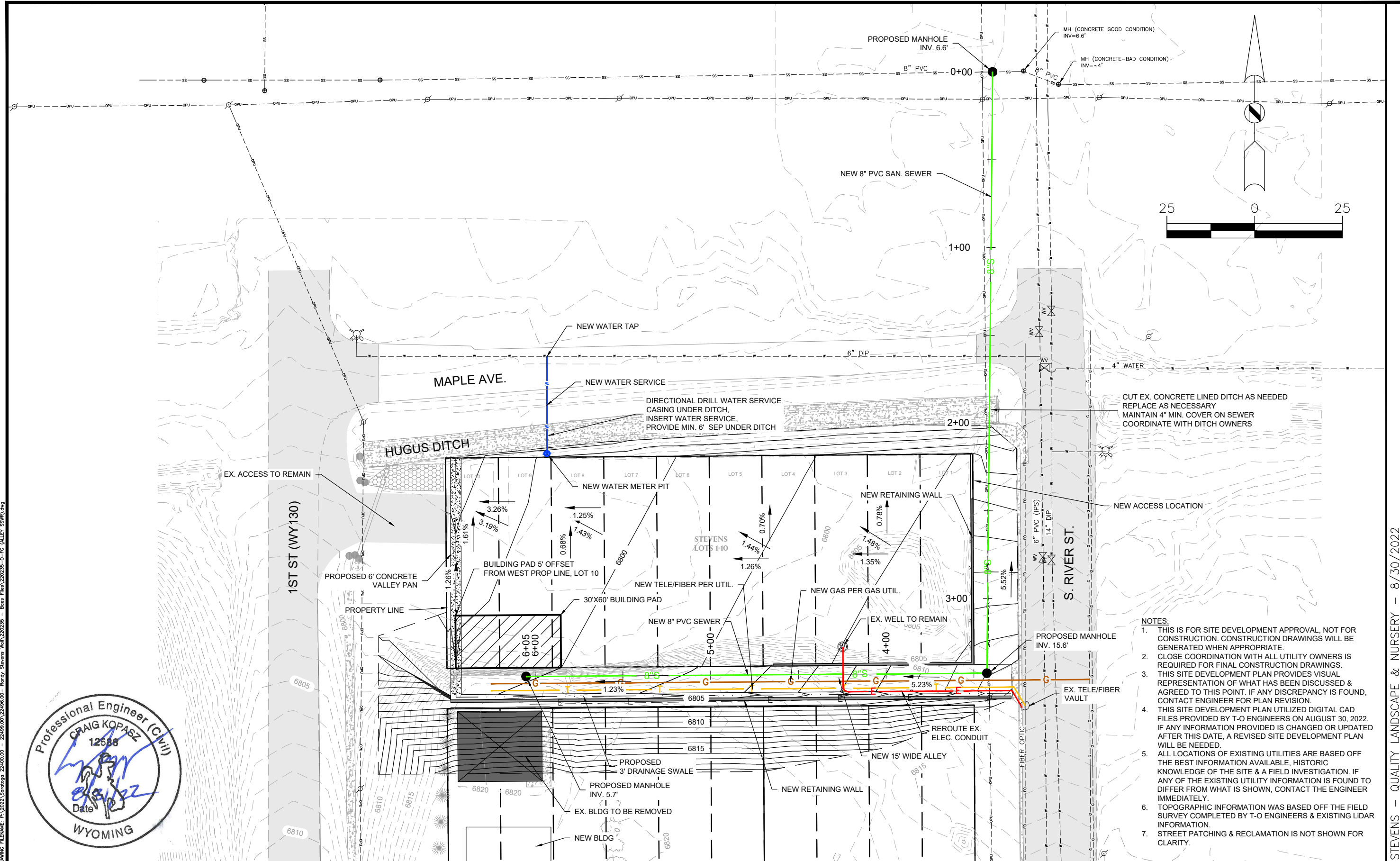
The Site Development Plan was based information received and your direction for on-site improvements and access to utilities. If any updates are made to by T-O Engineers or any others moving forward, please let me know as quickly as possible as it would likely directly affect the attached Site Development Plan.

If you need any further updates or assistance on this matter please let me know.

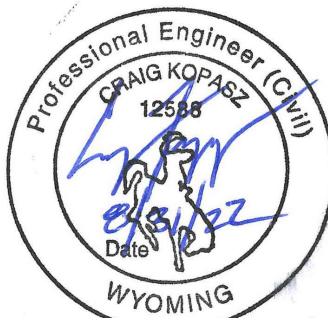
Thanks,

CRAIG KOPASZ, PE (WY)
PO BOX 370 | 211 N. 1st Street | Saratoga, WY 82331
Office: 307-326-8301 | Cell: 970-310-5927 | Fax: 307-326-8302
Email: craig.kopasz@eaengineers.com | Website: engineeringwyoming.com

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- NOTES:**
1. THIS IS FOR SITE DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE GENERATED WHEN APPROPRIATE.
 2. CLOSE COORDINATION WITH ALL UTILITY OWNERS IS REQUIRED FOR FINAL CONSTRUCTION DRAWINGS.
 3. THIS SITE DEVELOPMENT PLAN PROVIDES VISUAL REPRESENTATION OF WHAT HAS BEEN DISCUSSED & AGREED TO THIS POINT. IF ANY DISCREPANCY IS FOUND, CONTACT ENGINEER FOR PLAN REVISION.
 4. THIS SITE DEVELOPMENT PLAN UTILIZED DIGITAL CAD FILES PROVIDED BY T-O ENGINEERS ON AUGUST 30, 2022. IF ANY INFORMATION PROVIDED IS CHANGED OR UPDATED AFTER THIS DATE, A REVISED SITE DEVELOPMENT PLAN WILL BE NEEDED.
 5. ALL LOCATIONS OF EXISTING UTILITIES ARE BASED OFF THE BEST INFORMATION AVAILABLE, HISTORIC KNOWLEDGE OF THE SITE & A FIELD INVESTIGATION. IF ANY OF THE EXISTING UTILITY INFORMATION IS FOUND TO DIFFER FROM WHAT IS SHOWN, CONTACT THE ENGINEER IMMEDIATELY.
 6. TOPOGRAPHIC INFORMATION WAS BASED OFF THE FIELD SURVEY COMPLETED BY T-O ENGINEERS & EXISTING LIDAR INFORMATION.
 7. STREET PATCHING & RECLAMATION IS NOT SHOWN FOR CLARITY.



DATE: Aug 31, 2022 - 1:45pm CAD OPERATOR: Craig
 LAYOUT NAME: SITE DEV PLAN LIST OF XREFS [202025-C-01] [202025 TOPO
 DRAWING FILENAME: P:\2022\Saratoga\22496.00 - Randy Stevens\22496.00 - Randy Stevens\22496.00 - FG (ALLEY, SSWR).dwg

DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: CK	DATE: 8/30/2022	CLIENT: RANDY STEVENS	PROJECT: QUALITY LANDSCAPE & NURSERY	SHEET 1
					JOB NO.: 22496.00	SCALE: AS SHOWN		TITLE: SITE DEVELOPMENT PLAN	OF 1
					FIELD BOOK NO.:				


ENGINEERING ASSOCIATES
 211 N. FIRST ST.
 P.O. BOX 370
 SARATOGA WY 82331
 (307) 326-8301

RANDY STEVENS - QUALITY LANDSCAPE & NURSERY - 8/30/2022