



# 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	<b>REQUESTS:</b>  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	
<b>Owner:</b> Tegeler Properties PO Box 829 Pinedale, WY 82941  <b>Applicant:</b> Rachel Ravitz PO Box 2406 Jackson, WY 83001	
<b>Please respond by: N/A</b>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to: [tstolte@jacksonwy.gov](mailto: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](http://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](http://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](http://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](http://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)

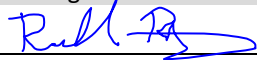
\_\_\_\_\_ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may 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

4-8-2020

Date

Name Printed

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 his 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 are 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.

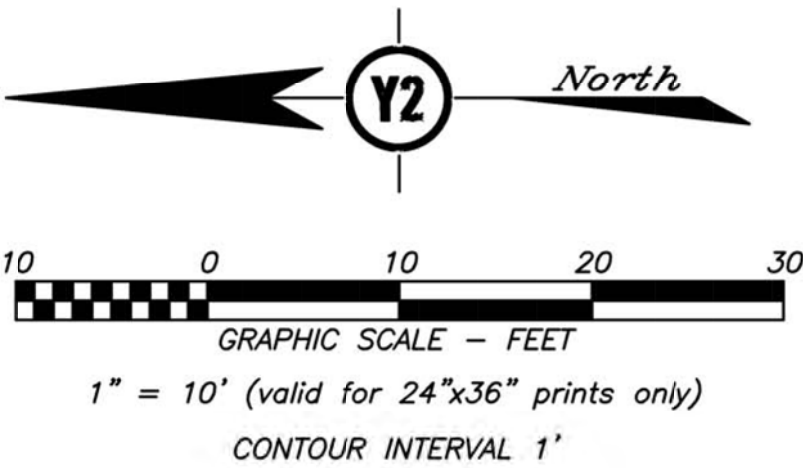
CIVIL SHEET INDEX:

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

LEGEND

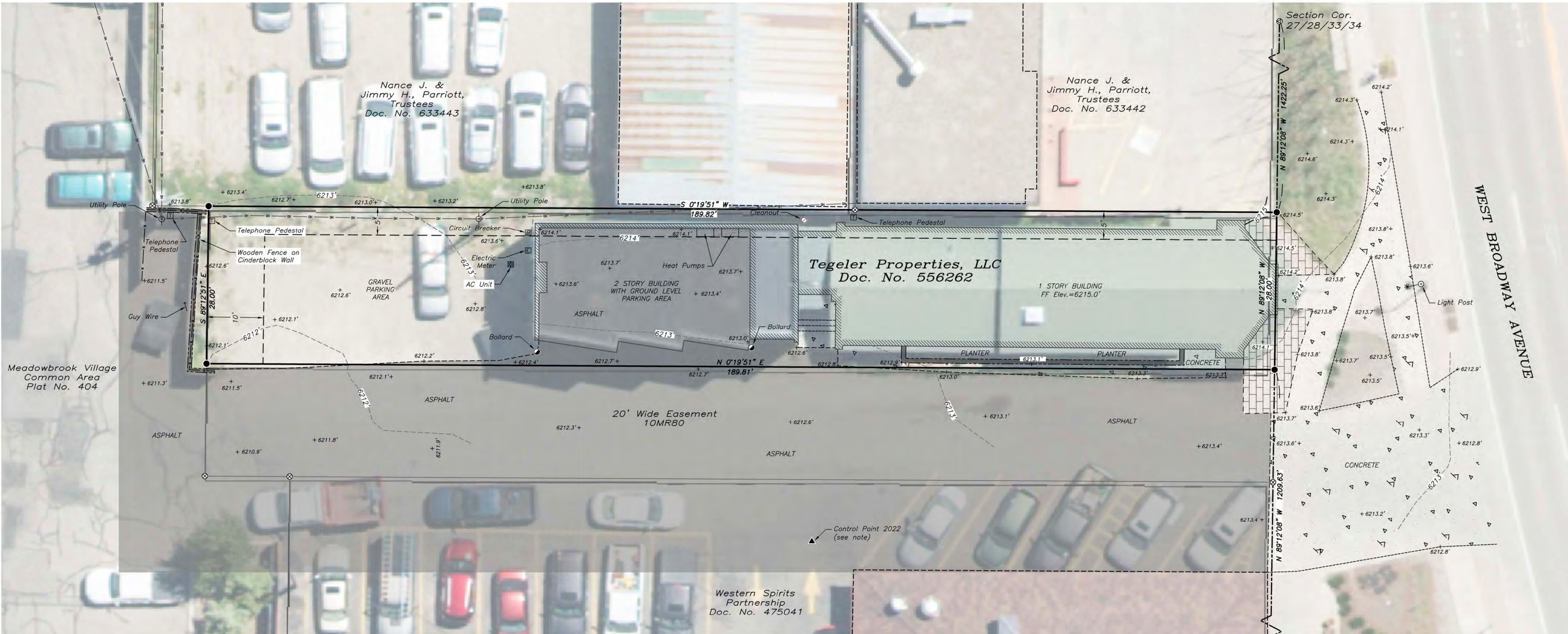
- ⊙ Indicates a brass cap inscribed "PLS 164" found this survey
- Indicates a 24" long, 5/8" diameter rebar with an aluminum cap inscribed "PLS 16012" or a Mag Nail with a washer inscribed "PLS 16012" set this survey
- ⊙ Calculated point - nothing found or set this survey
- ⊞ Electrical Meter
- ⊞ Circuit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

- Main Property Boundary
- Adjoining Property Boundary
- - - Section Line
- ▨ Existing Building Perimeter
- - - Building on Adjoining Property
- ▨ Asphalt
- ▨ Patio Brick
- ▨ Concrete
- ▨ Cinderblock Wall
- x - x - Fenceline
- - - Overhead Wire
- ~ 6215' Index Contours
- ~ 6213' Intermediate Contours



SITE DEVELOPMENT SCHEDULE

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



880 CACHE CREEK DR. PO BOX 4852 JACKSON, WY 83001 307.732.7737 WWW.VMEPC.COM VALLEYWEST@VMEPC.COM		VME PROJECT NO: 19105	
DATE:	DESCRIPTION:	LOCATION:	PROJECT:
4/7/2020	PROGRESS	375 W BROADWAY AVE PT SW 1/4 SEC 28, TWP 41 R16G 116 TOWN OF JACKSON, WY	TEGELER INSURANCE OFFICE
SHEET NAME:		EXISTING SITE MAP	
SHEET NO:		C1	



CIVIL SHEET INDEX:

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

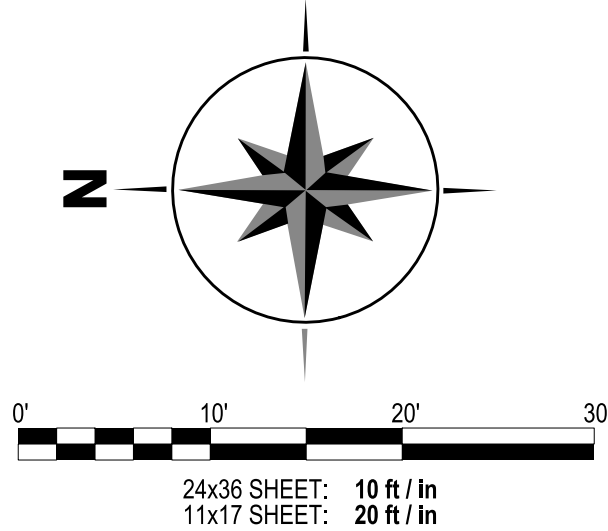
SITE DEVELOPMENT SCHEDULE

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

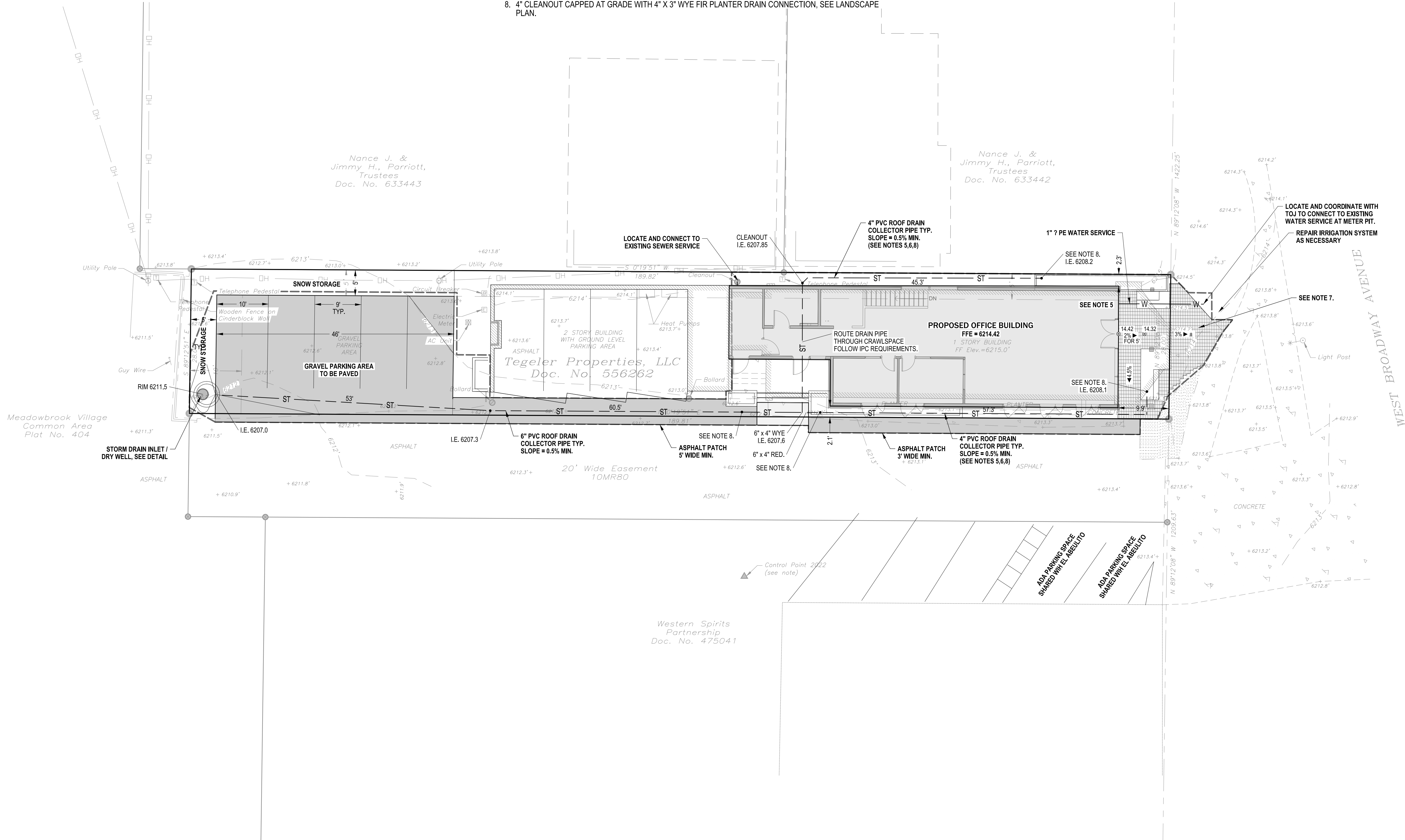
NOTES:

- 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>
- 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.
- THERE IS NO PREDOMINATE VEGETATIVE COVER TYPE ON THE SITE. THE SITE IS COMPRISED OF IMPERVIOUS BUILDINGS, PAVEMENT, HARDSCAPE, AND DENUDED / GRAVEL PARKING AREAS.
- 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.
- 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
- 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.
- DISTURBED AREAS WITHING THE PUBLIC R.O.W. SHALL BE RESTORED TO MATCH THE THE EXISTING HARDSCAPE / LANDSCAPE. SALVAGE THE EXISTING PAVERS FOR REUSE IF POSSIBLE.
- 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
	WATER
	MAJOR CONTOURS (5')
	MINOR CONTOURS (1')
	SPOT ELEVATION
	LIMITS OF DISTURBANCE



PRELIMINARY  
NOT FOR CONSTRUCTION



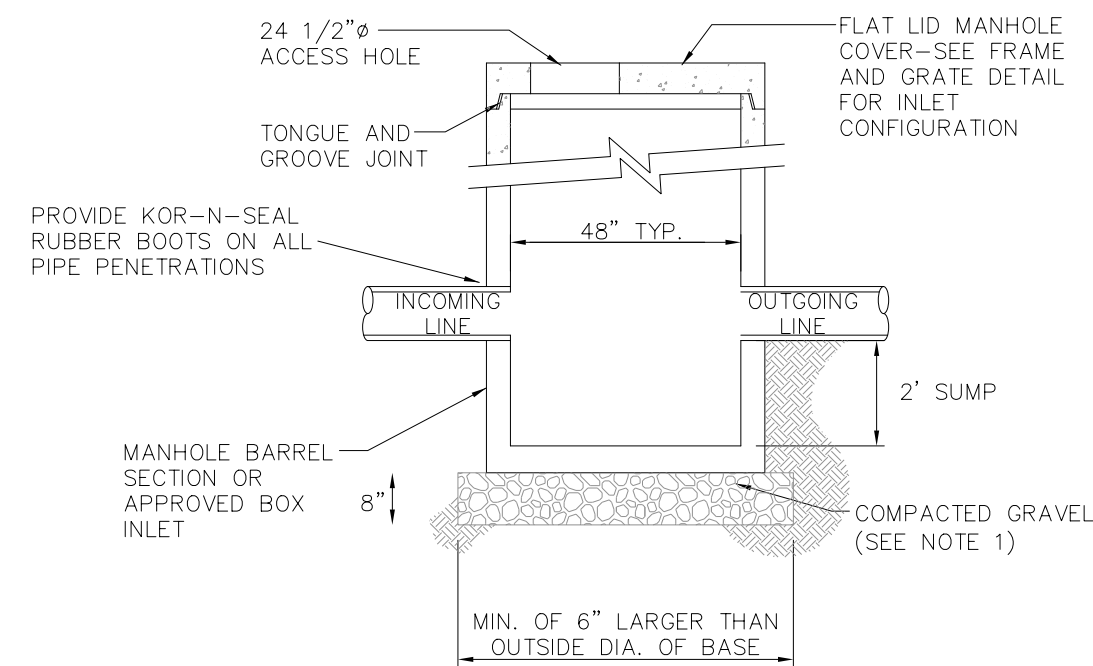
680 CACHE CREEK DR.  
PO BOX 4852  
JACKSON, WY 83001  
307.732.7737  
WWW.VWEPC.COM  
VALLEYWEST@VWEPC.COM

valleywest  
engineering

DATE: 4/7/2020	DESCRIPTION: PROGRESS	LOCATION: 375 W BROADWAY AVE PT SW 1/4 SEC 28, T12N R16E S14E TWP 41.116N R16E S14E TOWN OF JACKSON, WY	PREPARED FOR: ESTEAM ARCHITECTURE P.O. BOX 2408 JACKSON, WY 83001	PROJECT: TEGELER INSURANCE OFFICE
FILE NAME: 20104_pjn.dgn		PRINT SCALE: 10,000' / in.	SHEET NAME: SITE PLAN	
VWE PROJECT NO: 19105		SHEET NO: C2		

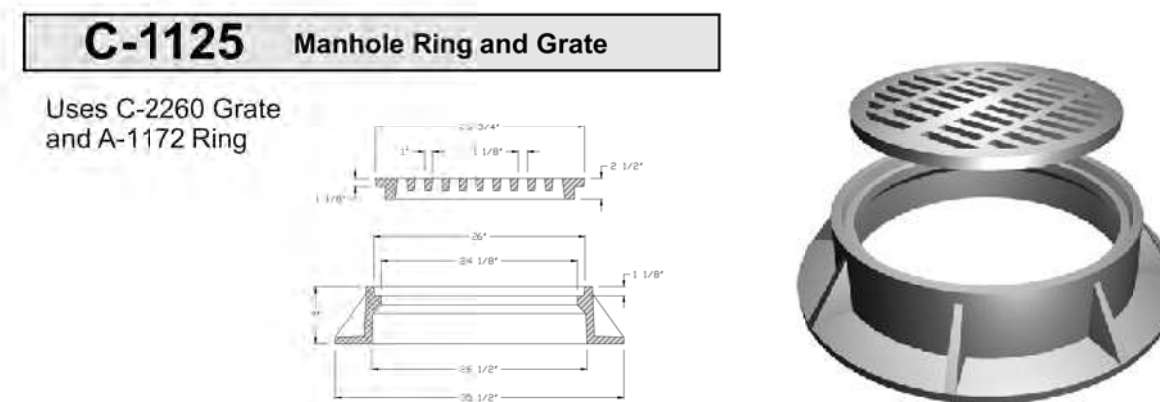






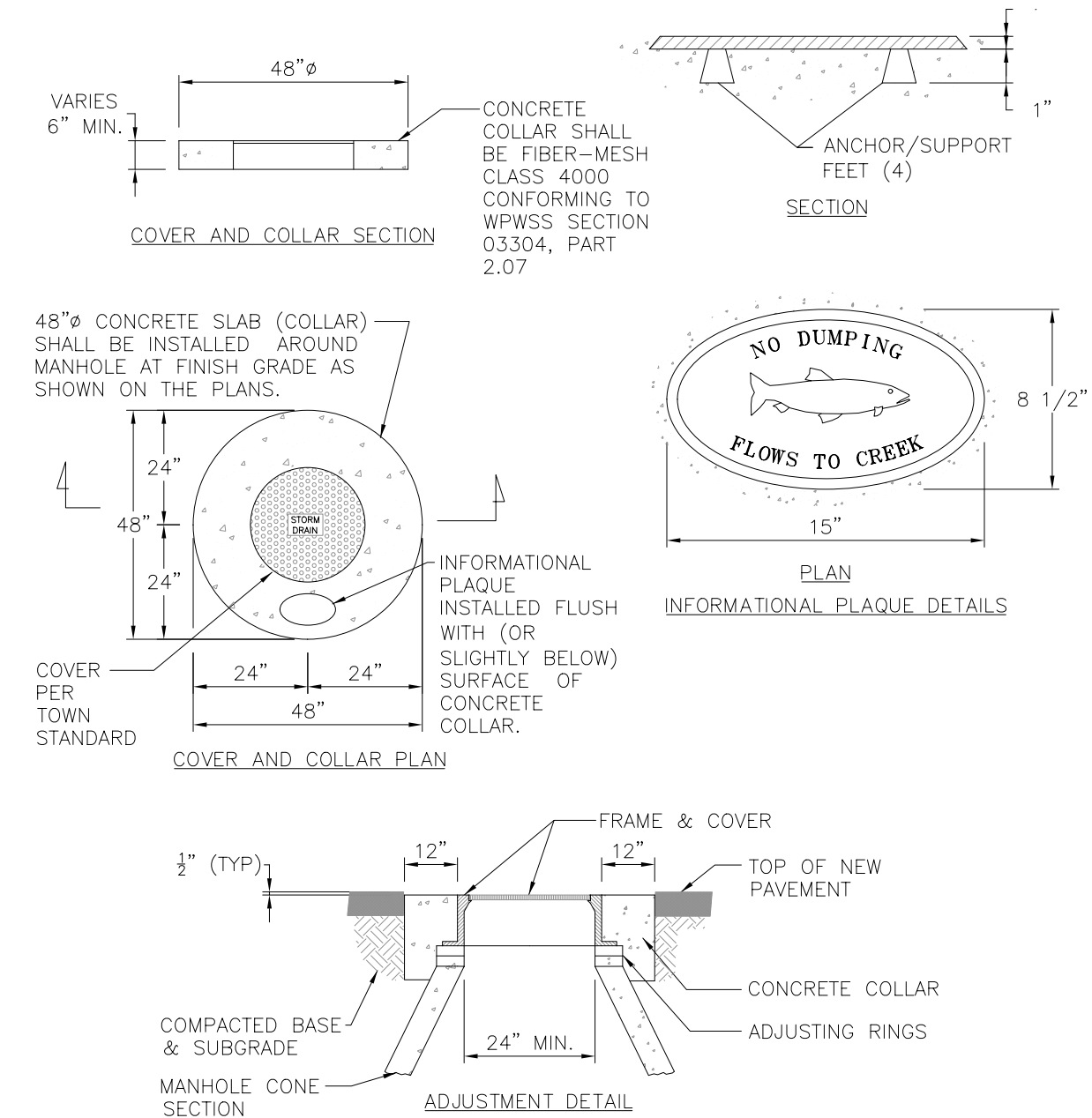
- NOTES:

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 H20S LOADING.
4. SEE DETAIL FOR CAST IRON FRAME AND COVER.



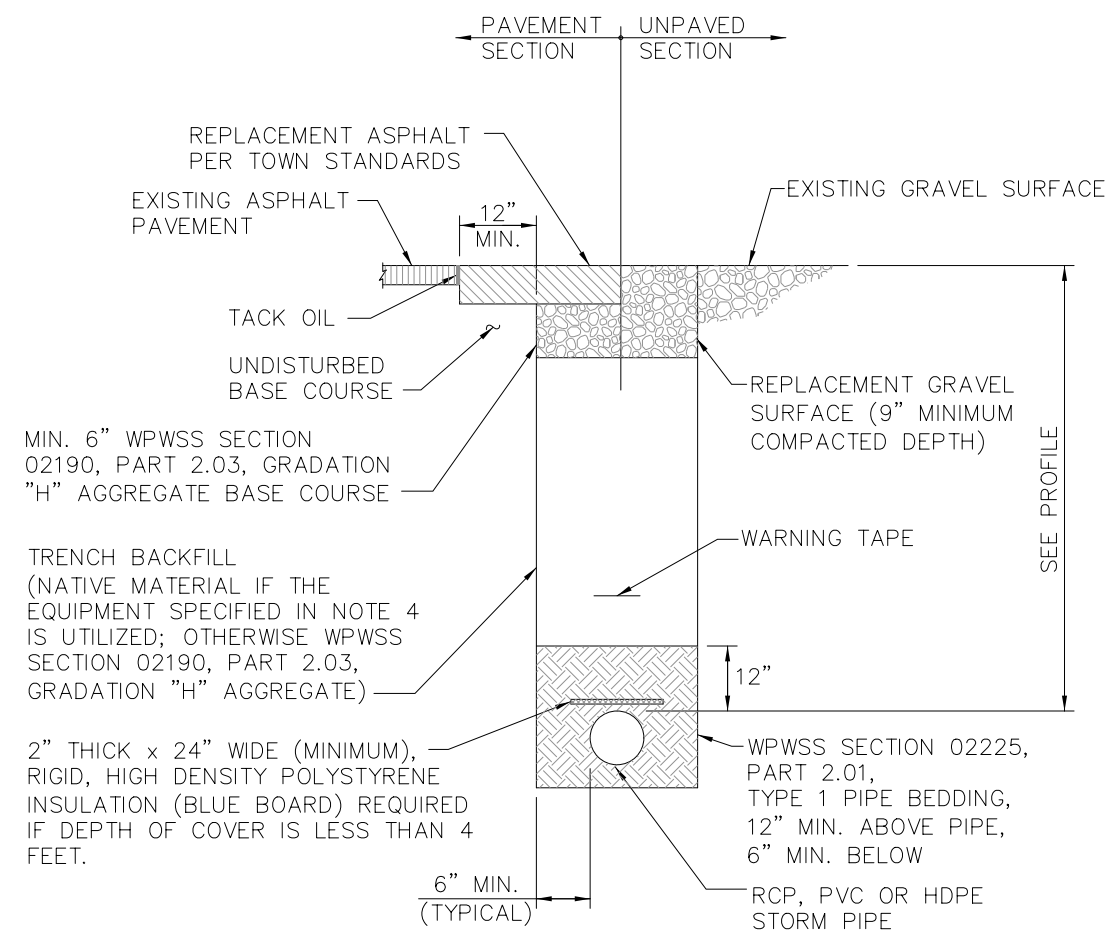
- NOTES:

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.



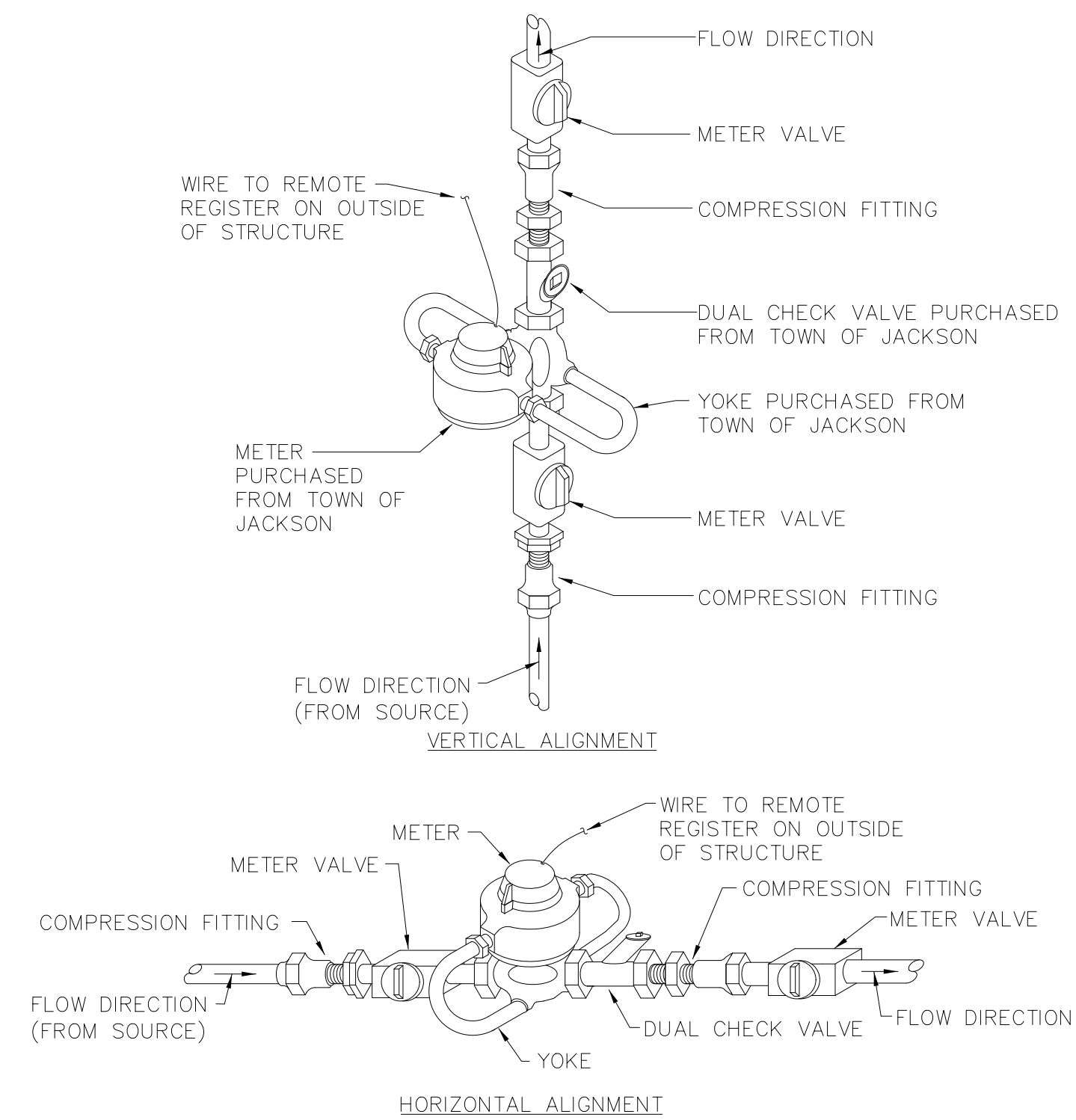
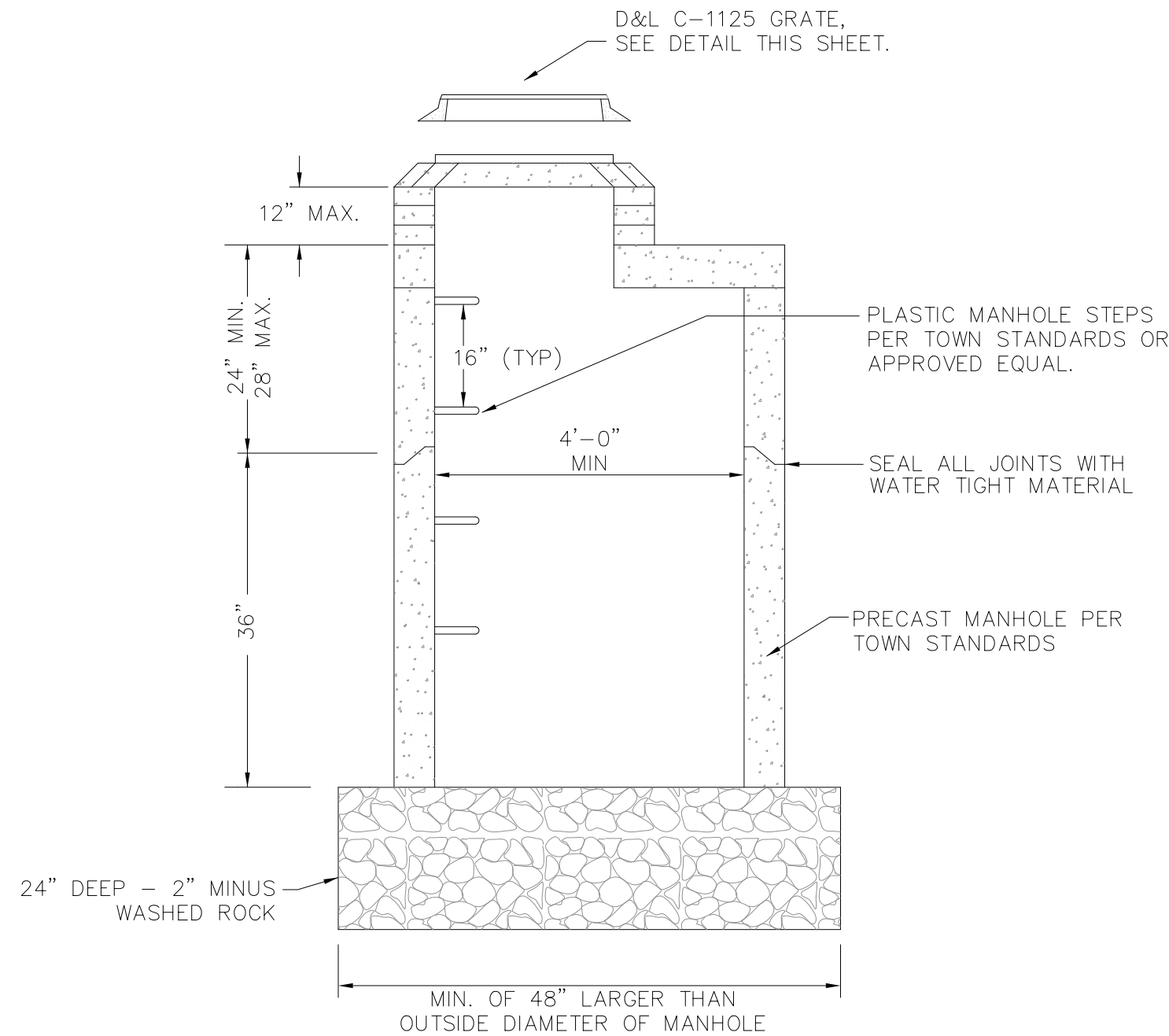
- NOTES:

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.



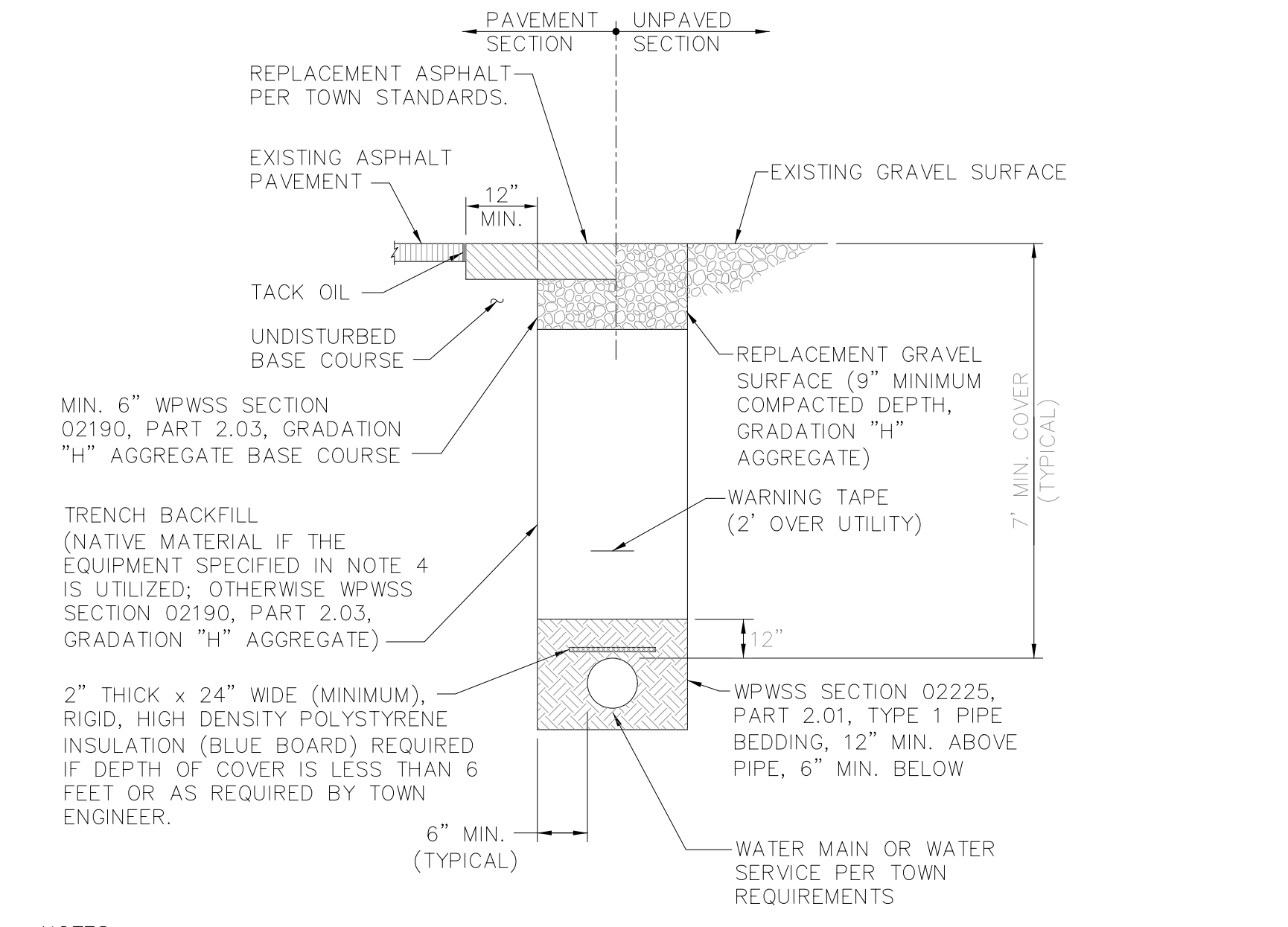
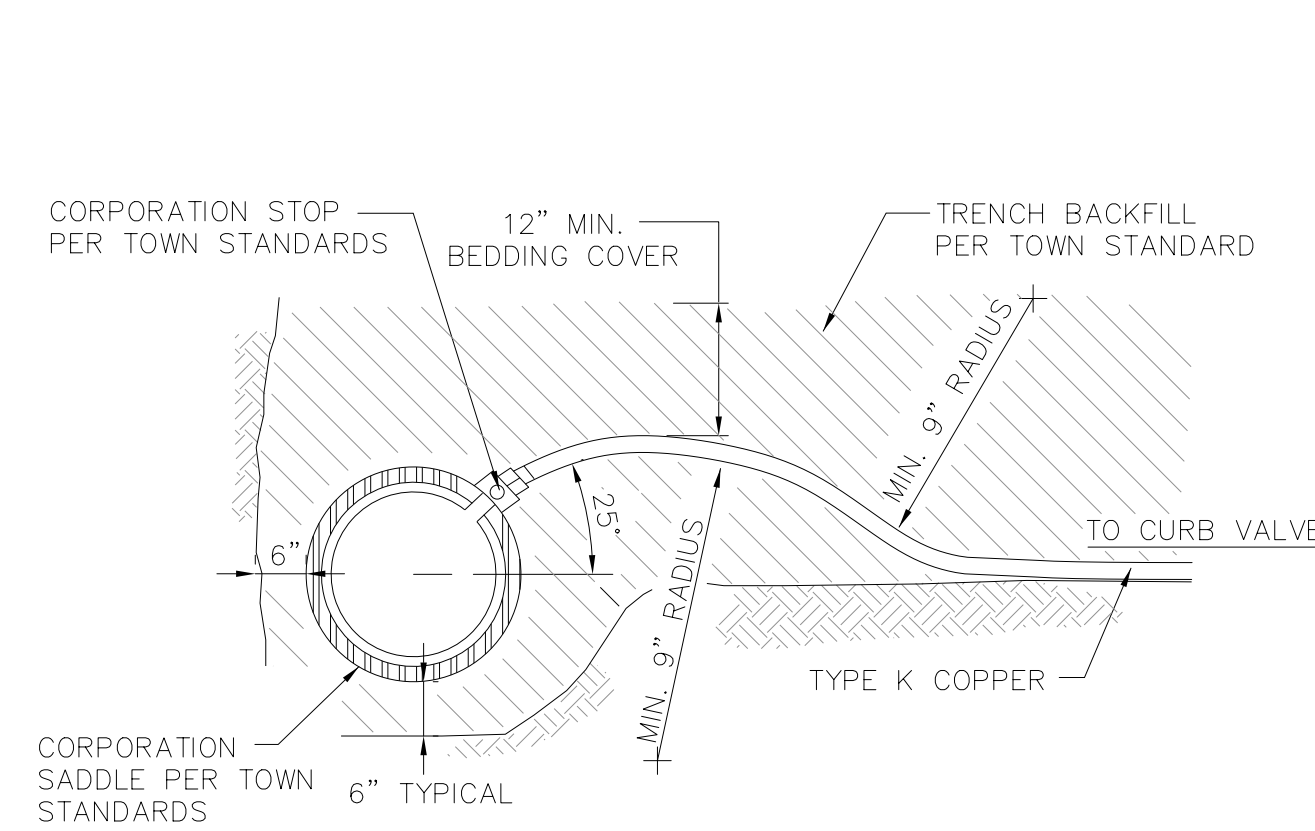
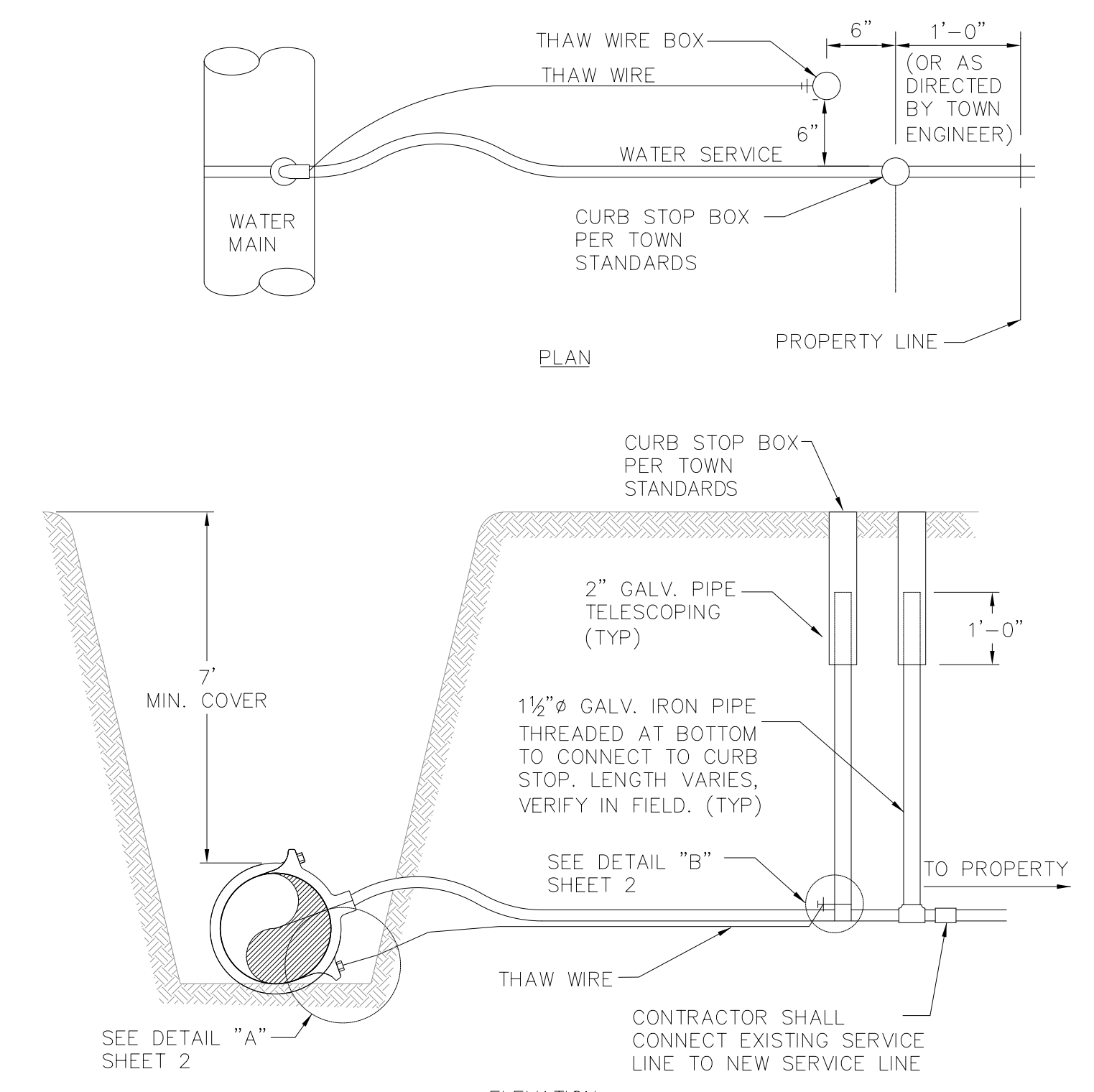
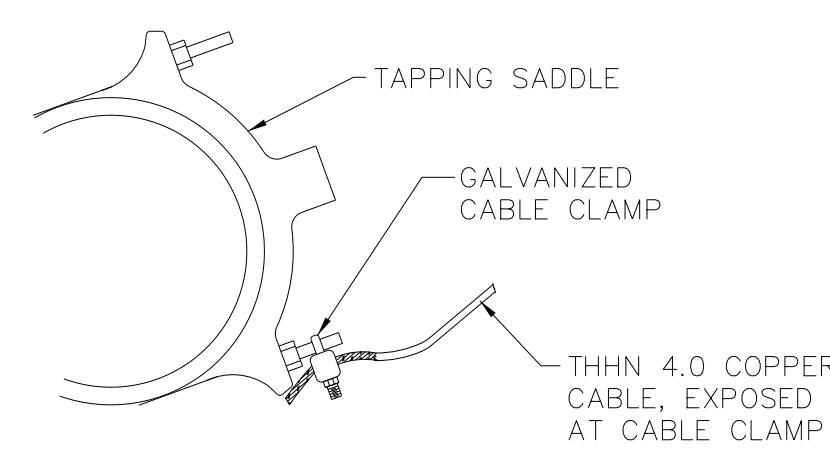
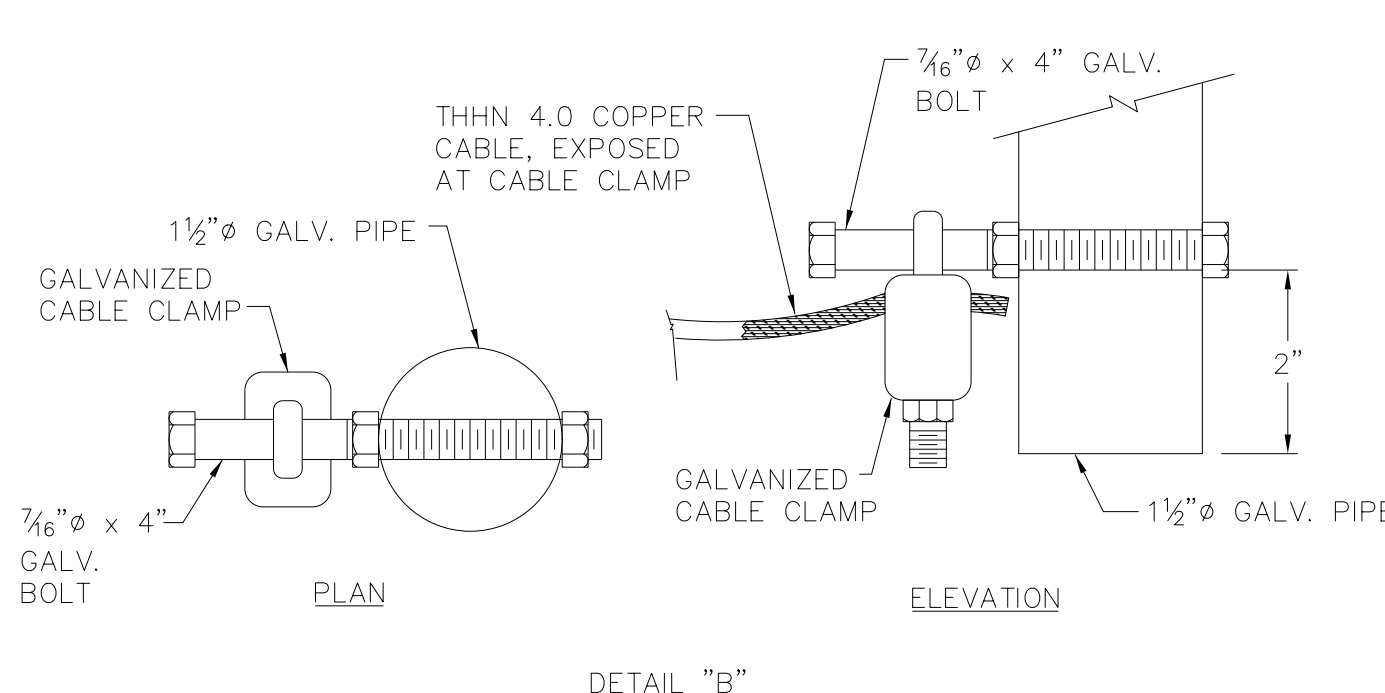
- NOTES:

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:  
     - 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  
     VIBRATING ROLLER. THE ROLLER SHALL BE OPERATED AT A MINIMUM OF 1000 PSI.
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED TO  
     PROVIDE UNIFORM PIPE SUPPORT.
4. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND  
     SAFETY ADMINISTRATION (WOSHA) REGULATIONS.



- NOTES:

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.

<div><p>REPLACEMENT ASPHALT PER TOWN STANDARDS.</p><p>EXISTING ASPHALT PAVEMENT</p><p>TACK OIL</p><p>UNDISTURBED BASE COURSE</p><p>MIN. 6" WPWSS SECTION 02190, PART 2.03, GRADATION "H" AGGREGATE BASE COURSE</p><p>TRENCH BACKFILL (NATIVE MATERIAL IF THE EQUIPMENT SPECIFIED IN NOTE 4 IS UTILIZED; OTHERWISE WPWSS SECTION 02190, PART 2.03, GRADATION "H" AGGREGATE)</p><p>2" THICK x 24" WIDE (MINIMUM), RIGID, HIGH DENSITY POLYSTYRENE INSULATION (BLUE BOARD) REQUIRED IF DEPTH OF COVER IS LESS THAN 6 FEET OR AS REQUIRED BY TOWN ENGINEER.</p><p>6" MIN. (TYPICAL)</p><p>REPLACEMENT GRAVEL SURFACE (9" MINIMUM COMPACTED DEPTH, GRADATION "H" AGGREGATE)</p><p>WARNING TAPE (2' OVER UTILITY)</p><p>12" MIN.</p><p>7' MIN. COVER (TYPICAL)</p><p>EXISTING GRAVEL SURFACE</p><p>UNPAVED SECTION</p><p>PAVEMENT SECTION</p><p>WATER MAIN OR WATER SERVICE PER TOWN REQUIREMENTS</p><p>12" MIN. BEDDING COVER</p><p>MIN. 9" RADIUS</p><p>TO CURB VALVE</p><p>TYPE K COPPER</p><p>6" TYPICAL</p><p>CORPORATION SADDLE PER TOWN STANDARDS</p><p>CORPORATION STOP PER TOWN STANDARDS</p><p>DETAIL OF A PROPERLY INSTALLED CORPORATION STOP, SHOWING GOOSENECK IN SERVICE PIPE.</p></div> <div><p>NOTES:</p><ol style="list-style-type: none"><li>TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:<ul style="list-style-type: none"><li>95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.</li><li>90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.</li></ul></li><li>COMPACTION 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 SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).</li><li>PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.</li><li>UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.</li><li>ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.</li></ol></div>		<div><p>12" MIN. BEDDING COVER</p><p>TRENCH BACKFILL PER TOWN STANDARD</p><p>MIN. 9" RADIUS</p><p>TO CURB VALVE</p><p>TYPE K COPPER</p><p>6" TYPICAL</p><p>CORPORATION SADDLE PER TOWN STANDARDS</p><p>CORPORATION STOP PER TOWN STANDARDS</p><p>DETAIL OF A PROPERLY INSTALLED CORPORATION STOP, SHOWING GOOSENECK IN SERVICE PIPE.</p></div> <div><p>NOT TO SCALE</p></div>		<p><b>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:</b></p> <ol style="list-style-type: none"><li>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.</li><li>PIT-RUN SUBBASE SHALL BE COMPACTED 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.</li><li>CRUSHED BASE SHALL BE WYDOT GRADING H.</li><li>CRUSHED BASE SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" IN DEPTH AND COMPACTED 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 COMPACTION. THE EXISTING PLANT MIX PAVEMENT AND BASE MAY BE ROTOMILLED AND THE MATERIAL REUSED AS BASE SO LONG AS IT MEETS THE ABOVE GRADATION.</li><li>STRUCTURAL FILL SHALL BE AS SPECIFIED IN THE GEOTECHNICAL REPORT.</li><li>GRAVEL FOR DRAINS SHALL BE GRADING B.</li><li>DRAINAGE AND FILTRATION FABRIC SHALL BE CONTINUOUS FILAMENT NON-WOVEN NEEDLE PUNCHED ENGINEERING FABRIC, MIRAFI 140 OR APPROVED EQUAL.</li><li>GEOTEXTILE SEPARATION FABRIC SHALL MIRAFI 500X OR APPROVED EQUAL.</li><li>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.</li><li>THE PLANT MIX PAVEMENT MIX DESIGN SHALL MEET THE FOLLOWING REQUIREMENTS:<ul style="list-style-type: none"><li>Marshall Stability (lbs): 1200 min.</li><li>Marshall Flow: (0.01 inches); 8-18</li><li>Air Voids: 3-5%</li><li>VMA: 15% min.</li><li>Asphalt Cement: PG 58-28</li><li>Aggregate: 1/2" max.</li></ul></li><li>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 PE445574C-CC3.</li></ol> <p>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.</p> <p>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.</p> <ol style="list-style-type: none"><li>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-xxxM style).</li><li>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).</li><li>GRAVITY SANITARY SEWER LINES SHALL BE SCHEDULE 40 PVC PER ASTM D1785 .</li><li>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.</li></ol>		<div><p>THAW WIRE BOX</p><p>THAW WIRE</p><p>6"</p><p>1'-0"</p><p>(OR AS DIRECTED BY TOWN ENGINEER)</p><p>WATER SERVICE</p><p>6"</p><p>CURB STOP BOX PER TOWN STANDARDS</p><p>PROPERTY LINE</p><p>PLAN</p><p>MIN. COVER</p><p>7'</p><p>CURB STOP BOX PER TOWN STANDARDS</p><p>2" GALV. PIPE TELESCOPING (TYP)</p><p>1 1/2" Ø GALV. IRON PIPE THREADED AT BOTTOM TO CONNECT TO CURB STOP. LENGTH VARIES. VERIFY IN FIELD. (TYP)</p><p>SEE DETAIL "B" SHEET 2</p><p>THAW WIRE</p><p>TO PROPERTY</p><p>CONTRACTOR SHALL CONNECT EXISTING SERVICE LINE TO NEW SERVICE LINE</p><p>ELEVATION</p><p>NOTES:</p><ol style="list-style-type: none"><li>THAW WIRE TO BE INSTALLED ON ALL NEW AND EXISTING WATER SERVICES IN THE TOWN OF JACKSON.</li></ol></div> <div><p>NOT TO SCALE</p></div>		<div><p>TAPPING SADDLE</p><p>GALVANIZED CABLE CLAMP</p><p>THHN 4.0 COPPER CABLE, EXPOSED AT CABLE CLAMP</p><p>DETAIL "A"</p><p>1 1/2" Ø GALV. PIPE</p><p>GALVANIZED CABLE CLAMP</p><p>THHN 4.0 COPPER CABLE, EXPOSED AT CABLE CLAMP</p><p>7/16" Ø x 4" GALV. BOLT</p><p>PLAN</p><p>ELEVATION</p><p>DETAIL "B"</p></div> <div><p>NOT TO SCALE</p></div>		<p><b>1</b></p> <p>NOT TO SCALE</p> <p><b>WATER SERVICE TRENCH</b></p>		<p><b>2</b></p> <p>NOT TO SCALE</p> <p><b>WATER SERVICE CONNECTION</b></p>		<p><b>3</b></p> <p>NOT TO SCALE</p> <p><b>SPECIAL PROVISIONS</b></p>		<div><p>PREPARED FOR: EASTMAN ARCHITECTURE P.O. BOX 2408 JACKSON, WY 83001</p><p>LOCATION: 375 W. PROMENADE AVE. PT. SNY/ASE/1/4 SEC. 28, TWP. 41.1 R1G. 116 TOWN OF JACKSON, WY</p><p>DATE: 4/7/2020</p><p>DESCRIPTION: PROGRESS</p><p>PRINT SCALE: 20104_wss_details.dgn</p><p>FILE NAME: 20104_wss_details.dgn</p><p>PROJECT: TEGELER INSURANCE OFFICE</p><p>SHEET NAME: DETAILS</p><p>SHEET NO: C5</p></div>	
---	--	--	--	--	--	---	--	--	--	--	--	--	--	--	--	--	--



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



RACHEL RAVITZ  
AIA NCARB LEED AP  
Box 2406 Jackson Wy 83001  
(307) 699-2454  
Rachel@esteAm.design  
Carl@GreenDesign-Build.net

ESTEAM  
ARCHITECTURE  
REGIONAL RELEVANCE  
THROUGH INSPIRED SCIENCE

TKG  
CONSTRUCTION

valleywest  
engineering

INSIDE OUT  
LANDSCAPE ARCHITECTURE, LLC.

ERS  
CONSULTING ENGINEERS

Beyond Efficiency  
HELIUS  
illuminating architectural brilliance

INSURING WYOMING  
SINCE 1943  
TEGELER  
and ASSOCIATES

75% CD SET

Not For  
Construction

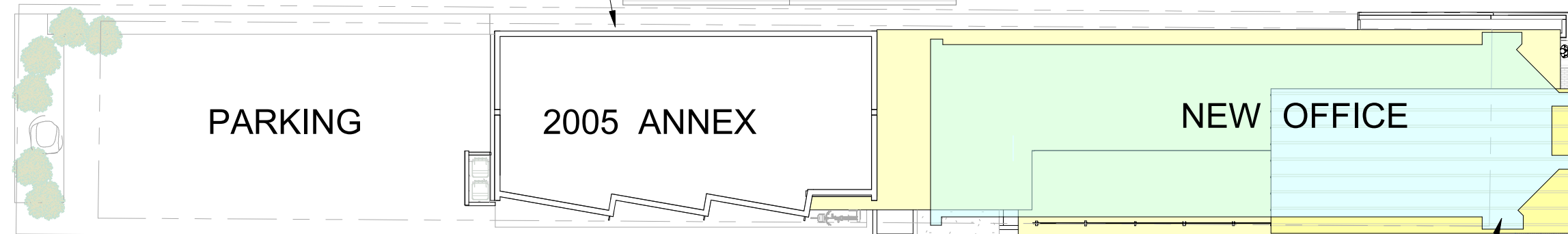
TEGELER INSURANCE OFFICE  
375 West Broadway  
TITLE SHEET

Date 30 Mar 2020  
A100  
Scale



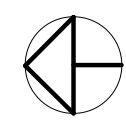
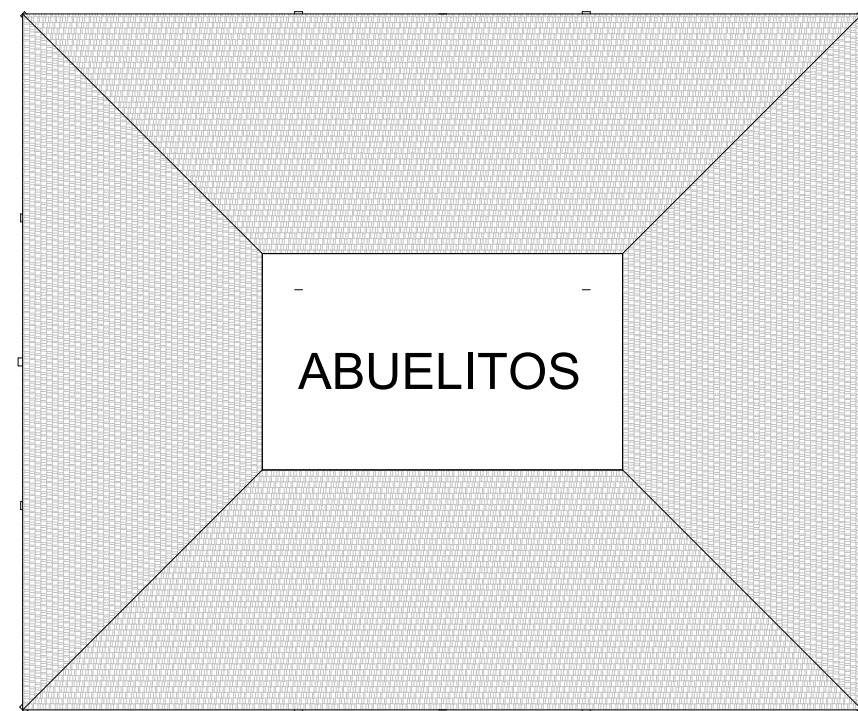


5320 sf - Lot Area  
532 sf = 10% LSR  
  
Established Variance  
2005 at 2 Ft East & West  
Valid 2019



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

① Site  
1/16" = 1'-0"



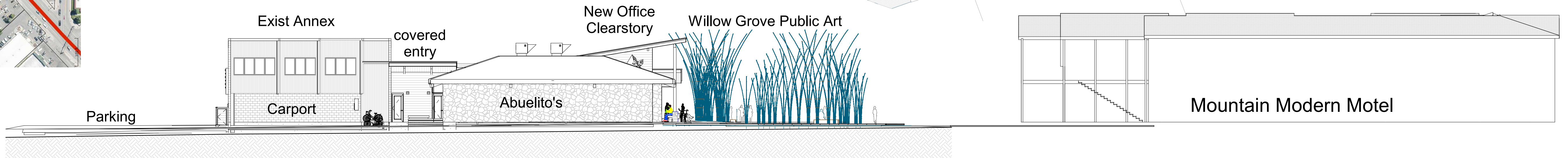
TOWN  
SQUARE

BROADWAY

WEST  
JACKSON

MOUNTAIN  
MODERN  
MOTEL

② Block Section  
1/16" = 1'-0"



RACHEL RAVITZ  
AIA NCARB LEED AP  
Box 2406 Jackson Wy 83001  
(307) 699-2454  
Rachel@esteAm.design  
Carl@GreenDesign-Build.net



INSURING WYOMING  
SINCE 1943



75% CD SET

Not For  
Construction

TEGELER INSURANCE OFFICE  
375 West Broadway  
VICINITY PLANS

Date 30 Mar 2020

A103

Scale 1/16" = 1'-0"

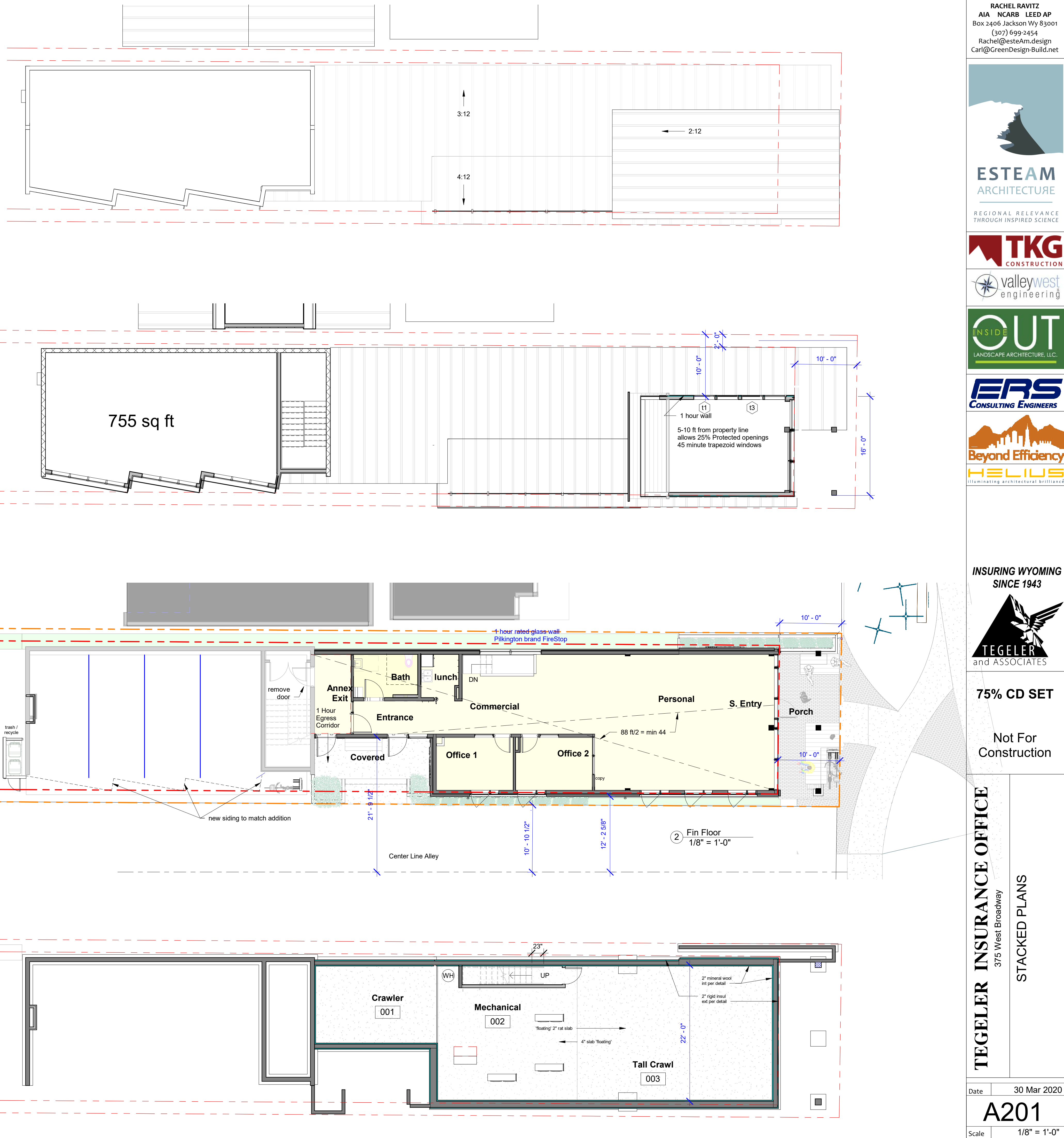


TEGELER OFFICE		NEW OFFICE + EXISTING ANNEX				CODE SUMMARY		MARCH 2020	
2018	INTERNATIONAL ENERGY CONSERVATION CODE	(replaces Chapter 13 of IBC)							
2018	INTERNATIONAL FIRE CODE	and International Wildland-Urban Interface Code							
The provisions of the International Fire Code are not adopted herein, and the International Fire Codes shall be enforced by the Local Fire Districts having authority									
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								
2018	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 FUEL GAS CODE								
2017	NFPA-70	NATIONAL ELECTRIC CODE							
2018 IBC	INTERNATIONAL BUILDING CODE								
2009 A117	ICC - ACCESSIBILITY								
B	304.1	B	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 Un-Sprinklered Building Use A or B						
Table	504.4	28	Ft Actual Max Building Height						
		VB	2 stories permitted for B Un-Sprinklered						
Note: Area Frontage Increase allowed									
VB Kitchen & Admin are Type VB									
Existing Kitchen Sprinkler System (Wet type) extended into storage areas and winterized Admin Building									
Summer Dining Pavilion - Uninsulated and Unconditioned provided with Detection and Alarm system always									
Wet Sprinkler system for Dining Pavilion Summer Only - drained in the Autumn									
Table	508.2	9000	sq ft max B Occupancy Type VB Building	Business					
508.2			Accessory Occupancies are those ancillary to the main occupancy of the building						
508.2.3			Aggregate accessory occupancies shall not occupy more than 10 % of the floor area						
			No separation is required between accessory occupancies and the main occupancy						
508.3			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					
603.1.19			Heavy Timber per Note c Table 601 etc.	0 Rating for Type IB & VB, A & B Occ					
Table	705.2		40 inch (eave) projection allowed when Fire Separation distance > 5 ft						
705.2.2			type V Construction allows Projections (eaves) 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%	Protected	Between 0 & 3 Ft	East Wall	Pikerton Pyro Stop Glazed		
			15%	Protected	Between 3 & 5 Ft				
			10%	Unprotected	Between 5 & 10 Ft	Clearestory Wall			
			25%	Protected	Between 5 & 10 Ft	Clearestory Wall			
			15%	Unprotected	Between 10 & 15 Ft				
			45%	Protected	Between 10 & 15 Ft				
			25%	Unprotected	Between 15 & 20 Ft	West Alley Wall			
			75%	Protected	Between 15 & 20 Ft	West Alley Wall			
			45%	Protected	Between 20 & 25 Ft				
			100%	Protected	Between 20 & 25 Ft				
			70%	Unprotected	Between 25 & 30 Ft	Covered Entrance Wall			
			100%	Unprotected	Between 25 & 30 Ft	Covered Entrance Wall			
			100%	Unprotected	Not Limited in walls >30 ft separation	Broadway			
705.8.4			Mixed Openings						
Table	706.4	2	B occupancy for type V construction requires 2 hour rating in Fire walls	note a.	Not Applicable				
706.5			Horizontal Continuity - requirements of rated extension						
Table	716.1(2)		Opening Fire Protection Assemblies, Ratings, and Markings						
		45	Exterior Walls with 1 Hour Rating Require 3/4" Hour (45 Minute) Rated Doors, Sidelights, Transoms						
Table	716.1(3)	45	1 Hour Rated Wall Requires 45 min rated Windows						
			Sidelights or transoms with 2 hour resistance rating permitted						
716.2			Fire door assemblies						
717.3.2.1			1 hour rating in shaft enclosures with 1.5 hour damper						
Table	803.13		Interior Wall and Ceiling Finish Requirements by Occupancy						
		B	Interior Exit Passageways Class B						
			Rms & Enclosed Spaces Class B per Occupants > 300	Not Applicable					
			Minimum critical radiant flux is Class II in Groups a & B						
804.4.2									
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			
		150	gross Business Areas	B	Exist Annex	755	5.0		
402.8.7		150	gross Business Areas	B	Main Office	1,465	9.8		
		300	gross Accessory storage, mech equ S & U	U	Support Spaces	1,133	3.8		
			TOTALS			3,353	18.6		
1005.3.2			Other Egress Components (Not Stairs)	0.2 inches width per occupant					
1005.5			Distribution Egress Capacity	divide by 2 Exits					
Table	1006.2.1		Where 2 exits required, Loss of 1 Exit shall not reduce capacity (width) < Spaces with one Exit or Exit Access Doorway						
Table	1009.3.3(2)	B	B Occupancy Max 49 Max Egress path 75 ft without sprinkler system						
			Stories with one Exit Max 49 Occupants and 75 Foot Egress Path						
			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 overall diagonal						
1008.1			Means of Egress Illumination						
1009.1			Accessible Means of Egress Required						
1010.1.7			Stairs serving occupant load > 50 require 36" Crawl Space Access						
1011.5.2			Doorway thresholds max 1/2"						
1011.5.3			Maximum Riser Height = 7"	Minimum Tread Depth = 11"					
1014.6			Risers shall be solid						
			Handrails Required on Both Sides of Stairways Extensions where not continuous be 12" Beyond Top Rise						
1014.9			Stairways shall have intermediate handrails so that all portions are within 30 inches						
Table	1017.2	200	Exit Access Travel Distance Max 200 Ft without Sprinkler in B Occupancy						
			Openings in exit enclosure shall be limited to those necessary for exit egress						
			Except for doors to Mechanical Electrical rooms per 402.4.6						
Table	1020.1		Corridors in B Occupancies with Occupant loads over 30 require 1 hour Fire Rating with Fire Resistant Corridors not required in B Occupancy when 1 Egress is Required						
1020.1.4			inch min corridor width in General Occupancy						
1020.2		44	Foyers, Lobbies, or reception rooms constructed as required for corridors shall not be constructed as Fire Barriers per 707						
1020.3			Exit passageway enclosures shall have walls, floor, ceilings min 1 hour Fire Resist						
			Constructed as Fire Barriers per 707						
1024.5			Openings limited to those necessary for exit access or passageway						
1103.2			Exceptions to Accessibility						
1103.2.7			Spaces accessed only by ladders, catwalks, etc. are not required to comply						
1104.4.2			#4 where a story or mezzanine with occupant load <6 does not contain public space						
1109.5.1		2	Drinking Fountains - min 2 with one standing and one wheel chair height						
1109.9			Storage: 5% of cabinets, coat hooks, lockers, etc. must be accessible						
1111.1			Signage - 4 toilet rooms						
Table	1202.2.1		Natural or Mechanical Ventilation						
1202.3			Ventilated attics and rafter spaces - 1 inch min airflow between insulation and sheathing						
Table	1202.3.5B		Unvented attics or rafters permitted when... Air impermeable insulation (spray foam) and no vapor retarder on inside ceiling face min R-20 Air impermeable insulation for condensation control						
1202.5.1			Climate Zone 5B						
1207.2			Natural Ventilation to outdoor air by windows, doors, louvers etc. min 4% floor area						
1208.2			Minimum ceiling height 7'-6" general, 7'-0" for bathrooms, kitchens, storage, laundry						
Table	1404.3.1	5B	Water resistive barrier						
1404.3.2			Class I & II Vapor retarders on interior side of framed walls in Zone 5, 6, 7, 8						
1406.11.3.2			Metal Composite Materials not permitted on exterior walls required to have a fire resistance rating by other code sections						
1503.2			Flashing - Wall & roof intersections, gutters, slope changes, roof openings						
1504.5			Edge securing (wind resistance) for low slope roofs						
1504.6			physical integrity and impact resistance						
Table	1505.1	VB	require min Class C Roof effective against light fire-test exposure and labeled as such						
1507.1(1)(1)		a	Unless IBC International Wildland Urban Interface Code demands Class A	Local Codes require Class B					
Table	1507		Underlayment types for Roof Covering Materials						
1507			Ice Barriers, Flashings, Valleys, Drip Edge, Slope, etc.						
Tables	1507.4.3(1)(2)		Metal Roof Covering thickness & corrosion resistance						
IPC Table	403.1		Minimum Plumbing Fixtures						
IBC Table	2902		From Above 1004.5 Occupant Load	Male & Female					
		B	Business Admin						
			Water Closets	1 per 25	0.4	1 toilets	9.8	4.9	
			Lavatories	1 per 40	0.2	1 sink			
			Drinking Fountains	1 per 100	0.1	1 fountain			
			Service Sink			1 service sink			
1109.5.1		2	Drinking Fountains Required - 1 ADA, one standing						
2902.1.2			Family or Assisted-use and Single-user toilet facilities and bathing rooms shall be identified for use by either sex.						
2902.2			Separate facilities shall be provided for each sex unless occupant load <25 for Business						
2902.3			Employee & Public Toilet Facilities	Shall either be separate or combined					
2902.3			Toilet rooms shall not open directly into a room used for the preparation of food for service to the public						
This Outline is not Exhaustive and does not relieve a Subcontractor from meeting Code Requirements. Consult all applicable codes									

④ Roof  
1/8" = 1'-0"

③ Clearstory  
1/8" = 1'-0"

① Crawl Space  
1/8" = 1'-0"



RACHEL RAVITZ  
AIA NCARB LEED AP  
Box 2406 Jackson Wy 83001  
(307) 699-2454  
Rachel@esteAm.design  
Carl@GreenDesign-Build.net



INSURING WYOMING  
SINCE 1943



75% CD SET

Not For  
Construction

TEGELER INSURANCE OFFICE  
375 West Broadway  
STACKED PLANS

Date 30 Mar 2020

A201

Scale 1/8" = 1'-0"



## LETTER OF AUTHORIZATION

Tegeler Properties, LLC

,"Owner" whose address is: 375 West Broadway Ave

PO BOX 623 FINEALE, WY 82941-0623

(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, esq/Ann Architects, 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)

STATE OF Wyoming )  
COUNTY OF Sublette )SS.  
)

The foregoing instrument was acknowledged before me by Kerry Majharonich this 13 day of November, 2020

WITNESS my hand and official seal.

(Notary Public)

My commission expires:

(Seal)

