



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
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: April 9, 2020	REQUESTS: The applicant is submitting a request for a Grading Pre-Application for the property located at 375 W. Broadway Avenue legally known as, PT SW1/4SE1/4, SEC. 28, TWP. 41, RNG. 116. For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P20-067	
Planner: Tyler Valentine	
Phone: 733-0440 ext. 1305	
Fax: 734-3563	
Email: tvalentine@jacksonwy.gov	
Owner: Tegeler Properties PO Box 829 Pinedale, WY 82941	
Applicant: Rachel Ravitz PO Box 2406 Jackson, WY 83001	
Please respond by: N/A	

REQUESTS:

The applicant is submitting a request for a Grading Pre-Application for the property located at 375 W. Broadway Avenue legally known as, PT SW1/4SE1/4, SEC. 28, TWP. 41, RNG. 116.

For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

Owner:

Tegeler Properties
PO Box 829
Pinedale, WY 82941

Applicant:

Rachel Ravitz
PO Box 2406
Jackson, WY 83001

Please respond by: N/A

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

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

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____

PIDN: _____

PROPERTY OWNER.

Name: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

Property Owner

Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit
 Use Permit
 Development Option or Subdivision Permit
 Interpretations of the LDRs
 Amendments to the LDRs
 Relief from the LDRs
 Environmental Analysis

This pre-application conference is:
 Required
 Optional
 For an Environmental Analysis
 For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** 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 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

Name Printed

4-8-2020

Date

Title

THIS IS REPRINT OF A PDF COPY OF THE EXISTING SITE SURVEY PREPARED BY Y2 CONSULTANTS.
PROVIDED FOR REFERENCE ONLY.

NOTES

Topographic features represented on this map show conditions determined by a field survey conducted during December of 2019 and January of 2020, and may not reflect changes made subsequent to those dates. Approximately 6" of snow was present on the ground at the time of this survey, and features may exist that were obscured by snow cover and unable to be mapped as part of this survey.

Lot dimensions shown hereon were resolved based on found survey monuments and survey boundary principles. Boundaries of adjacent properties are shown for reference only.

Building footprints shown hereon are based on field measurements taken as part of this survey and are not intended to represent architectural dimensions. Building footprints of structures on adjacent lots were not measured. This survey is shown hereon for reference only. Roof eaves and awnings were not mapped as part of this survey.

Current Zoning = CR-2 (T.O.J. Commercial Residential-2)
For applicable setback and height regulations established by the Town of Jackson Land Development Regulations, effective July 18, 2018, as amended, refer to the County Document (Ordinance 1198).

Building setbacks:

Primary Street Range (Min/Max) = 0'-10'
Secondary Street Range (Min/Max) = 0'-10'
Side Interior = 5'
Rear = 10'

Base Elevation = 6212.8' at Control Point No. 2022 as shown hereon (US Survey Feet in the NAVD88 Datum).

The basis of bearings for this survey is referenced to a direct GPS measurement and is considered geodetic (geodetic north using WGS84, NAD83), resulting in a bearing of N 89°12'08" W along the south line of the SE1/4 of Section 28, T. 41 N., R. 116 W, 6th P.M., Teton County, Wyoming.

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (zone 4904) State Plane Coordinate System, NAD 1983, Geoid 12B, and a project scale factor of 1.0003202102.

No underground utilities or subsurface improvements were mapped as part of this survey.

No Wetland Mapping was done as part of this survey.

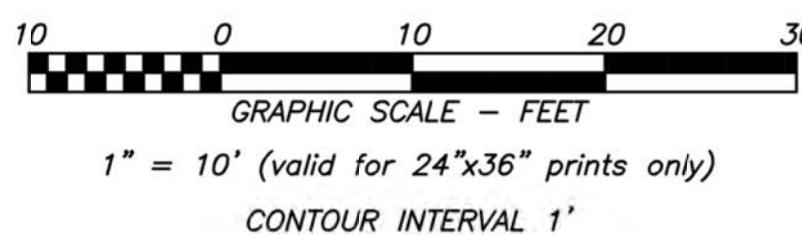
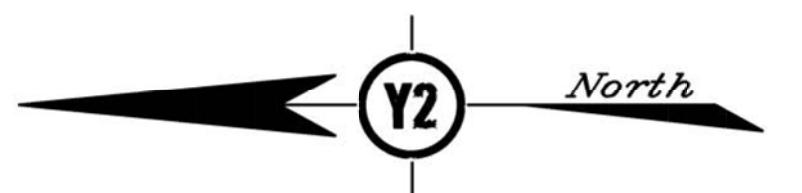
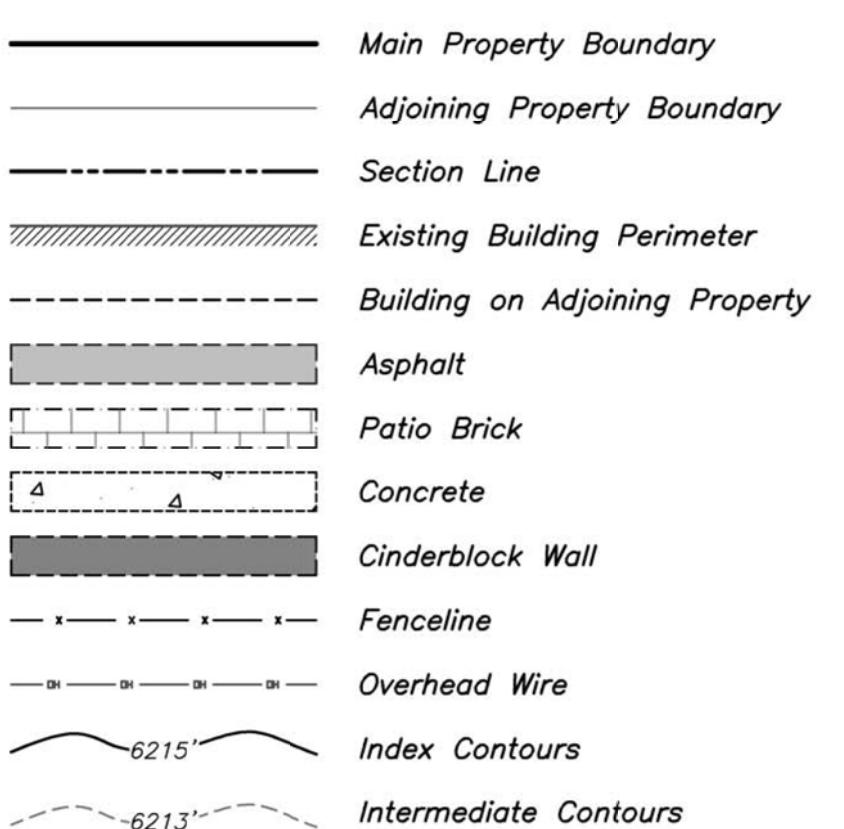
Easements of sight and record not shown hereon may exist.

CIVIL SHEET INDEX:

- C1 EXISTING SITE
- C2 SITE PLAN
- C3 DETAILS
- C4 DETAILS
- C5 DETAILS

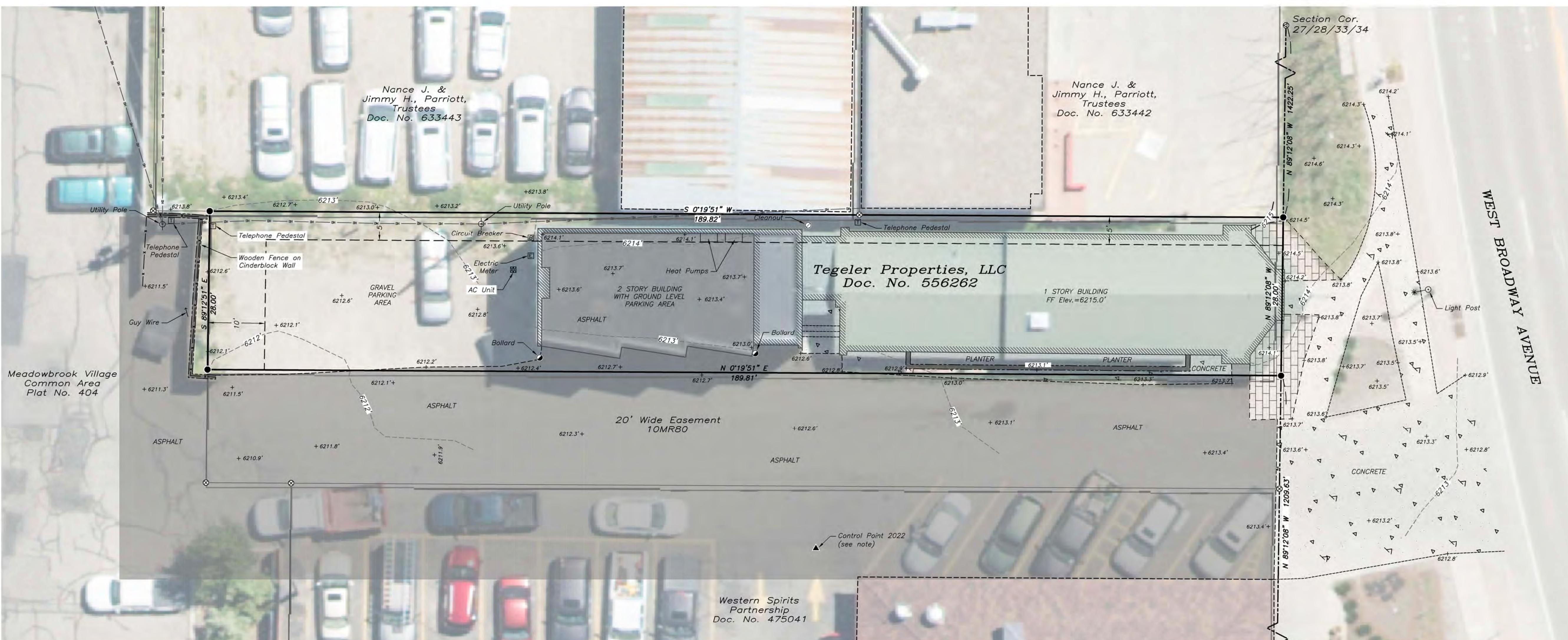
LEGEND

- ◎ Indicates a brass cap inscribed "PLS 164" found this survey
- Indicates a 24" long, 5/8" diameter rebar with an aluminum cap inscribed "PLS 16012" or a Mag Nail with a washer inscribed "PLS 16012" set this survey
- ⊗ Calculated point - nothing found or set this survey
- Electrical Meter
- Circuit Breaker Panel
- Telephone pedestal
- Cleanout
- Air Conditioning Unit
- Utility Pole
- Light Post
- Guy Wire
- Bollard
- + Spot Elevation
6213.7'



SITE DEVELOPMENT SCHEDULE

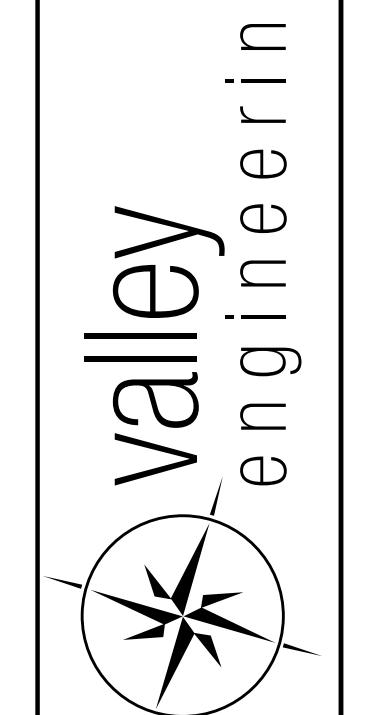
- BEGIN PROJECT: SPRING 2020
- CONSTRUCTION COMPLETE: SUMMER 2021 ????
- REVEGETATION COMPLETE: SUMMER 2021 ????



PREPARED FOR:	ESTEAM ARCHITECTURE	LOCATION:	DATE:
PROJECT:	PO. BOX 2406	PT SW 1/4 SE 1/4, SEC. 26, TWP. 41, RNG. 16 TOWN OF JACKSON, WY	4/7/2020
SHEET NAME:	DESCRIPTION PROGRESS		
EXISTING SITE MAP			PRINT SCALE: 10,000' / in.
FILE NAME:	20104_p1.dwg		

SHEET NO:	C1
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680 CACHE CREEK DR.
PO BOX 4852
JACKSON, WY 83001
307.732.7373
www.wvewpc.com
valleywest@wvewpc.com



CIVIL SHEET INDEX:

C1 EXISTING SITE
C2 SITE PLAN
C3 DETAILS
C4 DETAILS
C5 DETAILS

SITE DEVELOPMENT SCHEDULE

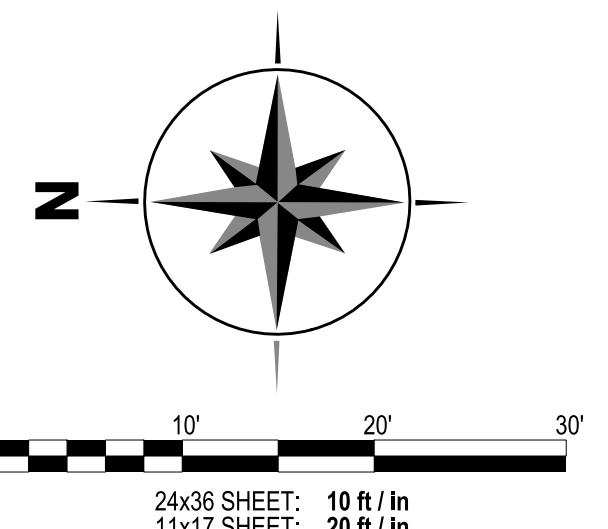
BEGIN PROJECT:	SPRING 2020
CONSTRUCTION COMPLETE:	SUMMER 2020
REVEGETATION COMPLETE:	SUMMER 2020

NOTES:

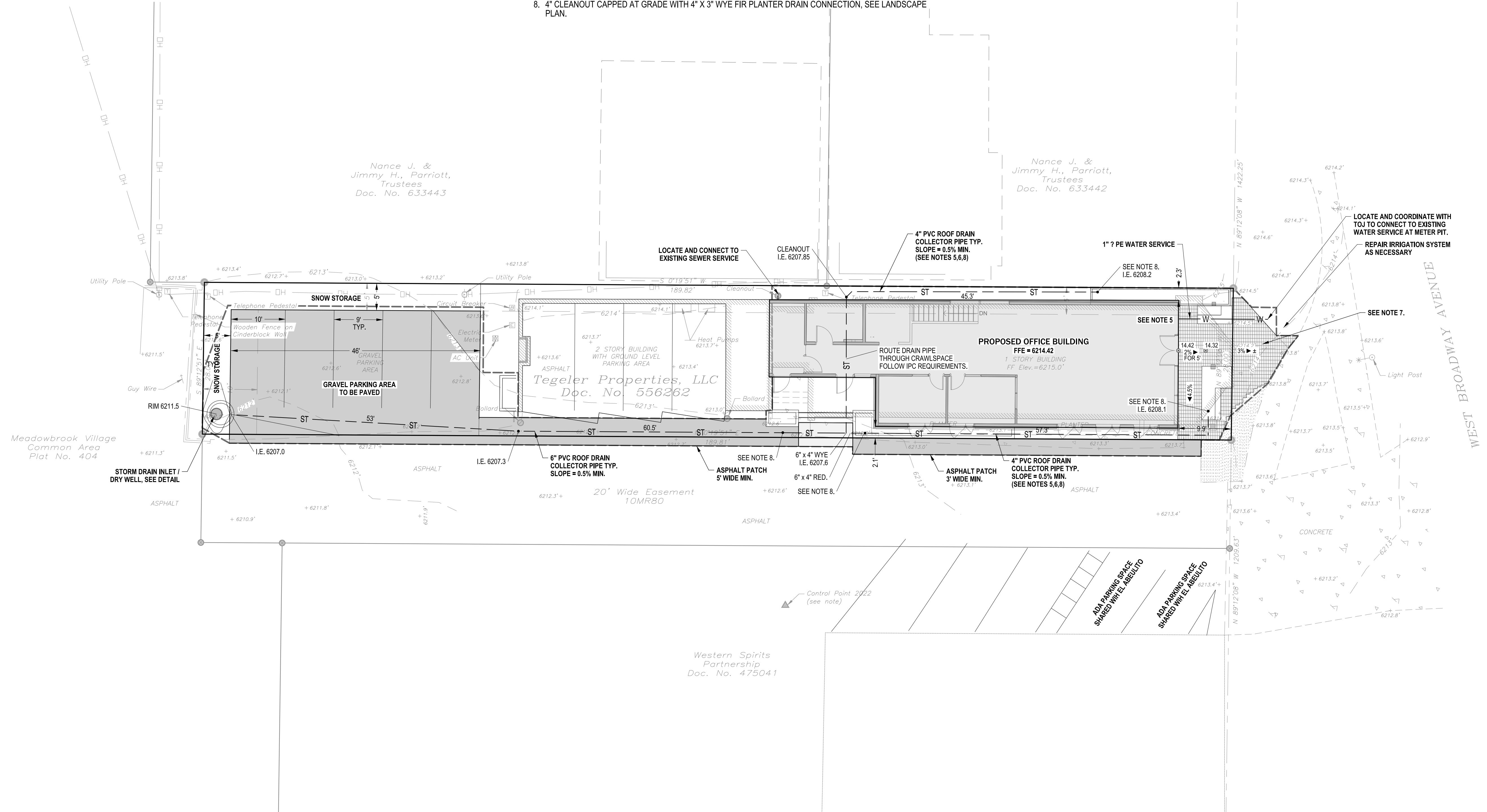
1. DISTURBED AREAS OF THE SITE SHALL BE RESTORED PER THE APPROVED LANDSCAPE PLAN. IF NO LANDSCAPE PLAN EXISTS, USE LAWN GRASS AND/OR A NATIVE SEED MIX APPROVED BY THE TETON CONSERVATION DISTRICT.
SEE: <http://www.tetonconservation.org/programs/seed-mixes.php>
2. ACCORDING TO THE NRCS SOIL SURVEY, THE PREDOMINANT SOILS ON THE SITE ARE "GREYBACK GRAVELLY LOAM". REFER TO THE GEOTECHNICAL REPORT PREPARED BY NELSON ENGINEERING FOR MORE DETAILED SOILS INFORMATION.
3. THERE IS NO PREDOMINATE VEGETATIVE COVER TYPE ON THE SITE. THE SITE IS COMPRISED OF IMPERVIOUS BUILDINGS, PAVEMENT, HARDSCAPE, AND DENUDED / GRAVEL PARKING AREAS.
4. STORMWATER MANAGEMENT: THE PROJECT RESULTS IN A NET DECREASE IN IMPERVIOUS AREA SO NO STORMWATER MITIGATION IS NECESSARY. HOWEVER, THE DRY WELL SYSTEM WILL REDUCE RUNOFF FROM THE SITE.
5. 3/4"??? WATER METER PER TOJ DETAILS AND BACKFLOW PREVENTION DEVICE TO BE LOCATED IN BASEMENT MECHANICAL CRAWL SPACE. INSTALL REMOTE REGISTER ON EXTERIOR WALL
6. COORDINATE WITH ARCHITECTURAL PLAN FOR DOWN SPOUT LOCATIONS AND PROVIDE 4x4" WYE AND 4" VERTICAL BELOW THOSE LOCATIONS FOR CONNECTION. PROVIDE HEAT TRACE IN GUTTERS AND DOWNSPOUTS - COORDINATE WITH ELECTRICAL.
7. DISTURBED AREAS WITHIN THE PUBLIC R.O.W. SHALL BE RESTORED TO MATCH THE EXISTING HARDSCAPE / LANDSCAPE. SALVAGE THE EXISTING PAVERS FOR REUSE IF POSSIBLE .
8. 4" CLEANOUT CAPPED AT GRADE WITH 4" X 3" WYE FIR PLANTER DRAIN CONNECTION, SEE LANDSCAPE PLAN.

LEGEND

— BUILDING
— EDGE OF DRIVE / PARKING
— SAN SEWER
W — WATER
— MAJOR CONTOURS (5')
— MINOR CONTOURS (1')
— SPOT ELEVATION
— LIMITS OF DISTURBANCE



PRELIMINARY
NOT FOR CONSTRUCTION



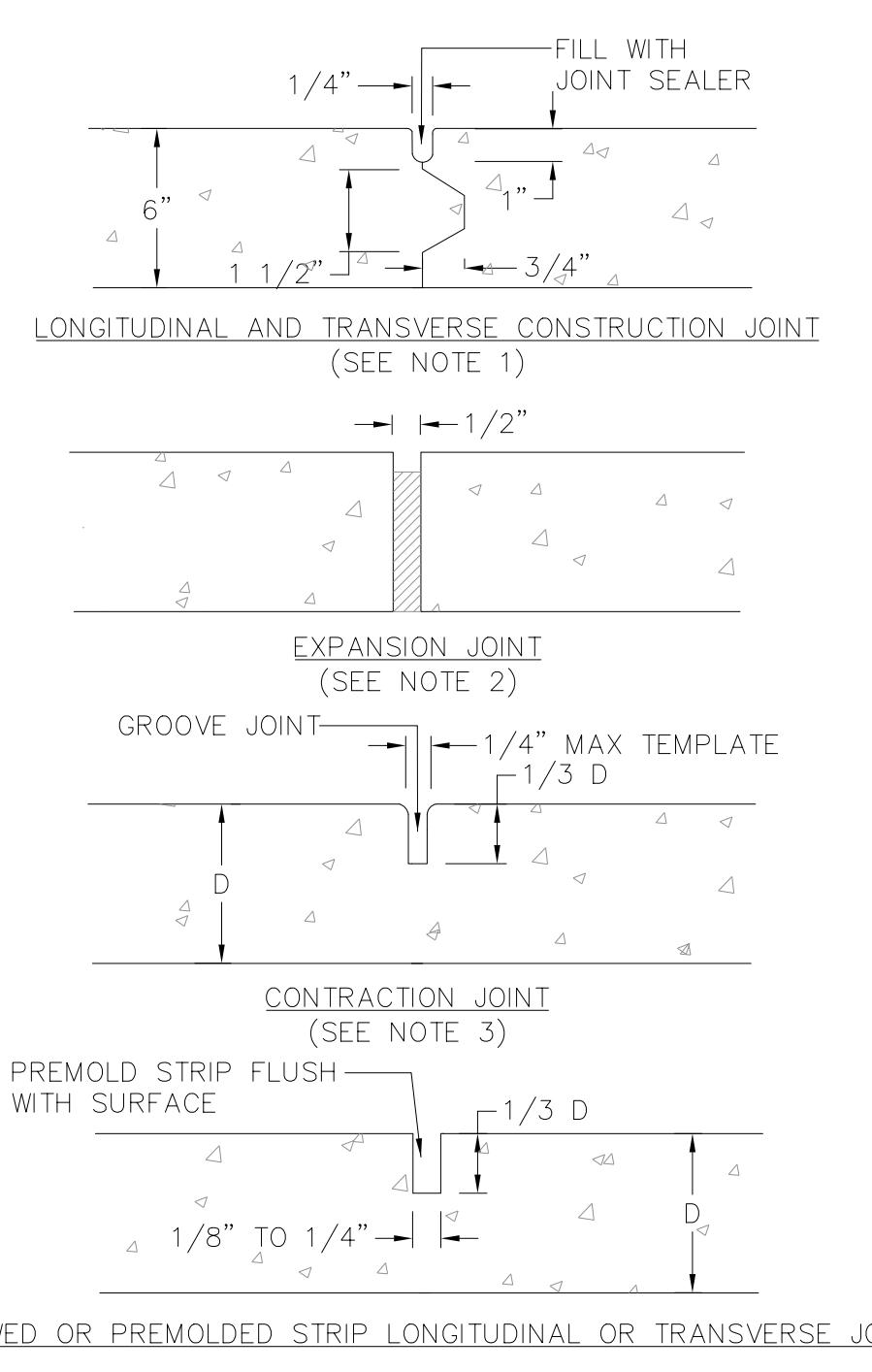
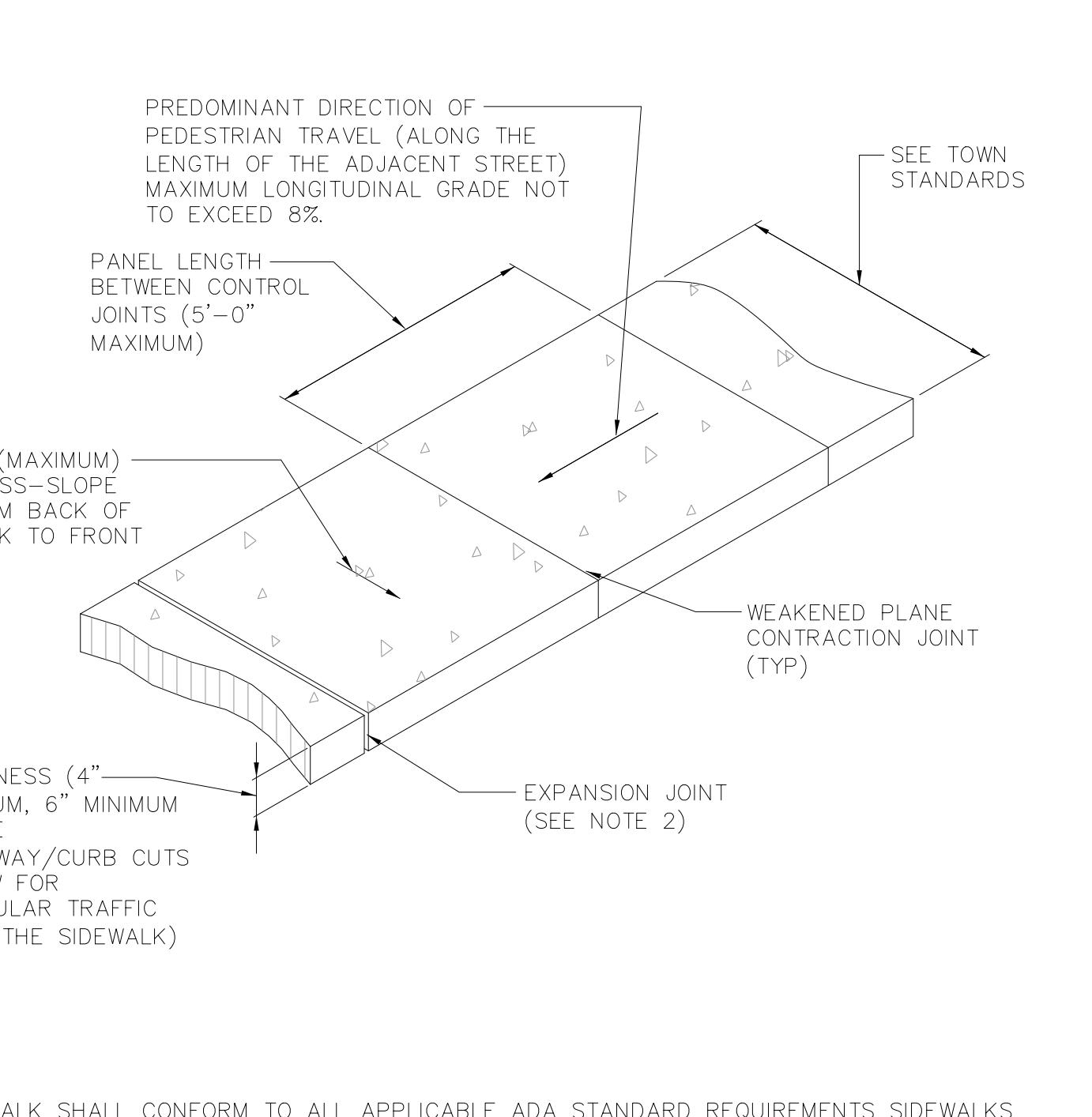
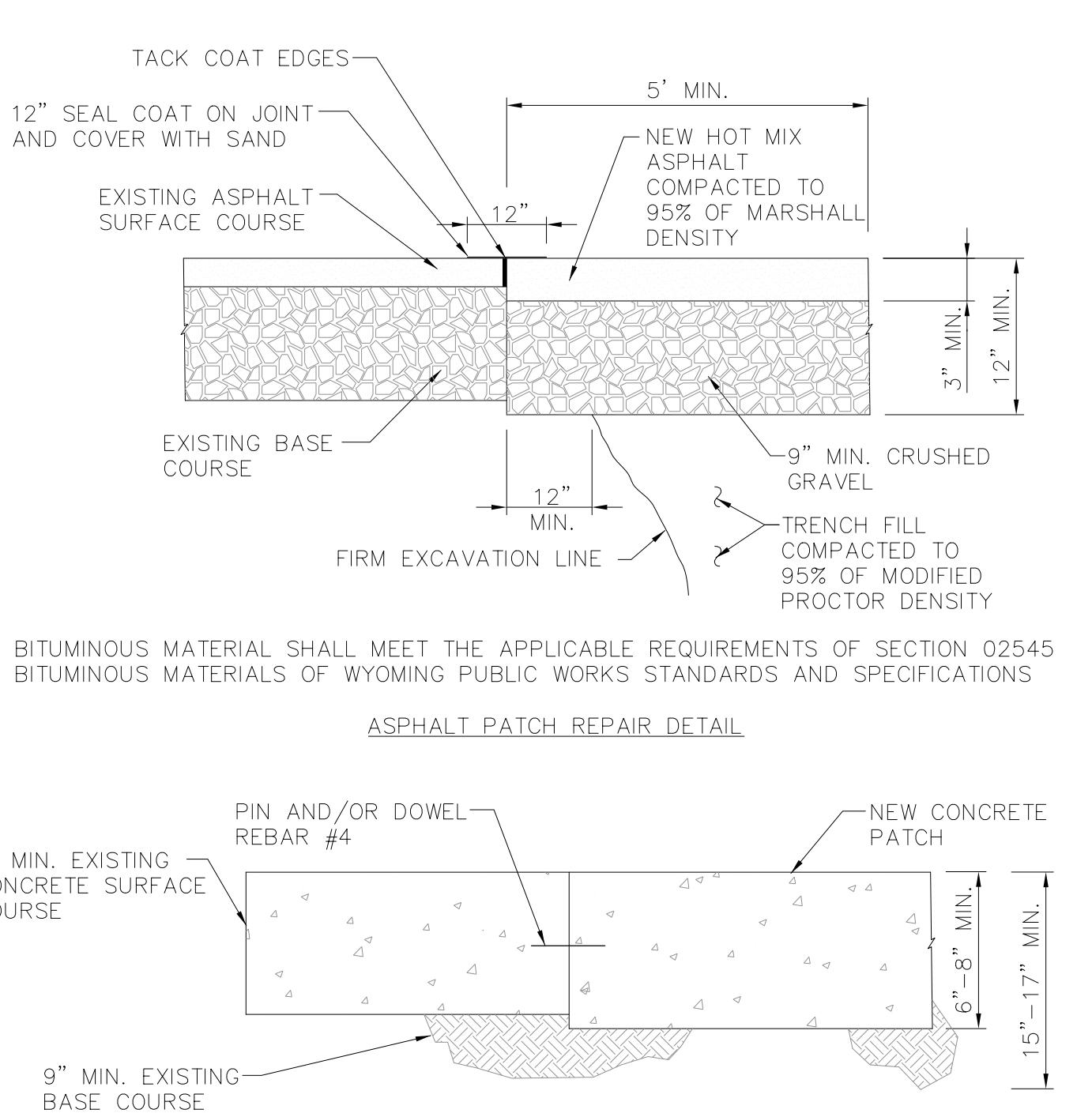
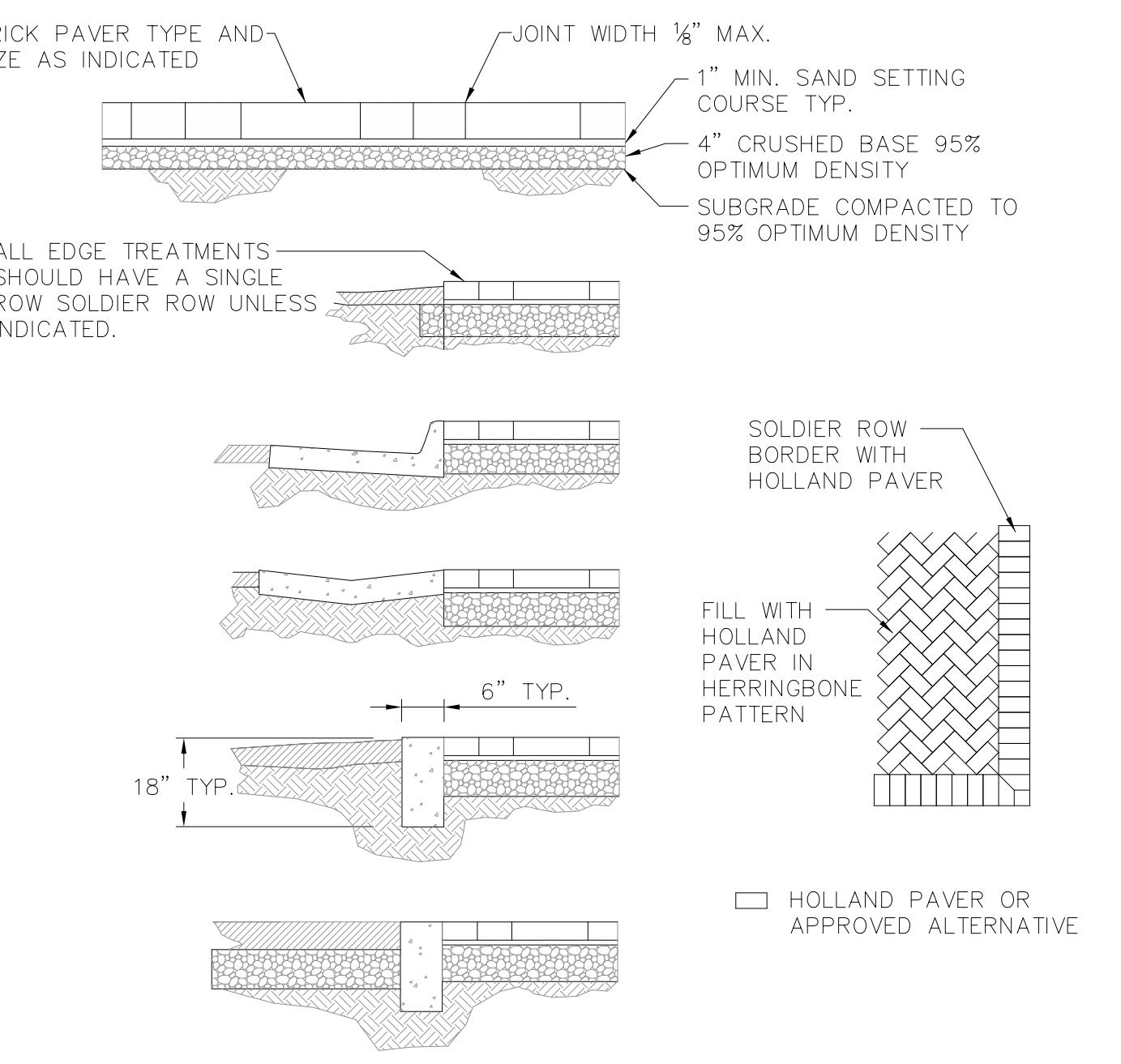
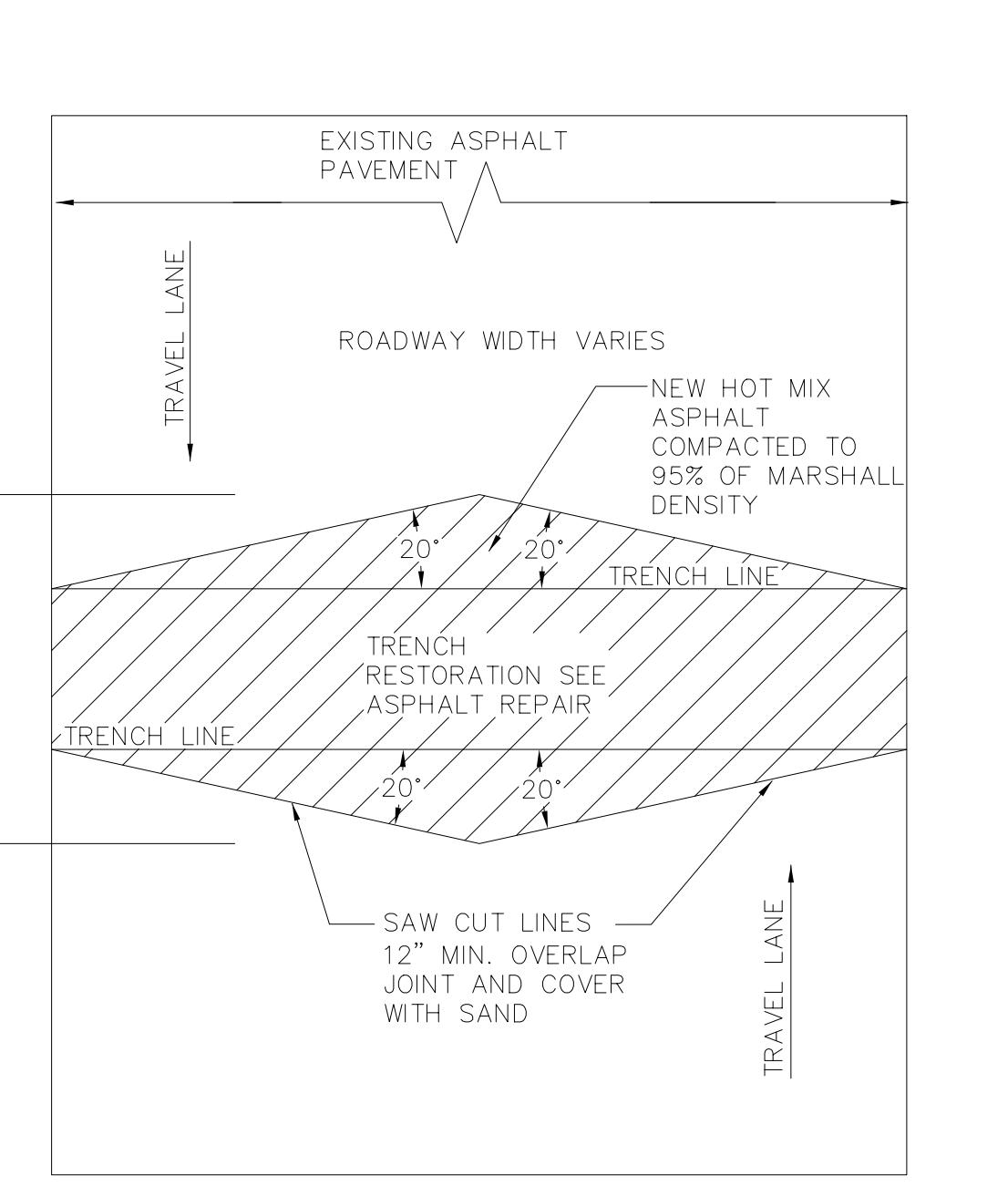
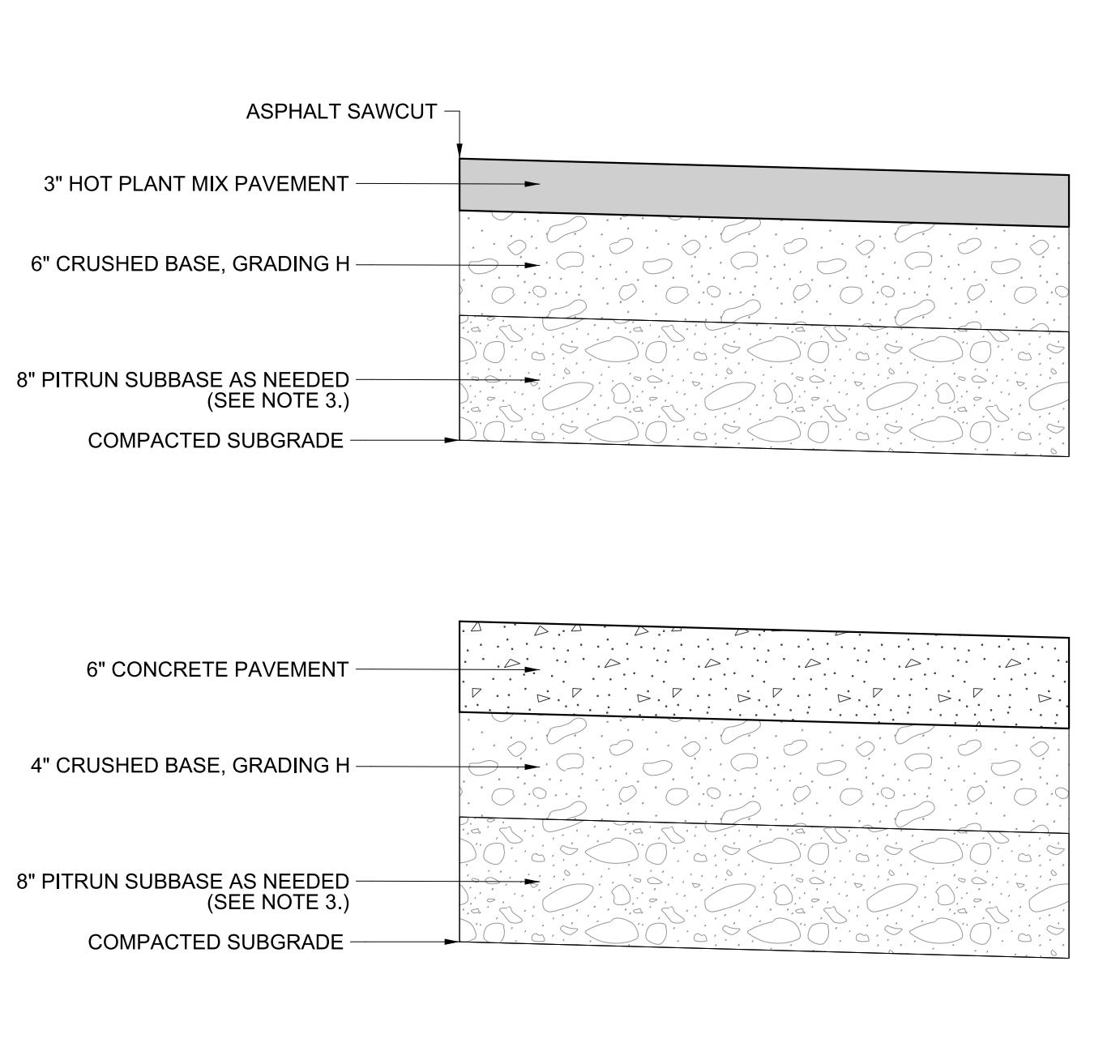
<p>PREPARED FOR:</p> <p>ESTEAM ARCHITECTURE P.O. BOX 2406 JACKSON, WY 83001</p>	<p>LOCATION: 375 W BROADWAY / PT SW1/4SE1/4, SEC TWP. 41, RNG. 116 TOWN OF JACKSON</p>
<p>PROJECT:</p> <p>TEGELER INSURANCE OFFICE</p>	

SHEET NAME:

SHEET NO: C2

DATE:	DESCRIPTION
4/7/2020	PROGRESS

680 CACHE CREEK DR.
PO BOX 4852
JACKSON, WY 83001
307.732.7737
WWW.VWEPC.COM
VALLEYWEST@VWEPC.COM

 <p>NOTES:</p> <ol style="list-style-type: none"> 1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM. 2. $\frac{1}{2}$" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRECHES. 3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'. 4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL. 	 <p>NOTES:</p> <ol style="list-style-type: none"> 1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPSS SECTION 03304, PART 2.07. 2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.) 3. FOR SIDEWALKS GREATER THAN SIX FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK. 4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS. 5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPSS SECTION 02231, PART 3.03. 	 <p>NOTES:</p> <ol style="list-style-type: none"> 1. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM. 2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN $\frac{1}{2}$" IN THICKNESS, AND COMPAKTED TO 95% OF MARSHALL DENSITY. 3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN PUBLIC WORKS DEPARTMENT. 			
1 NOT TO SCALE	TOJ STANDARD ST-123 CONCRETE JOINT DETAILS	2 NOT TO SCALE	TOJ STANDARD ST-127 CONCRETE SIDEWALK	3 NOT TO SCALE	TOJ STANDARD ST-118 ASPHALT & CONCRETE PATCH REPAIR CROSS SECTIONS
 <p>NOTES:</p> <ol style="list-style-type: none"> 1. PAVERS IN THE BUFFER ZONE SHALL BE HOLLAND PAVERS MANUFACTURED BY MUTUAL MATERIALS. PAVERS SHALL BE 60 mm (2-3/8") THICK WITH A WEIGHT OF 6 LBS PER PAVER. COLOR SHALL BE RUSTIC BLEND. 2. CONCRETE EDGE TREATMENTS INCLUDE CURB AND GUTTER, CONCRETE SIDEWALK, AND CONCRETE BANDS. CONCRETE SHALL BE REINFORCED WITH FIBROUS CONCRETE REINFORCING AT THE RATE OF 1.5 LB/CY. 3. PAVERS, ASPHALT OR OTHER HARD PAVING SURFACES SHALL BE FLUSH WITH THE TOP OF CONCRETE EDGES. 4. BASE AND SUBGRADE COMPACTION TO BE 95% OPTIMUM DENSITY. 5. UNIT PAVERS AND EDGE TREATMENTS SHALL BE APPROVED BY THE TOWN'S PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION. 	 <p>NOTES:</p> <ol style="list-style-type: none"> 1. 20' DIAMOND PATCH TO BE CONSTRUCTED WHEN REQUIRED BY PUBLIC WORKS DEPARTMENT. 2. PLACEMENT OF ASPHALT SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MIN. ALSO SEE THE ASPHALT PATCH REPAIR DETAIL. 3. HOT MIX ASPHALT SHALL MEET THE APPLICABLE REQUIREMENTS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS FOR BITUMINOUS MATERIALS. 4. ALTERNATIVE HOURGLASS LAYOUT MAY BE USED UPON APPROVAL BY TOWN. 	 <p>NOTES:</p> <ol style="list-style-type: none"> 1. SEE SPECIAL PROVISIONS FOR SURFACING MATERIAL SPECIFICATIONS. 2. REFER TO PLANS FOR LOCATION OF SURFACING SECTIONS. 3. WHEN IN-SITU SOIL IS GRANULAR MATERIAL MEETING AN AASHTO A-1 CLASSIFICATION, IT SHALL BE LEFT IN PLACE, SCARIFIED AND COMPAKTED AND NO SUBBASE WILL BE REQUIRED. 4. SEE ASPHALT PATCH REPAIR DETAIL FOR SURFACING REQUIREMENTS WITHIN TOWN OR WYDOT R.O.W. AND/OR OFF SITE. 			
4 NOT TO SCALE	TOJ STANDARD ST-124 PAVING & UNIT PAVER INSTALLATION	5 NOT TO SCALE	TOJ STANDARD ST-117 TRENCH RESTORATION	6 NOT TO SCALE	SURFACING SECTIONS

<p>1 NOT TO SCALE</p> <p>STORM DRAIN INLET BASE WITH SUMP</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03. 2. ALL DIMENSIONS TO BE APPROVED BY THE TOWN PUBLIC WORKS DEPARTMENT. 3. MANHOLE COVER SHALL BE DESIGNED FOR H205 LOADING. 4. SEE DETAIL FOR CAST IRON FRAME AND COVER. 	<p>C-1125 Manhole Ring and Grate</p> <p>Uses C-2260 Grate and A-1172 Ring</p> <p>2 NOT TO SCALE</p> <p>STORM DRAIN INLET FRAME AND GRATE</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. INLET FRAME AND GRATE SHALL BE MODEL NO. C-1125, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED AS SHOWN, OR APPROVED SUBSTITUTE. 	<p>3 NOT TO SCALE</p> <p>STORM DRAIN INLET ADJUSTMENT AND CONCRETE COLLAR</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME, ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING. 2. IF STORM DRAIN IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN DETAIL.
<p>4 NOT TO SCALE</p> <p>STORM DRAIN TRENCH</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. TRENCH BACKFILL (NATIVE MATERIAL IF THE EQUIPMENT SPECIFIED IN NOTE 4 IS UTILIZED, OTHERWISE WPWSS SECTION 02190, PART 2.03, GRADATION "H" AGGREGATE BASE COURSE) SHALL MEET THE FOLLOWING CRITERIA: <ul style="list-style-type: none"> - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY. - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY. 2. COMPACTION OF TRENCH BACKFILL SHALL BE CARRIED OUT WITH A HOE-PACK OR A SHEEP'S FOOT ROLLER OR BACK-HOE ARM. 3. PIPE BEARING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPAKTED TO PROVIDE UNIFORM PIPE SUPPORT. 4. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WOSHA) REGULATIONS. 	<p>5 NOT TO SCALE</p> <p>STORM DRAIN INLET TYPE B</p>	<p>6 NOT TO SCALE</p> <p>TOJ WATER METER INSTALLATION</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS. 2. METER SHALL BE INSTALLED WITH THE METER FACING UP. 3. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

<p>NOTES:</p> <ol style="list-style-type: none"> TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA: <ul style="list-style-type: none"> - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY. - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY. COMPACTATION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2" LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEP'S FOOT ROLLER (COMPACTATION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING). PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPAKTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS. 		<p>NOTES:</p> <p>DETAIL OF A PROPERLY INSTALLED CORPORATION STOP, SHOWING GOOSENECK IN SERVICE PIPE.</p>		<p>ALL WORK SHALL BE IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE 2015 EDITION OF THE WYOMING PUBLIC WORKS STANDARDS SPECIFICATIONS (WPWSS), THE TOWN OF JACKSON PUBLIC IMPROVEMENT STANDARDS, AND THE FOLLOWING SPECIAL PROVISIONS:</p> <ol style="list-style-type: none"> PIT-RUN SUBBASE SHALL BE 8" MINUS GRANULAR MATERIAL MEETING THE UNIFIED CLASSIFICATION SYSTEM SOIL GROUP: GW, FREE FROM CLAY OR OTHER DELETERIOUS MATERIAL, OR AS INDICATED IN THE GEOTECHNICAL REPORT IF AVAILABLE. WHERE THE IN-SITU MATERIAL AT BOTTOM OF CRUSHED BASE MEETS THESE REQUIREMENTS, IT SHALL BE LEFT IN PLACE, SCARIFIED TO A DEPTH OF 8" AND COMPACTED, OR AS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. PIT-RUN SUBBASE SHALL BE COMPAKTED IN LIFTS NOT TO EXCEED 9" LOOSE DEPTH AND SHALL BE ROLLED UNTIL THE SURFACE DOES NOT YIELD, BUT WITH NO LESS THAN THREE PASSES OF A VIBRATORY ROLLER. CRUSHED BASE SHALL BE WYDOT GRADING H. CRUSHED BASE SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" IN DEPTH AND COMPAKTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698 STANDARD PROCTOR. CRUSHED BASE SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT AT TIME OF PLACEMENT AND COMPAKTION. THE EXISTING PLANT MIX PAVEMENT AND BASE MAY BE ROTOMILLED AND THE MATERIAL REUSED AS BASE SO LONG AS IT MEETS THE ABOVE GRADATION. STRUCTURAL FILL SHALL BE AS SPECIFIED IN THE GEOTECHNICAL REPORT. GRAVEL FOR DRAINS SHALL BE GRADING B. DRAINAGE AND FILTRATION FABRIC SHALL BE CONTINUOUS FILAMENT NON-WOVEN NEEDLE PUNCHED ENGINEERING FABRIC, MIRAFI 140 OR APPROVED EQUAL. GEOTEXTILE SEPARATION FABRIC SHALL MIRAFI 500X OR APPROVED EQUAL. CONCRETE SHALL BE CLASS 4000 (SECTION 03304, WPWSS) WITH FIBERMESH REINFORCEMENT AT 1.5 lbs per CY. REFER TO ARCHITECTURAL PLANS FOR COLOR TREATMENT REQUIREMENTS IF ANY. THE CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN FOR EACH CONCRETE PAVEMENT POUR TO THE ENGINEER FOR APPROVAL PRIOR TO FINISH GRADING. THE PLANT MIX PAVEMENT MIX DESIGN SHALL MEET THE FOLLOWING REQUIREMENTS: <ul style="list-style-type: none"> Marshall Stability (lbs): 1200 min. Marshall Flow: (0.01 inches): 8-18 Air Voids: 3-5% VMA: 15% min. Asphalt Cement: PG 58-28 Aggregate: 1/2" max. HDPE WATER SERVICE PIPE 3/4" TO 3" DIAMETER SHALL BE PE 4710 CONFORMING TO THE LATEST EDITION OF ANSI/AWWA C901 AND ANSI/NSF STANDARD 61. PE4710 COMPOUND SHALL CONFORM TO ASTM D3350 MINIMUM CELL CLASSIFICATION PE44574C-CC3. HDPE PIPES SHALL BE EXTRUDED BY A PPI MEMBER WITH DEPENDENT LISTINGS IN PPI TR-4, AND SHALL MEET THE REQUIREMENTS OF AWWA C901. DIMENSIONS AND TOLERANCES FOR PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AWWA C901. PER AWWA C901, PE4710 PIPE SHALL HAVE A PRESSURE CLASS (MIN) OF 250 PSI. THE OUTSIDE DIAMETER OF THE PIPE SHALL BE BASED UPON THE IPS SIZING SYSTEM. WATER SERVICE SADDLES SHALL BE NYLON COATED DOUBLE STRAP WITH I.P. TAP - ROMAC STYLE 202NS. CORPORATION STOPS SHALL BE FORD BALLCORP (FB1100-x-G) WITH M.I.P. THREAD AND NSF RATING. CURB STOPS SHALL BE FORD BALL CURB STOP MINNEAPOLIS PATTERN (B11-xxM style). MISCELLANEOUS BRASS FITTINGS SUCH AS SERVICE TEES, "Y'S, ELLS, 1/8 BENDS, AND COUPLINGS SHALL BE THOSE MADE BY THE FORD METER BOX CO. (OR EQUAL) IN CONFORMANCE WITH AWWA C-800 AND NSF-61. USE COUPLINGS AS NECESSARY TO JOIN DISSIMILAR PIPE MATERIALS (I.E. CTS X PEP). GRAVITY SANITARY SEWER LINES SHALL BE SCHEDULE 40 PVC PER ASTM D1785. EIGHT INCH AND SMALLER DIAMETER STORM DRAIN PIPE SHALL BE SCHEDULE 40 PVC MEETING ASTM D1785 WITH RUBBER GASKET JOINTS PER ASTM D3212 AND ASTM F477. 			
1 NOT TO SCALE	WATER SERVICE TRENCH	2 NOT TO SCALE	WATER SERVICE CONNECTION				
<p>NOTES:</p> <ol style="list-style-type: none"> THAW WIRE TO BE INSTALLED ON ALL NEW AND EXISTING WATER SERVICES IN THE TOWN OF JACKSON. 		<p>NOTES:</p> <ol style="list-style-type: none"> CONTRACTOR SHALL CONNECT EXISTING SERVICE LINE TO NEW SERVICE LINE. 		<p>NOTES:</p> <ol style="list-style-type: none"> CONTRACTOR SHALL CONNECT EXISTING SERVICE LINE TO NEW SERVICE LINE. 			
4 NOT TO SCALE	WATER SERVICE CONNECTION THAW WIRE (1 OF 2)	5 NOT TO SCALE	WATER SERVICE CONNECTION THAW WIRE (2 OF 2)	3 NOT TO SCALE	SPECIAL PROVISIONS		
WATER SERVICE CONNECTION THAW WIRE (1 OF 2)		WATER SERVICE CONNECTION THAW WIRE (2 OF 2)		SPECIAL PROVISIONS			
PREPARED FOR: ESTEAM ARCHITECTURE LOCATION: 375 W BROADWAY AVE PT SW 1/4 SEC. 26 TWP. 41 RNG. 16 TOWN OF JACKSON, WY		DATE: 4/7/2020 DESCRIPTION: PROGRESS		PRINT SCALE: FILE NAME: 20104_wwe_details.dwg FILE NAME: 20104_wwe_details.dgn			
PROJECT: TEGELER INSURANCE OFFICE SHEET NAME: DETAILS		SHEET NO: C5					

SHEET LIST		
Sheet Number	Sheet Name	Designed By
A201	STACKED PLANS	Ravitz
A301	EXTERIOR ELEVATIONS	Ravitz
A100	TITLE SHEET	Ravitz
A701	INTERIOR VIEWS	Ravitz
A103	VICINITY PLANS	Ravitz
A401	SECTIONS	Ravitz
A102	3D VIEWS	Ravitz
A302	ELEVATIONS EXTERIOR	Ravitz
A402	SECTIONS	Ravitz
A202	FLOOR PLAN & SCHEDULES	Ravitz
A501	WALL SECTIONS	Ravitz
A502	SECTION DETAILS	Ravitz
A601	REFLECTED CEILING PLAN	Designer
A403	SECTIONS	Designer

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ESTEAM
ARCHITECTURE

REGIONAL RELEVANCE
THROUGH INSPIRED SCIENCE



INSURING WYOMING
SINCE 1943



75% CD SET

Not For
Construction

TEGELER INSURANCE OFFICE
375 West Broadway
TITLE SHEET

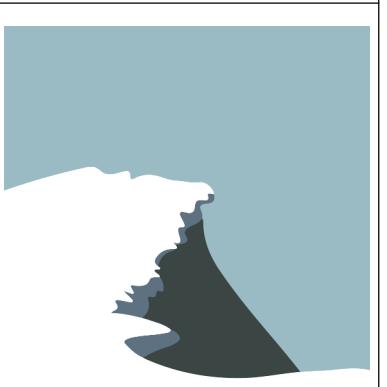
Date 30 Mar 2020

1 SouthWest w Abuelitos

A100

Scale





ESTEAM
ARCHITECTURE

REGIONAL RELEVANCE
THROUGH INSPIRED SCIENCE



INSURING WYOMING
SINCE 1943



75% CD SET

Not For
Construction

TEGELER INSURANCE OFFICE
VICINITY PLANS
375 West Broadway

Date 30 Mar 2020

A103

Scale 1/16" = 1'-0"



5320 sf - Lot Area
532 sf = 10% LSR

Established Variance
2005 at 2 Ft East & West
Valid 2019

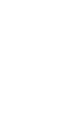
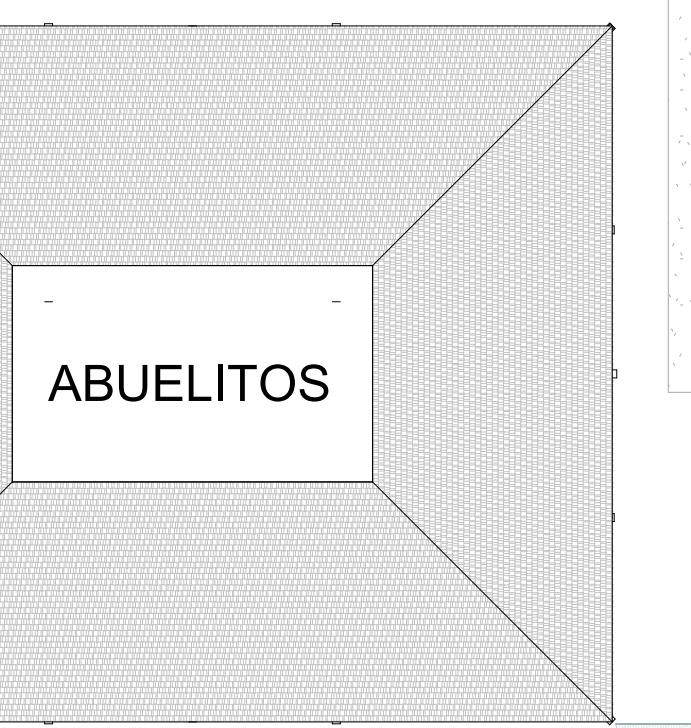
PARKING

GARAGE

VERIZON

Variance Request: 450 sf
Roof eave encroachment
to zero setback west side

ALLEY



Exist Annex

covered entry

New Office
Clearstory

Willow Grove Public Art

Parking

Carport

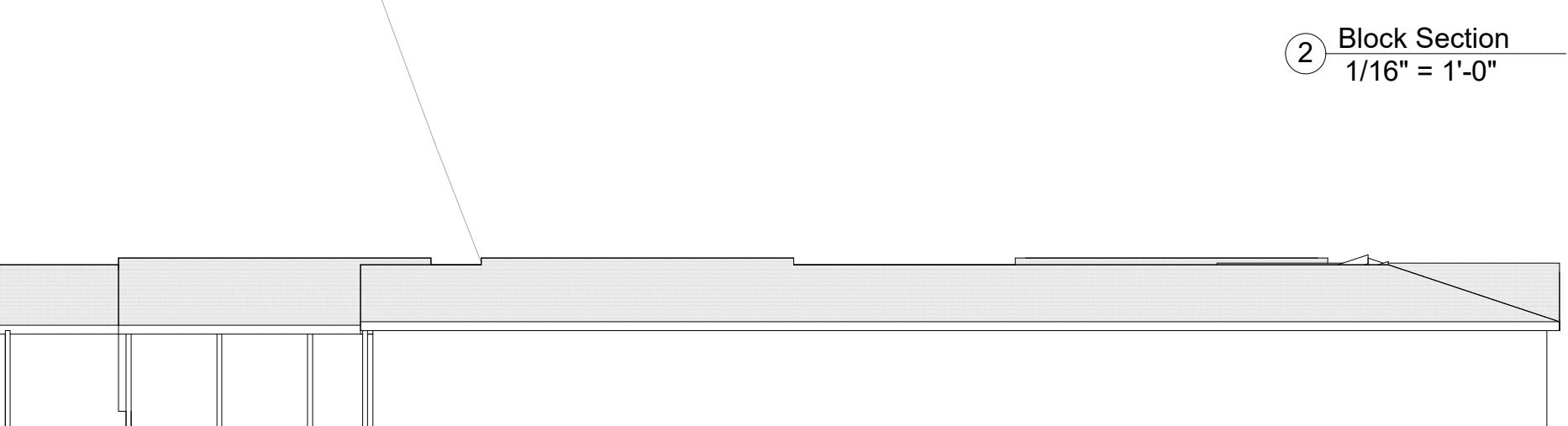
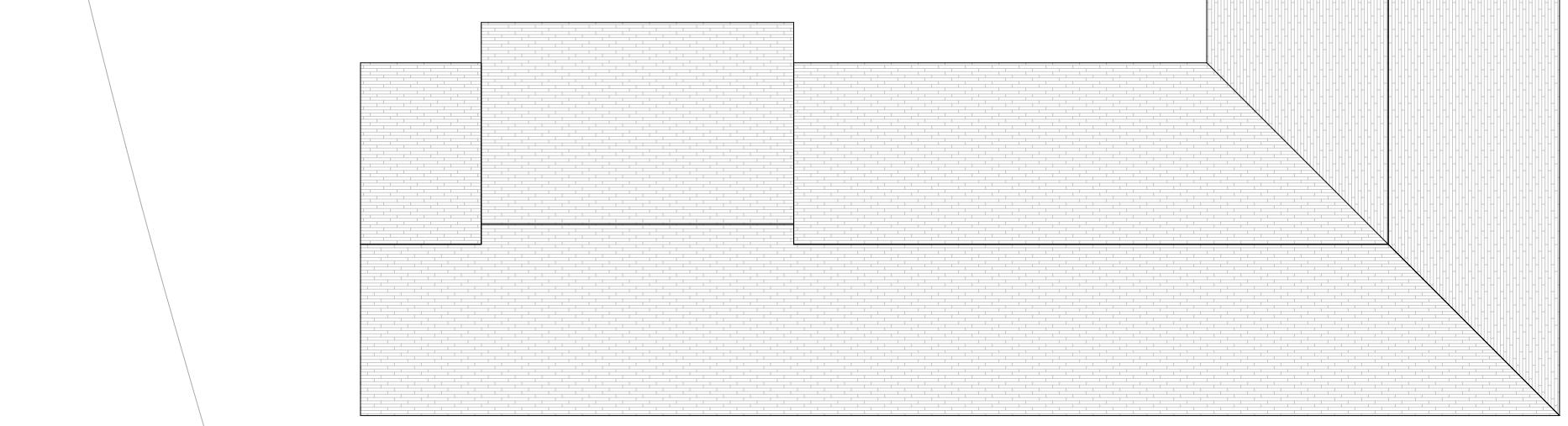
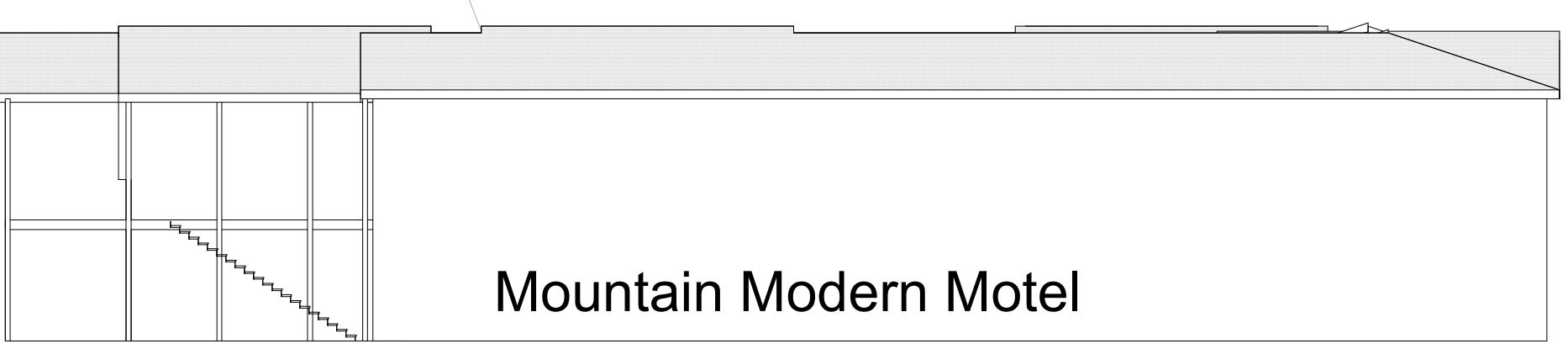
Abuelito's

TOWN
SQUARE

BROADWAY

MOUNTAIN
MODERN
MOTEL

WEST
JACKSON





ESTEAM
ARCHITECTURE

REGIONAL RELEVANCE
THROUGH INSPIRED SCIENCE



INSURING WYOMING
SINCE 1943



75% CD SET
Not For
Construction

TEGELER INSURANCE OFFICE
375 West Broadway
STACKED PLANS

375 West Broadway

STACKED PLANS

Date 30 Mar 2020

A201

Scale 1/8" = 1'-0"

TEGELER OFFICE		NEW OFFICE + EXISTING ANNEX		CODE SUMMARY		MARCH 2020							
2018 INTERNATIONAL ENERGY CONSERVATION CODE (replaces Chapter 13 of IBC)													
2018 INTERNATIONAL FIRE CODE and International Wildland-Urban Interface Code													
The local fire district has individual authority to enforce fire code standards beyond the county's requirements.													
2018 INTERNATIONAL MECHANICAL CODE													
2018 INTERNATIONAL PLUMBING CODE													
2902.1.2 Family or Assisted-use and Single-user toilet facilities and bathing rooms shall be identified for use by either sex.													
2018 INTERNATIONAL GAS CODE													
2017 NFPA-70 NATIONAL ELECTRIC CODE													
2018 IBC INTERNATIONAL BUILDING CODE													
2009 A117 ICC - ACCESSIBILITY													
B 304.1 Business Group B Professional Services (engineers, attorneys, dentists, physicians, etc.)													
311.1.1 S-1 Storage Spaces ancillary to primary use													
312.1 U Utility Spaces ancillary to primary use													
Table 504.3 40' Ft Height Permitted for UnSprinklered Building Use A or B													
Table 504.4 28' Ft Actual Max Building Height													
Table 504.4 VB 2 stories permitted for B Un-Sprinklered													
Note: Area Frontage Increases allowed													
VB Kitchen & Admin are Type VB													
Existing Kitchen Sprinkler System (Wet type) extended into storage areas and winterized Admin Building													
Summer Dining Pavilion - Unsprinklered and Unconditioned provided with Detection and Alarm system always													
Wet Sprinkler system for Dining Pavilion Summer Only - drained in the Autumn													
Table 506.2 9000 sq ft max B Occupancy Type VB Building Business													
Accessory Occupancies are those ancillary to the main occupancy of the building													
Accessory occupancies shall not occupy more than 10% of the floor area													
No separation is required between accessory occupancies and the main occupancy													
Non-Separated Occupancies													
508.3.1 B The most restrictive provisions of Chapter 9 - shall apply to the total nonseparated occupancy area													
Table 601 0 Type VB 0 Zero Rating Requirements for all Building Components Structural Frame, Load Bearing Walls, Floors, Roofs do NOT require Rating													
VB Type VB any material													
Table 602 Fire Resistance Rating Requirements for Exterior Walls Based on Fire Separation distance													
0 Rating required Most Walls > 30 ft separation distance													
0 Rating required >10 ft < 30 ft Kitchen East & Admin West Separated 15 ft 0 Rating for Type IB & VB, A & B Occupancy													
603.1.19 Heavy Timber per Note c Table 601 etc.													
Table 705.2 40 inch (1020mm) projection allowed when Fire Separation distance > 5 ft													
705.2.2 Hypo V Construction allows Projections (Leave) of any material													
705.5 Over 10 foot separation - measure protection from inside face of wall													
Table 705.8 Max Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection													
Opening Area Allowed Non-Sprinklered Building													
0% Between & 3' 3" East Wall Pilkington Pyro Stop Glazed													
15% Protected Between 3' & 5' 1" Clearstory Wall													
10% Unprotected Between 5' & 10' 1" Clearstory Wall													
15% Protected Between 10' & 15' 1" West Alley Wall													
25% Unprotected Between 15' & 20' 1" West Alley Wall													
75% Protected Between 20' & 25' 1" Covered Entrance Wall													
45% Protected Between 25' & 30' 1" Covered Entrance Wall													
100% Unprotected Not Limited in walls >30 ft separation													
Table 705.8.4 2 B occupancy Type VB construction requires 2 hour rating in Fire walls note a. Not Applicable													
Table 706.4 2 B occupancy Type VB construction requires 2 hour rating in Fire walls note a. Not Applicable													
Table 706.5 Horizontal Continuity - requirements of related provisions													
Table 716.1(2) Opening Fire Protection Assemblies, Ratings, and Markings													
Table 716.1(3) 45' Exterior Walls with 1 Hour Rating Require 45' (45 Minute) Rated Doors, Sidelights, Transoms Vision Panel - Max tested by Manufacturer													
Table 716.2 Fire door assemblies 1 hour rating in shaft enclosures with 1.5 hour damper													
Table 803.13 Interior Wall and Ceiling Finish Requirements by Occupancy													
B Interior Wall and Ceiling Finish Requirements by Occupancy													
804.4.2 Recessed Lighting - Class B per Occupants > 300 Not Applicable													
Table 906.1 Portable Fire Extinguishers 1 in B Occupancy													
Table 906.3(1) Light Hazard - Install Extinguisher for Each 3000 sq ft and max travel 75 ft													
Table 1004.5 Max Floor Area Allowance per Occupant See plan diagram Sq Ft Occupant Load													
402.8.7 150 gross Business Areas B Exist Annex 755 5.0													
150 gross Business Areas B Main Office 1,465 0.8													
300 gross Accessory storage, mech equiv S & U Support Spaces 1,133 3.8													
TOTALS 3,353 18.6													
1005.3.2 Other Egress Components (Not Stairs) 0.2 inches per occupant per exit divide by 2 Exits													
Table 1006.2.1 Distribution Egress Capacity Where 2 exits required, Loss of 1 Exit shall not reduce capacity (width) < Spaces with one Exit or Exit Accessory													
Table 1006.3(2) B Occupants < 49 - Max Egress Path 75 ft without sprinkler system Additional Exit / Entrance to Main office is for Accessibility, not Egress													
1007.1.1 Exits placed at a distance one half the length of the diagonal of Means of Egress illumination													
1008.1 36 Stairs serving occupant load > 50 require 36" Crawl Space Access													
1009.1 36 Stairs serving occupant load > 50 require 36" Crawl Space Access													
1010.1.													

LETTER OF AUTHORIZATION

Tegeler Properties, LLC, "Owner" whose address is: 375 West Broadway Ave
PO BOX 628 PINEDALE, WY 82941-0628

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY
Jill Tegeler, Donald Tegeler, as the owner of property
more specifically legally described as: PT SW1/4SE1/4, SEC. 28, TWP. 41, RNG. 116
Parcel # 22-41-16-28-4-00-015

(If too lengthy, attach description)

HEREBY AUTHORIZES Rachel Ravitz, estakar Architecture, LLC 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: Member - LLC

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

The foregoing instrument was acknowledged before me by Kerry Majhanovich this 13 day of November 2010

WITNESS my hand and official seal.

WITNESS my hand and official seal.
Signature here
(Notary Public)
My commission expires:

(See D)

