



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: December 5, 2019	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located 590 E. Simpson legally known as, LOT 31, BLK. 3, Hall 1. For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you. Please have the grading pre-app for P19-180 and P19-181 at the same time because both applications have the same owner and applicant.
Item #: P19-280	
Planner: Brendan Conboy Phone: 733-0440 ext. 1302 Fax: 734-3563 Email: bconboy@jacksonwy.gov	
Owner: 275 Redmond, LLC 207 High Point Dr BLDG 100 Victor, NY 14564-1061 Applicant: Jamie Farmer PO Box 381 Jackson, WY 83002	
Please respond by: n/a	

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

4 December 2019

Town of Jackson
Planning & Building Department-Planning Division
150 E. Pearl Ave.
PO Box 1687
Jackson, WY 83001

To Whom it May Concern,

The Attached PAP is for new residential construction located at 590 E Simpson Ave. Jackson WY. In accordance with the existing site plan attached, there is an existing residence with associated parking and utilities. Proposed development includes demolition of existing structure and construction of a 2504 square foot home and 435 square foot ARU comprised of two levels for the home and one level for the ARU with parking and utilities. Proposed development is described on sheets C2.0-C4.0 attached. Please don't hesitate to contact us with project inquiries.

Sincerely,

Viliyana Mandel, AIA, LEED AP
Farmer Payne Architecture

Office: 307.564.3156
Email: villy@farmerpaynearchitects.com



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 E Pearl Ave. | phone (307)733-0440
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** (tstolte@gmail.com).

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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

_____ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

- _____ Existing property conditions (buildings, uses, natural resources, etc)
- _____ Character and magnitude of proposed physical development or use
- _____ Intended development options or subdivision proposal (if applicable)
- _____ Proposed amendments to the LDRs (if applicable)

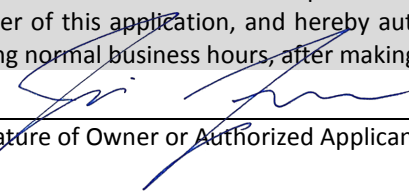
_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

- _____ Property boundaries
- _____ Existing and proposed physical development and the location of any uses not requiring physical development
- _____ Proposed parcel or lot lines (if applicable)
- _____ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

_____ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

_____ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



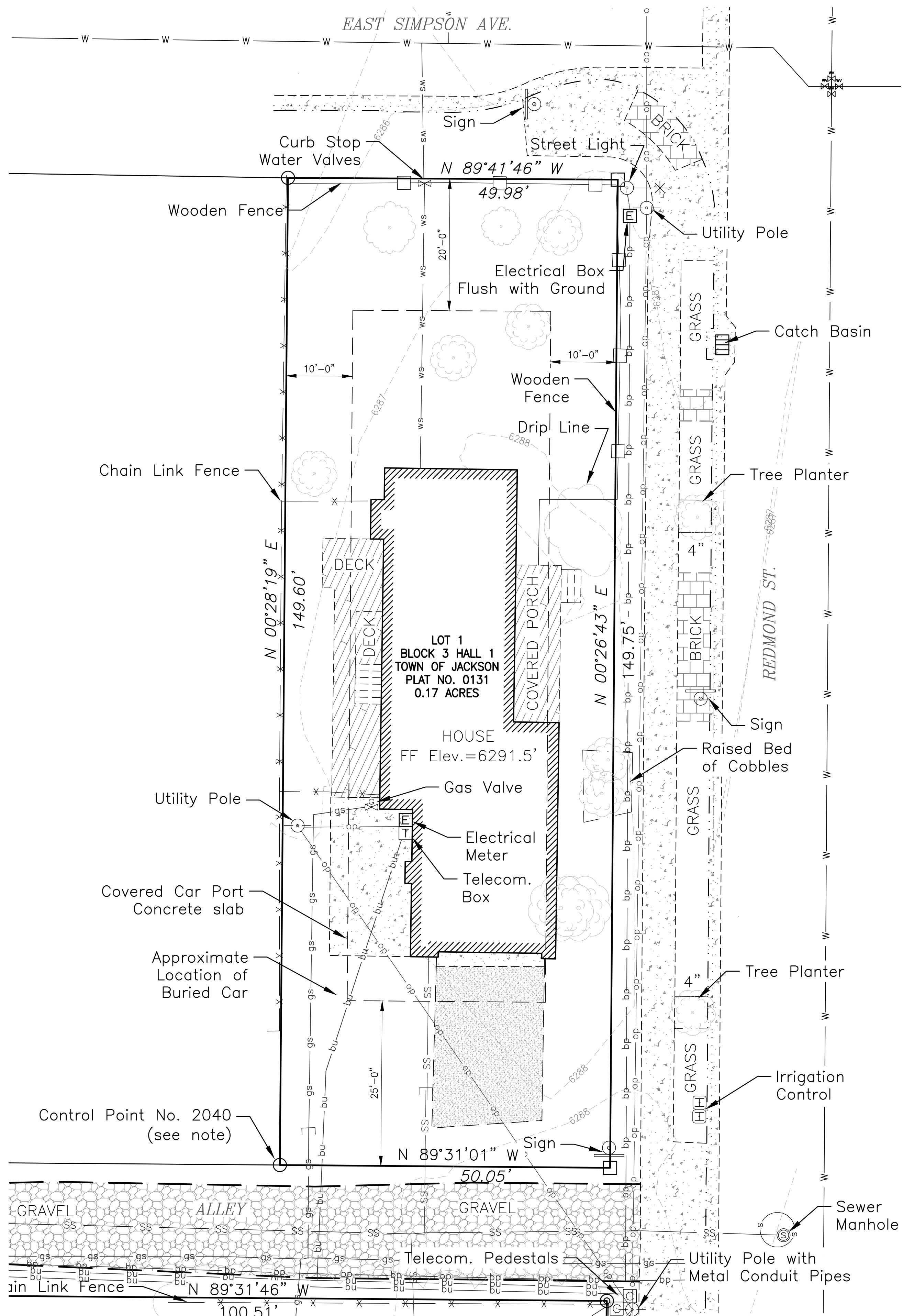
Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

S:\Proj\2019\361-01 Simpson Kids - Coll. Design\14 Final\Map\CHUCKLEBUSTING SITE.dwg (BART EXISTING SITE PLAN) - Dec 04 2019 09:53:36 pm PLOTTED BY: dson DWG: 19-631-01



EXISTING SITE LEGEND	
	PROPERTY LINE
	EASEMENT
	BUILDING SETBACK
	INDEX CONTOUR
	MINOR CONTOUR
	BURIED POWER (APPROX. LOCATION)
	OVERHEAD POWER (APPROX. LOCATION)
	BURIED UTILITIES (APPROX. LOCATION)
	BURIED GAS SERVICE (APPROX. LOCATION)
	SEWER SERVICE (APPROX. LOCATION)
	FENCE
	WATER SERVICE (APPROX. LOCATION)
	ELECTRICAL TRANSFORMER
	SIGN
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL
	POWER POLE
	CURBSTOP
	GAS METER
	IRRIGATION CONTROL
	AC UNIT
	CLEANOUT
	GAS METER

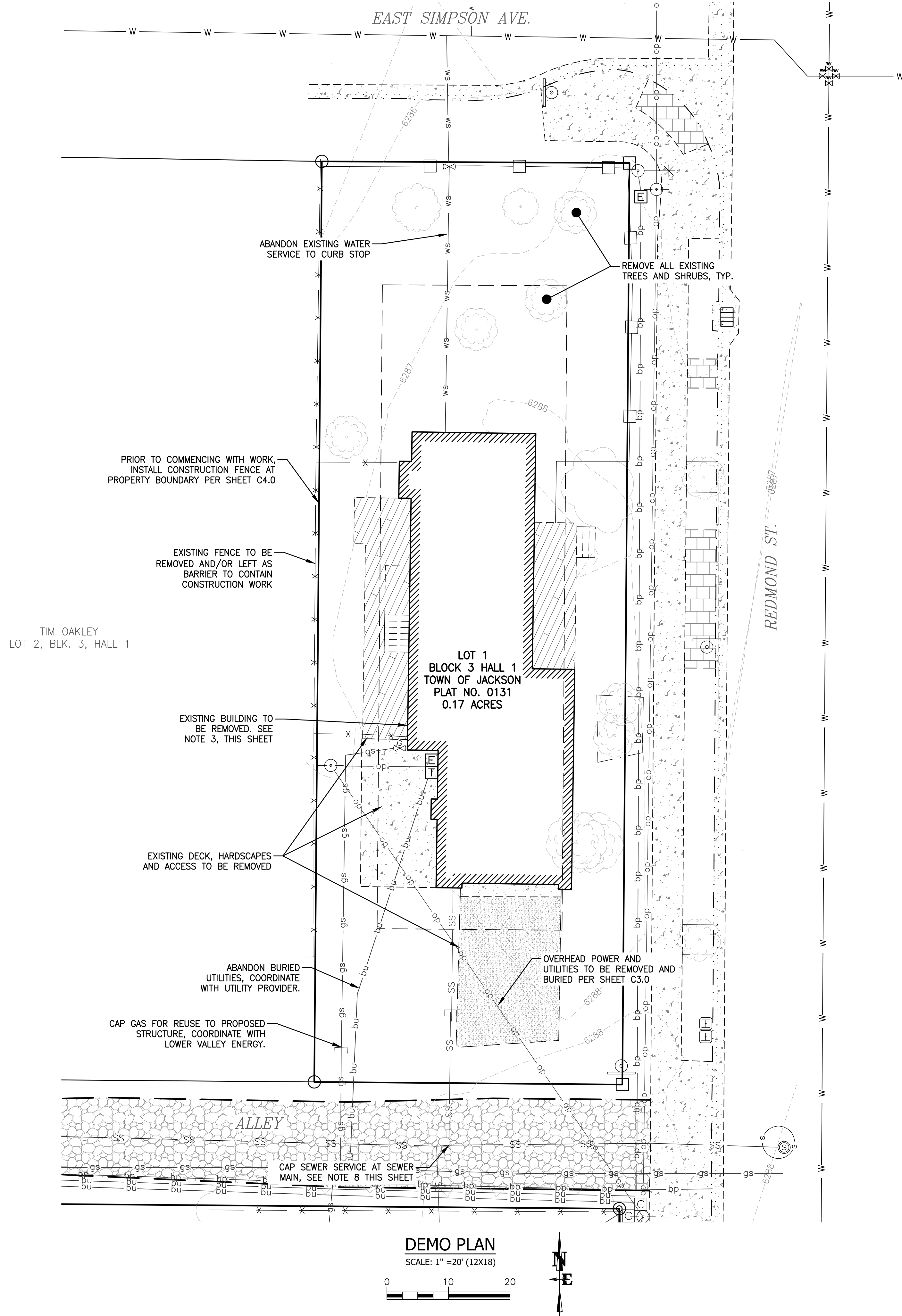
Sheet List Table	
Sheet Number	Sheet Title
C1.0	EXISTING SITE PLAN
C1.1	DEMO SITE PLAN
C2.0	FINAL SITE PLAN
C3.0	UTILITY PLAN
C3.1	UTILITY DETAILS
C4.0	GRADING PLAN



DRAWING NO	C1.0	JOB NO	19-631-01	JOB TITLE	SIMPSON KID BART RESIDENCE 590 E SIMPSON AVENUE JACKSON, WY	DRAWING TITLE	EXISTING SITE PLAN	DATE					REV.
								4 DEC 2019	Y2	BO	BO	JK	
								SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	

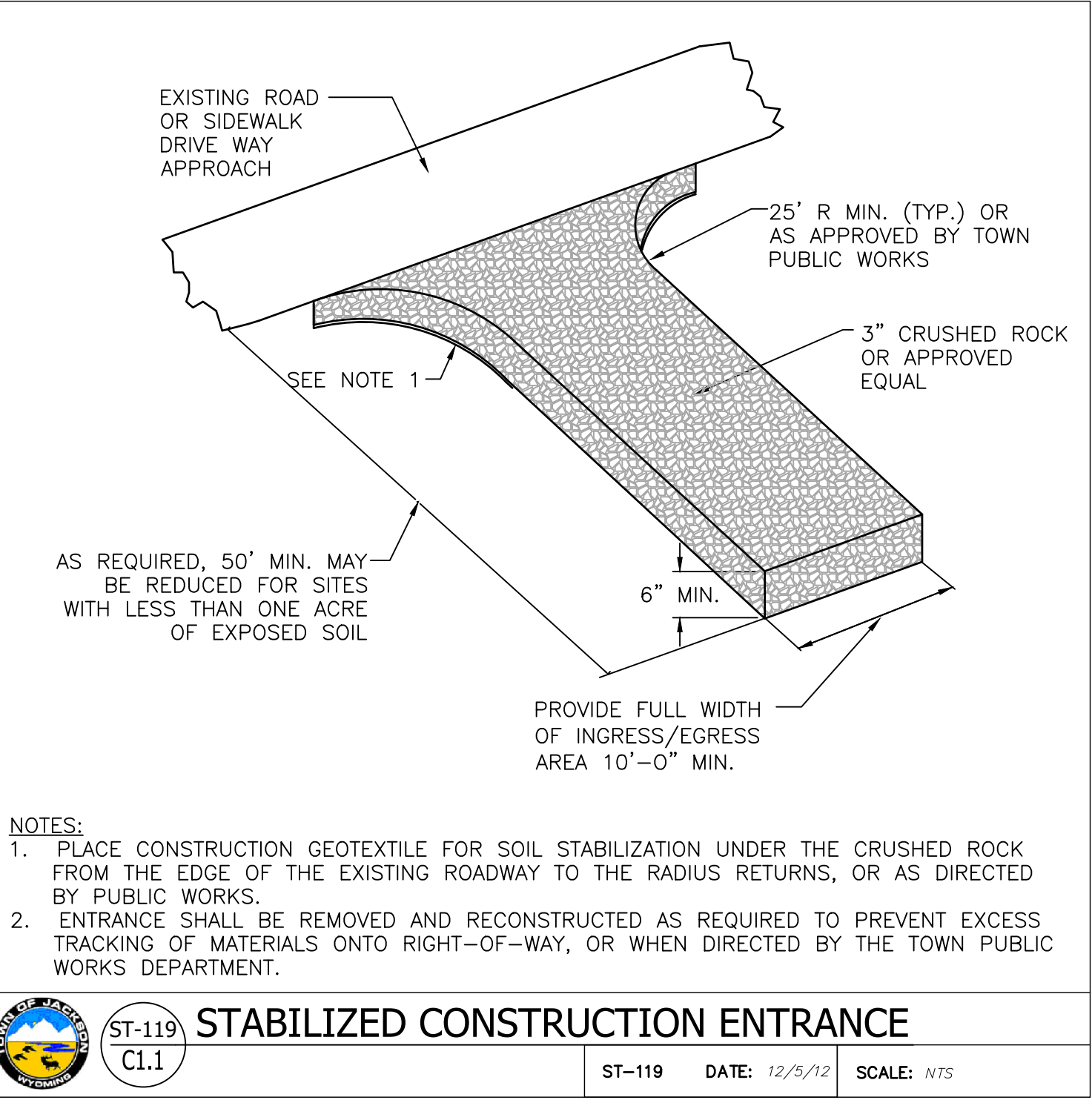
**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

S:\Proj\2019\361-01_Capston Kids - Coll. Design\14 Drawings\DWG\EXISTING SITE.dwg (BART DEMO PLAN) - Date: 04/2019 04:03:36 pm PLOTTED BY: elson DWG FORMAT: C30



DEMOLITION NOTES

- DEMOLITION ACTIVITIES SHALL OCCUR SPRING/SUMMER 2020.
- COMPLY WITH APPLICABLE SITE CONSTRUCTION NOTES ON SHEET C2.0.
- DEMOLITION WORK SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE APPROVED PERMIT AND IBC REGULATIONS. SALVAGE EXISTING WATER METER IN ACCORDANCE WITH NOTE 6 BELOW.
- CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES BY CONTACTING UTILITY PROVIDERS, CAMERA INSPECTION, LOCATING DEVICE/SERVICE, OR EXPLORATORY EXCAVATION.
- CONTRACTOR SHALL OBTAIN RIGHT-OF-WAY PERMIT FROM THE TOWN OF JACKSON FOR WORK COMPLETED IN THE PUBLIC RIGHT-OF-WAY.
- WATER AND SEWER UTILITIES WERE OBTAINED FROM TETON COUNTY GIS AND ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND CAP NEAR PROPERTY LINE OR AT MAIN PER PLANS.
- CONTRACTOR SHALL CAP EXISTING WATER SERVICE AT THE EXISTING CURB STOP AND MARK FOR FUTURE RE-CONNECTION IN ACCORDANCE WITH THE UTILITY PLAN FOR THE FUTURE DEVELOPMENT. EXISTING WATER METER MAY BE SALVAGED AND REUSED PENDING THE CONDITION; METER READING (UPON REMOVAL) SHALL BE RECORDED AND CONDITION ASSESSMENT SHALL BE COMPLETED BY TOJ PUBLIC WORKS.
- INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH NOTE 8, SHEET C2.0.
- CONSTRUCT TRACK PAD (IF REQUIRED) IN ACCORDANCE WITH TOWN STANDARD DETAIL ST-119/C1.1 TO PREVENT TRACK-OUT OF SOILS ONTO PUBLIC STREETS.
- OWNER SHALL BOND (WITH TOJ) FOR ABANDONMENT OF WATER AND SEWER SERVICES IN ACCORDANCE WITH THE DEMOLITION PERMIT.



- NOTES:
- PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
 - ENTRANCE SHALL BE REMOVED AND RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS ONTO RIGHT-OF-WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.



ST-119
C1.1

STABILIZED CONSTRUCTION ENTRANCE

ST-119 DATE: 12/5/12 SCALE: NTS

DATE	4 DEC 2019	REV.
SURVEYED	Y2	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	JK	
APPROVED	JK	

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

DRAWING TITLE
DEMO PLAN

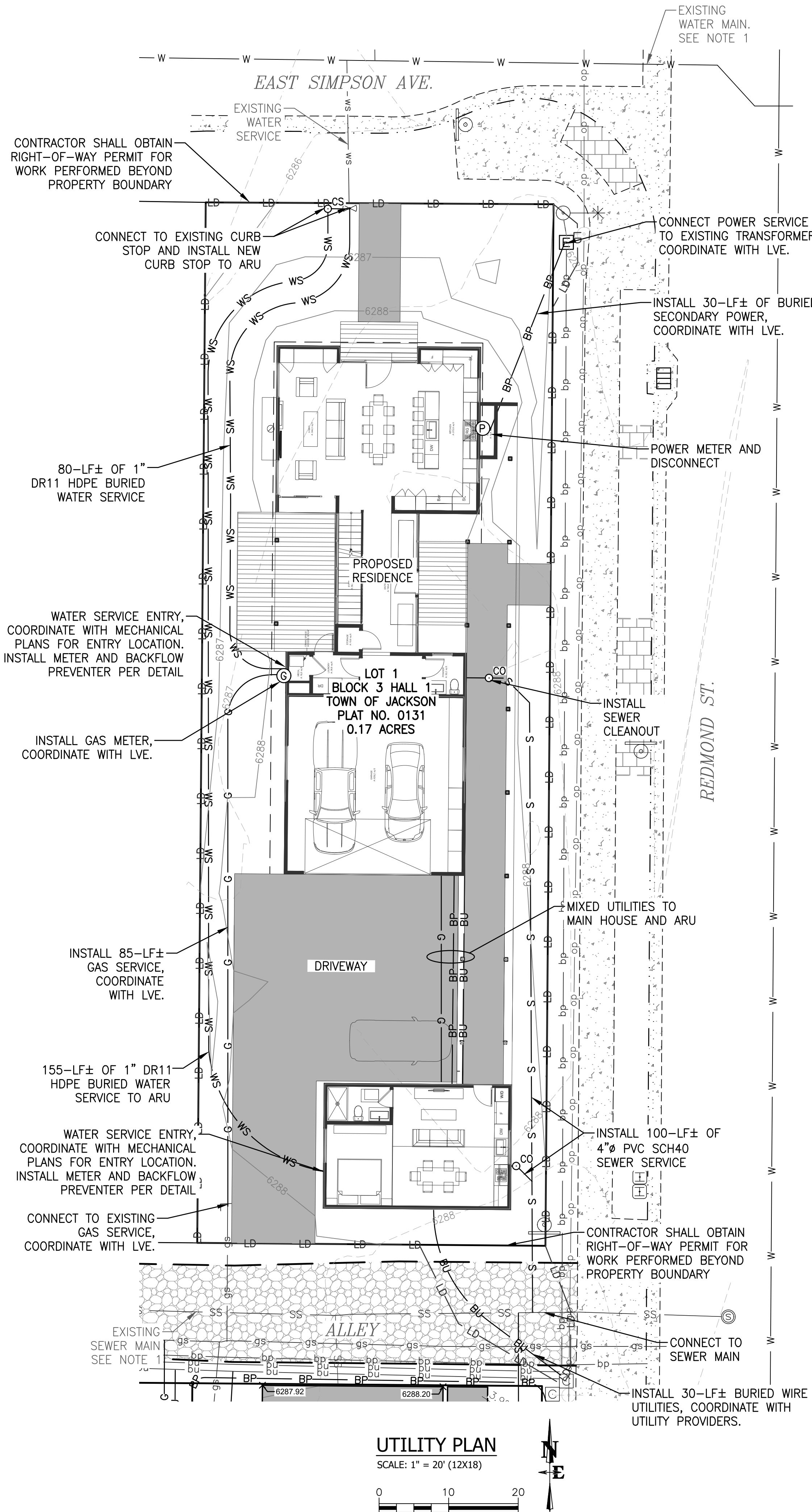
JOB TITLE
SIMPSON KID BART RESIDENCE
590 E SIMPSON AVENUE
JACKSON, WY

DRAWING NO
C1.1
JOB NO
19-631-01

12-4-19 PAP SET



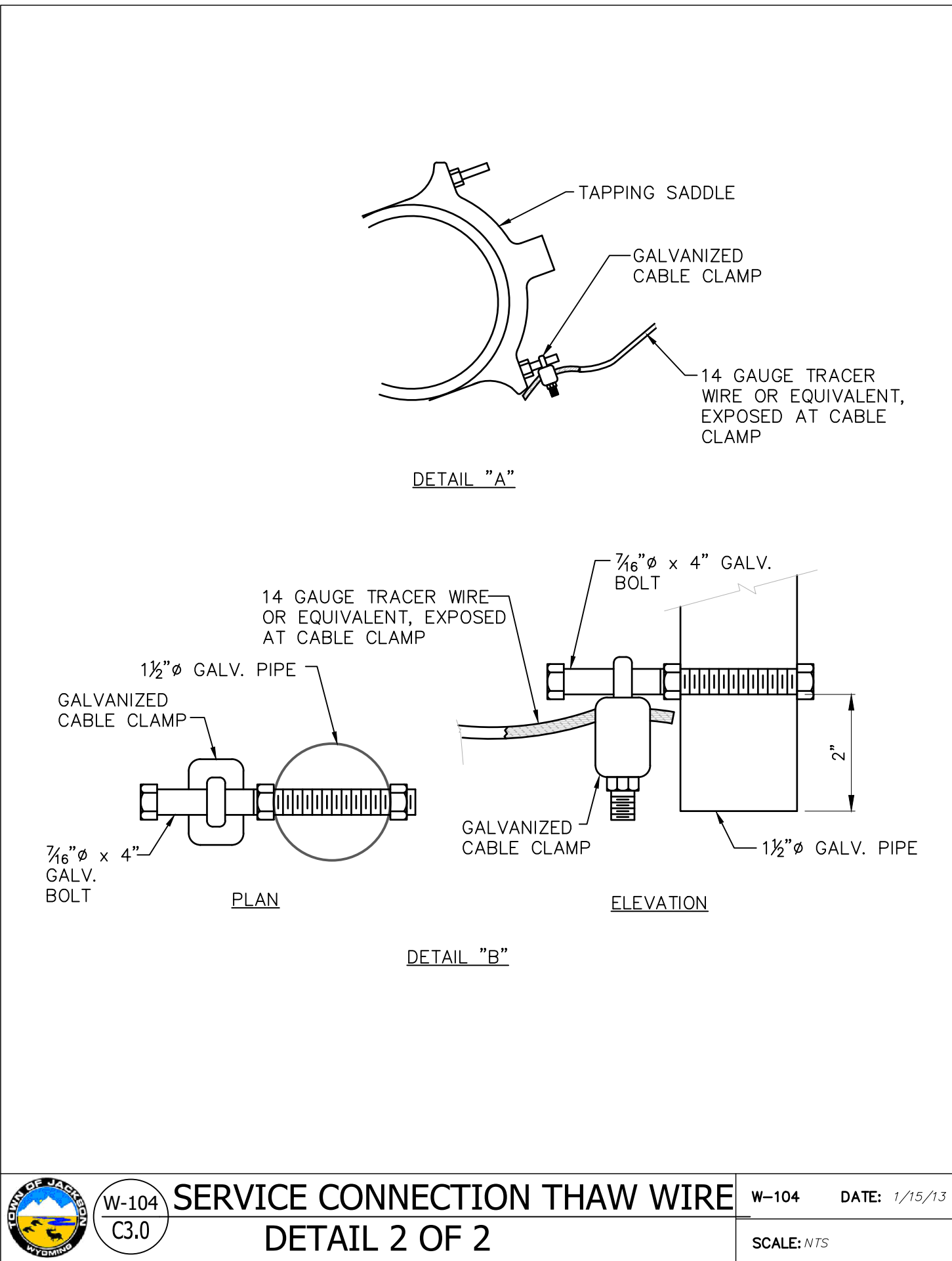
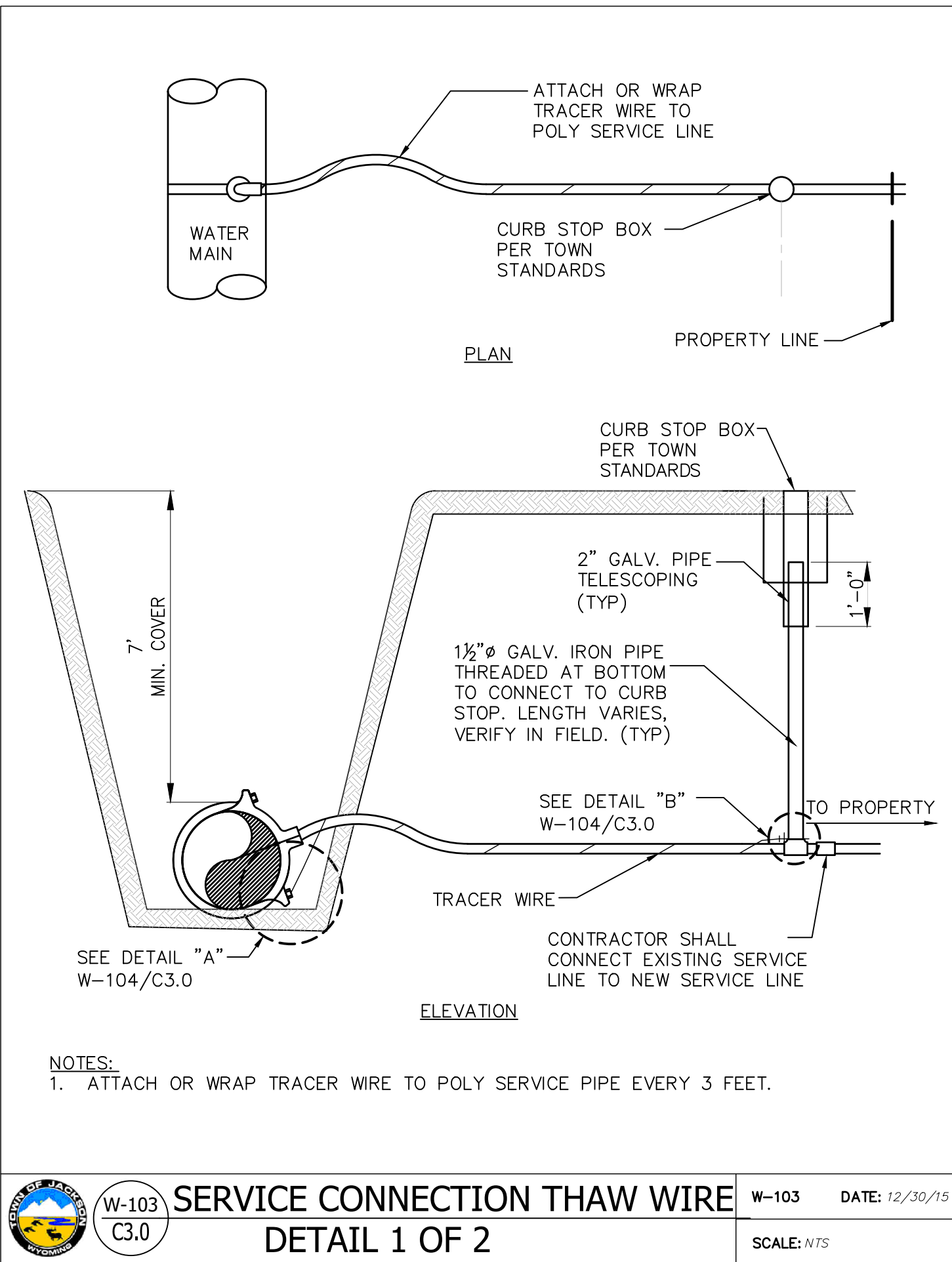
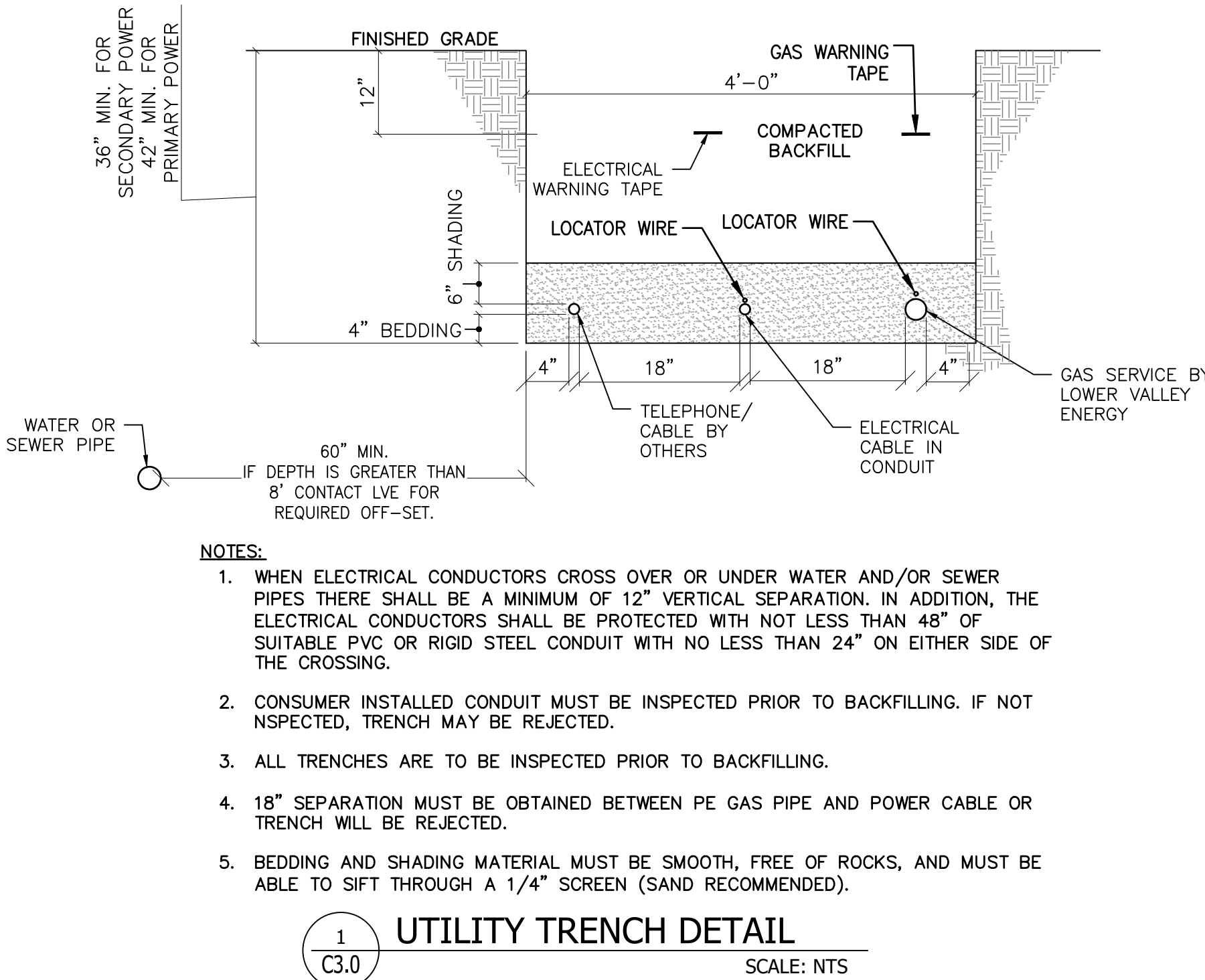
S:\P\2019\2019-01_Casper Kids - Coll Design\14_Branding\Child Bart Residence.dwg UTILITY PLAN - Dec 04 2019 03:04:46 pm PLOTTED BY: dson DWG TITANIUM 203



UTILITY NOTES:

SPECIAL PROVISIONS TO WPSSS (2015) – UTILITIES

- WATER SERVICE PIPE SHALL BE SDR11 POLYETHYLENE.
 - WATERLINE SHALL BE BURIED WITH A MINIMUM OF SIX FEET OF COVER.
 - GRAVITY SEWER PIPE SHALL BE 4"Ø ASTM D2665 SCH40 PVC.
 - MINIMUM SEWER PIPE GRADE SHALL BE 2%, UNLESS OTHERWISE NOTED.
 - INSULATE ALL WATER AND SEWER PIPES WITH LESS THAN 6' BURY OF BURY.
1. LOCATION AND CONNECTION REQUIREMENTS FOR WATER AND SEWER SERVICES ARE UNKNOWN. CONTRACTOR SHALL SEEK INPUT FROM THE TOWN TO DETERMINE PROBABLE LOCATIONS FOR CONNECTION. CONTRACTOR MAY BE REQUIRED TO PERFORM EXPLORATORY EXCAVATION TO LOCATE EXISTING UTILITIES.
 2. CONTRACTOR SHALL VERIFY WITH TOJ THAT EXISTING UTILITIES ARE SUITABLE FOR CONTINUED USE. CAP EXISTING SERVICE AT MAIN AND INSTALL NEW IF EXISTING SERVICES ARE NOT SUITABLE. COMPLY WITH NOTE #, SHEET #####.



DATE	4 DEC 2019	REV.
SURVEYED	Y2	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	JK	
APPROVED	JK	

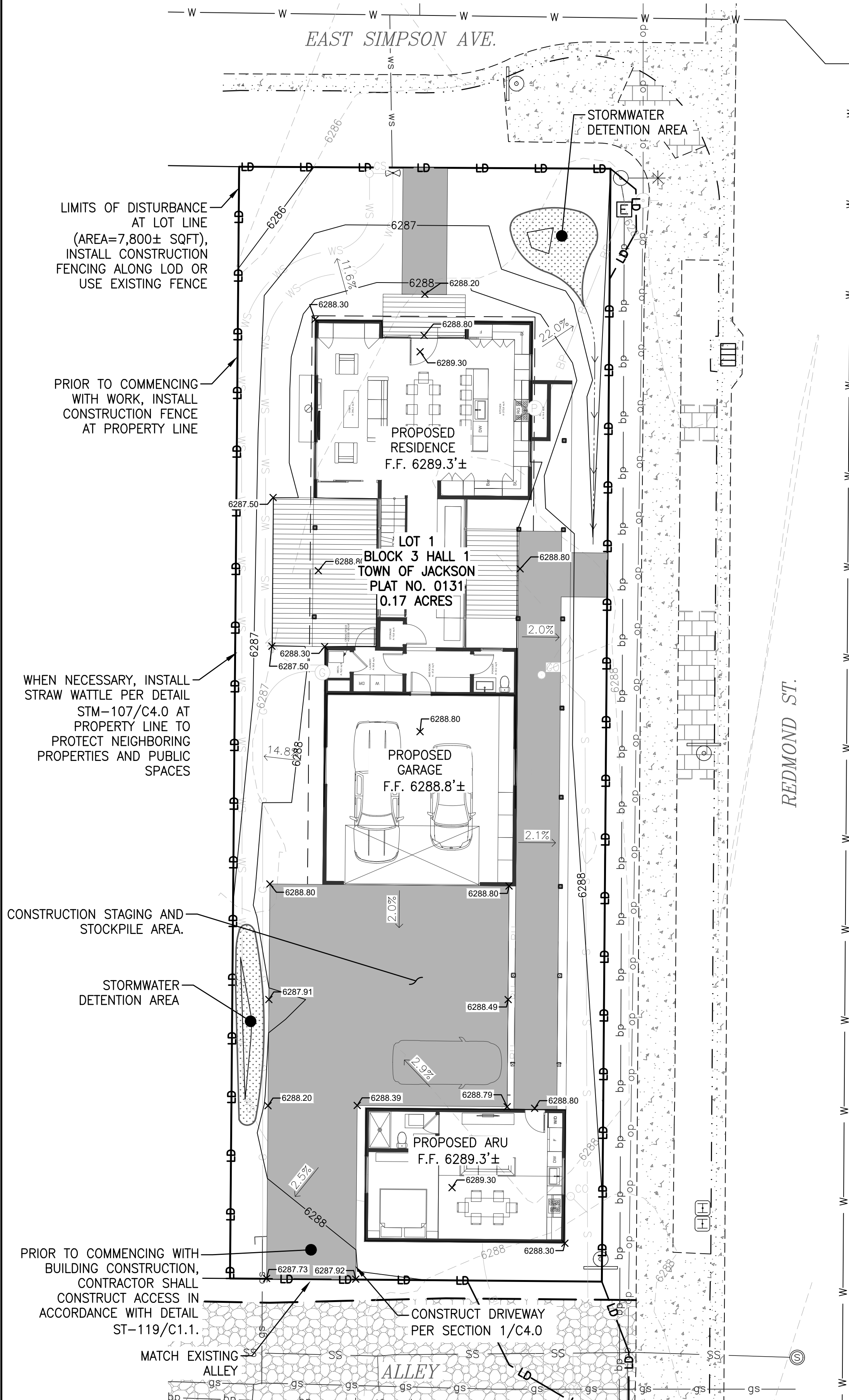
NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
UTILITY PLAN

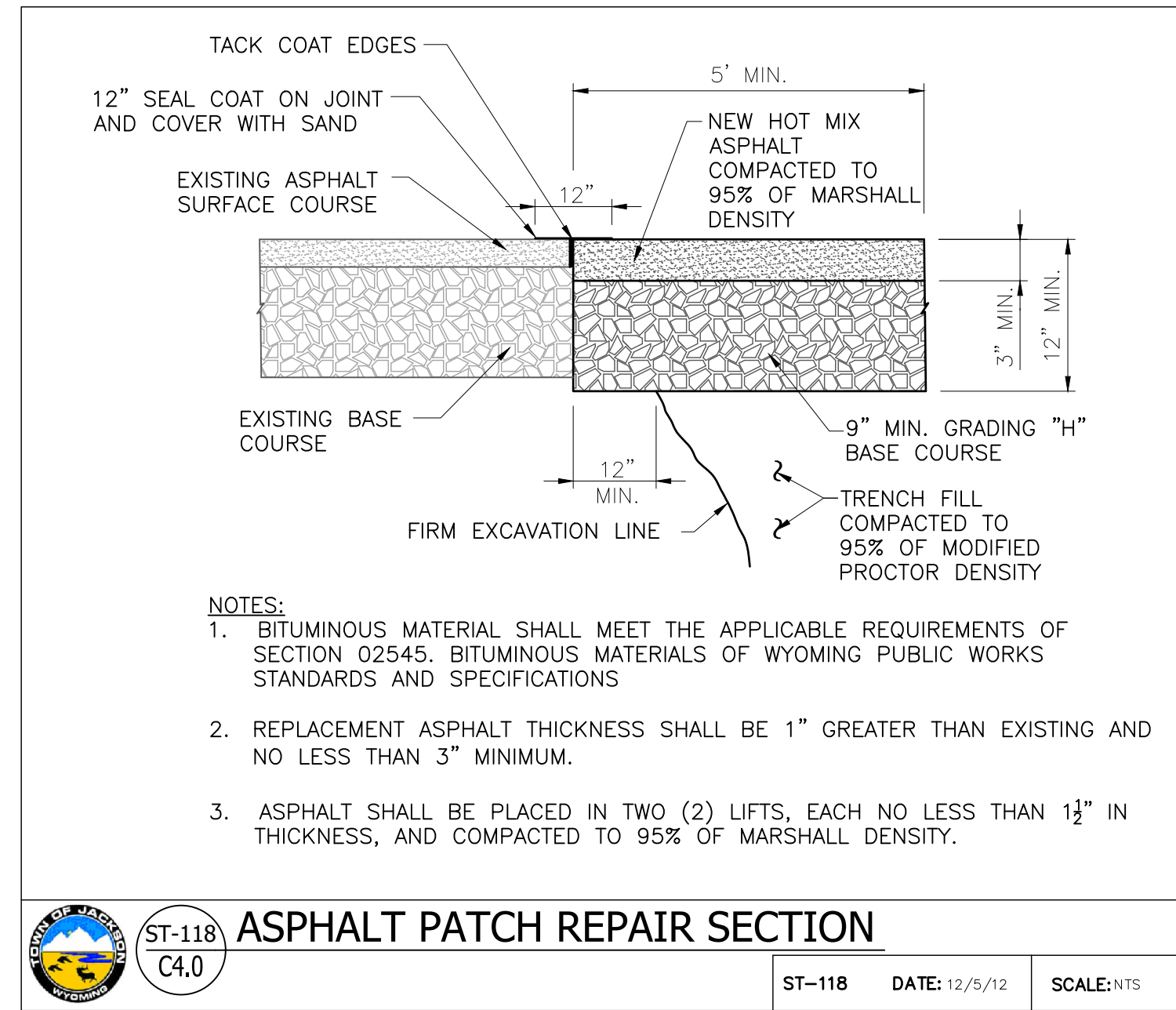
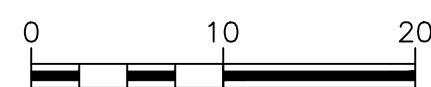
JOB TITLE
SIMPSON KID BART RESIDENCE
590 E SIMPSON AVENUE
JACKSON, WY

DRAWING NO
C3.0
JOB NO
19-631-01

S:\P\2019\361-01 Simpson Kids - Civil Design\14 Simpson Kids Bart Residence.dwg GRADING PLAN - Dec 04 2019 10:05:25 pm PLOTTED BY: elson DWG FIDWAT: 230



GRADING PLAN
SCALE: 1" = 20' (12X18)

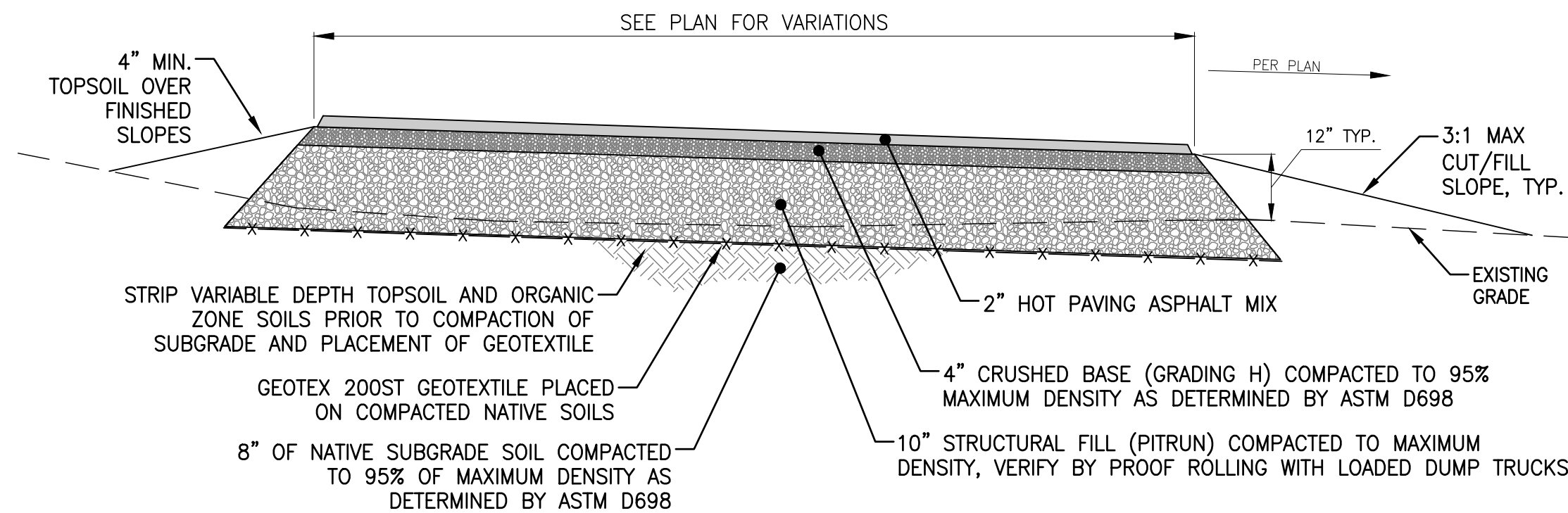


- NOTES:
1. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545, BITUMINOUS MATERIALS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS
 2. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM.
 3. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1 1/2" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.

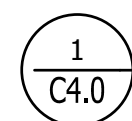


ASPHALT PATCH REPAIR SECTION

ST-118 DATE: 12/9/12 SCALE: NTS

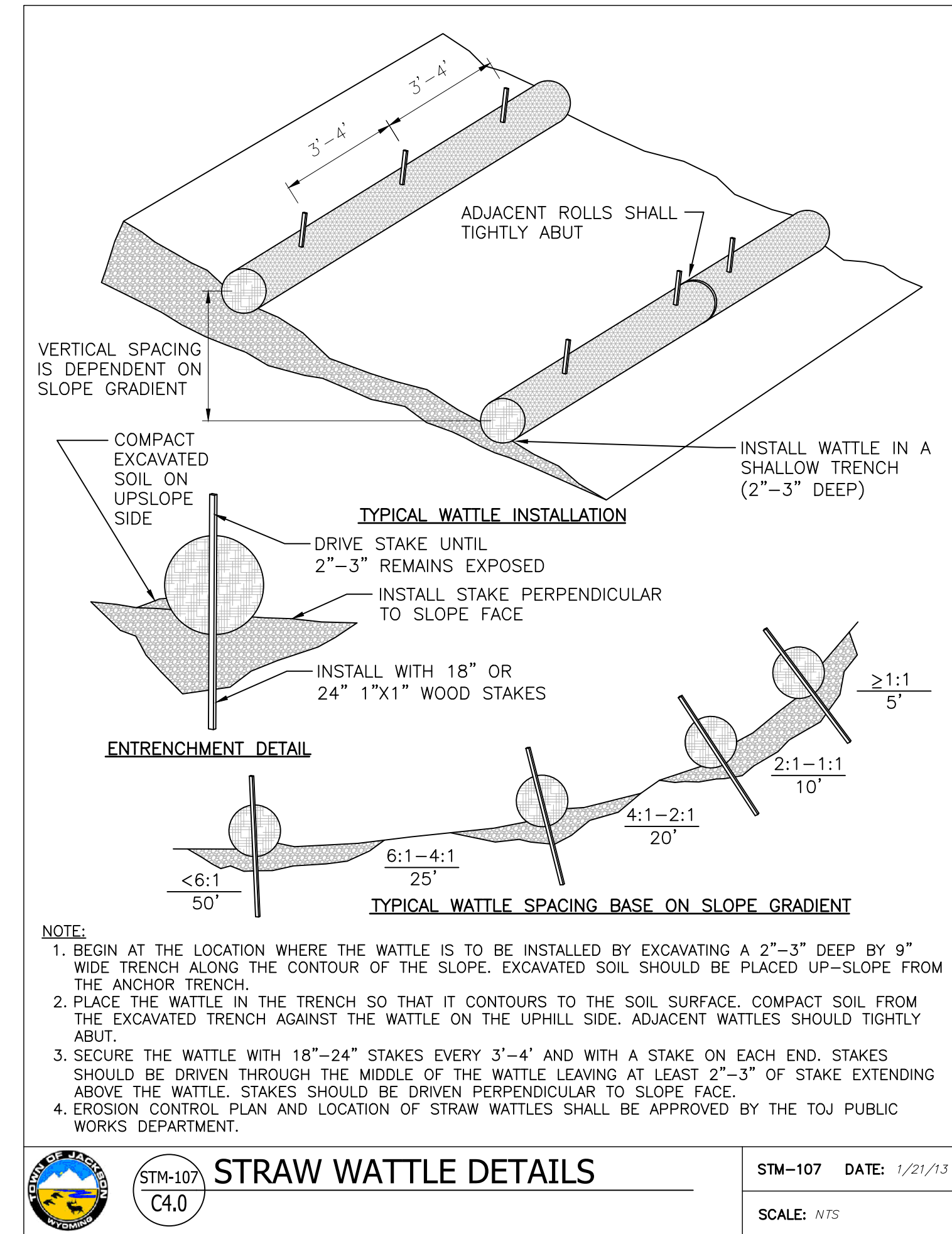


ASPHALT DRIVEWAY SECTION



TYPICAL DRIVEWAY SECTION

SCALE: N.T.S.



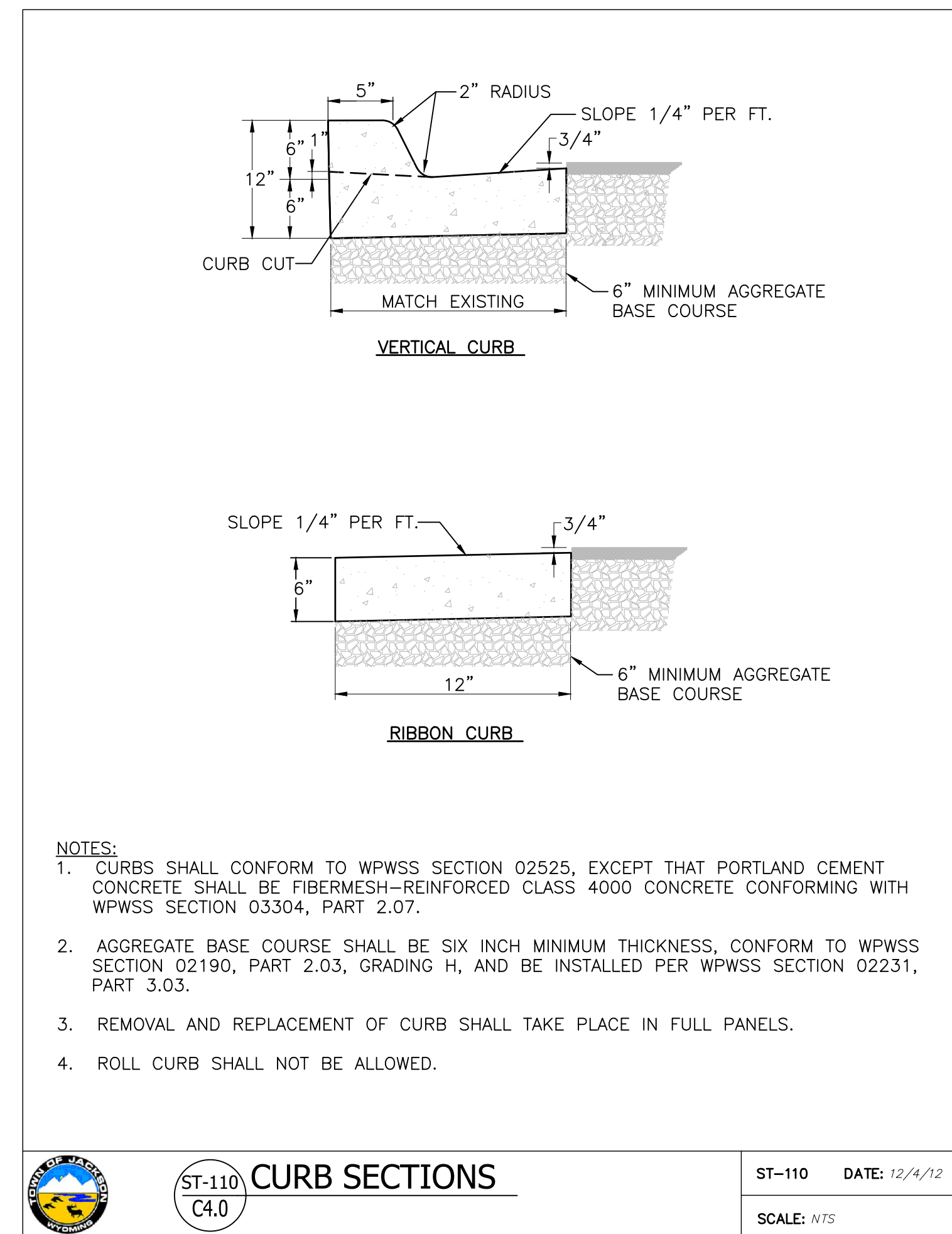
- NOTE:
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
 4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTLES SHALL BE APPROVED BY THE TOJ PUBLIC WORKS DEPARTMENT.



STRAW WATTLE DETAILS

ST-107 DATE: 1/21/13

SCALE: NTS



- NOTES:
1. CURBS SHALL CONFORM TO WPSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPSS SECTION 03304, PART 2.07.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPSS SECTION 02231, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
 4. ROLL CURB SHALL NOT BE ALLOWED.



CURB SECTIONS

ST-110 DATE: 12/4/12

SCALE: NTS

DATE	REV.
4 DEC 2019	Y2
SURVEYED	BO
ENGINEERED	BO
DRAWN	BO
CHECKED	JK
APPROVED	JK

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

DRAWING TITLE
GRADING PLAN

JOB TITLE
SIMPSON KID BART RESIDENCE
590 E SIMPSON AVENUE
JACKSON, WY

DRAWING NO
C4.0
JOB NO
19-631-01

12-4-19 PAP SET

LETTER OF AUTHORIZATION

275 Redmond, LLC, "Owner" whose address is: 207 High Point Drive, Building 100, Victor, NY 14564-1061

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Zack Stern, as the owner of property more specifically legally described as: 590 E Simpson Ave

Lot 1, Block 3, Hall 1; PIDN 22-41-16-34-1-20-001

(If too lengthy, attach description)

HEREBY AUTHORIZES New West Building Company or Farmer Payne Architects as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: managing partner

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

STATE OF Wyoming)
COUNTY OF Teton)SS.

The foregoing instrument was acknowledged before me by Zack Stern this 16 day of October, 2017.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

