



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: March 30, 2021	REQUESTS:
Item #: P21-073	<p>The applicant is submitting a request for a Grading Pre-Application for the property located at 644 Lariat Loop PIDN: 22-41-16-33-3-07-005, legally known as LOT 5, KARNS HILLSIDE ADDITION</p> <p>For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.</p>
Planner: Katelyn Page	
Phone: 733-0440 ext. 1302	
Fax: 734-3563	
Email: kpage@jacksonwy.gov	
Owner/Applicant:	
Mr. John Whitesell PO Box 283 Wilson, WY 83014	
Please respond by:	

Owner/Applicant:

Mr. John Whitesell
PO Box 283
Wilson, WY 83014

Please respond by:

RESPONSE: For Departments not using Trak-it, please send responses via email to:
btlenz@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: Whitesell Residence

Physical Address: 644 Lariat Loop, Town of Jackson, WY

Lot, Subdivision: Lot 5 KARNS HILLSIDE ADDITION, PLAT 0961

PIDN: 22-41-16-33-3-07-005

PROPERTY OWNER.

Name: John Brandon Whitesell

Phone: (404) 247-5444

Mailing Address: PO Box 283 Wilson, WY

ZIP: 83014

E-mail: bwhitesell2269@gmail.com

APPLICANT/AGENT.

Name, Agency: (same as above)

Phone: _____

Mailing Address: _____

ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

YES 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: Randy Schrauder, SCG Phone: (307) 413-4399
Mailing Address: PO Box 6482 Jackson, WY ZIP: 83002
E-mail: randy@scgengineering.com

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
 YES 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 to tstolte@jacksonwy.gov) of the submittal packet.

Have you attached the following?

Application Fee. Go to www.townofjackson.com/204/Pre-Application.com for the fees.

N/A 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.

 John Brandon Whitesell (Mar 29, 2021 18:26 MDT)

Signature of Owner or Authorized Applicant/Agent

John Brandon Whitesell

Name Printed

03/29/21

Date

Property Owner

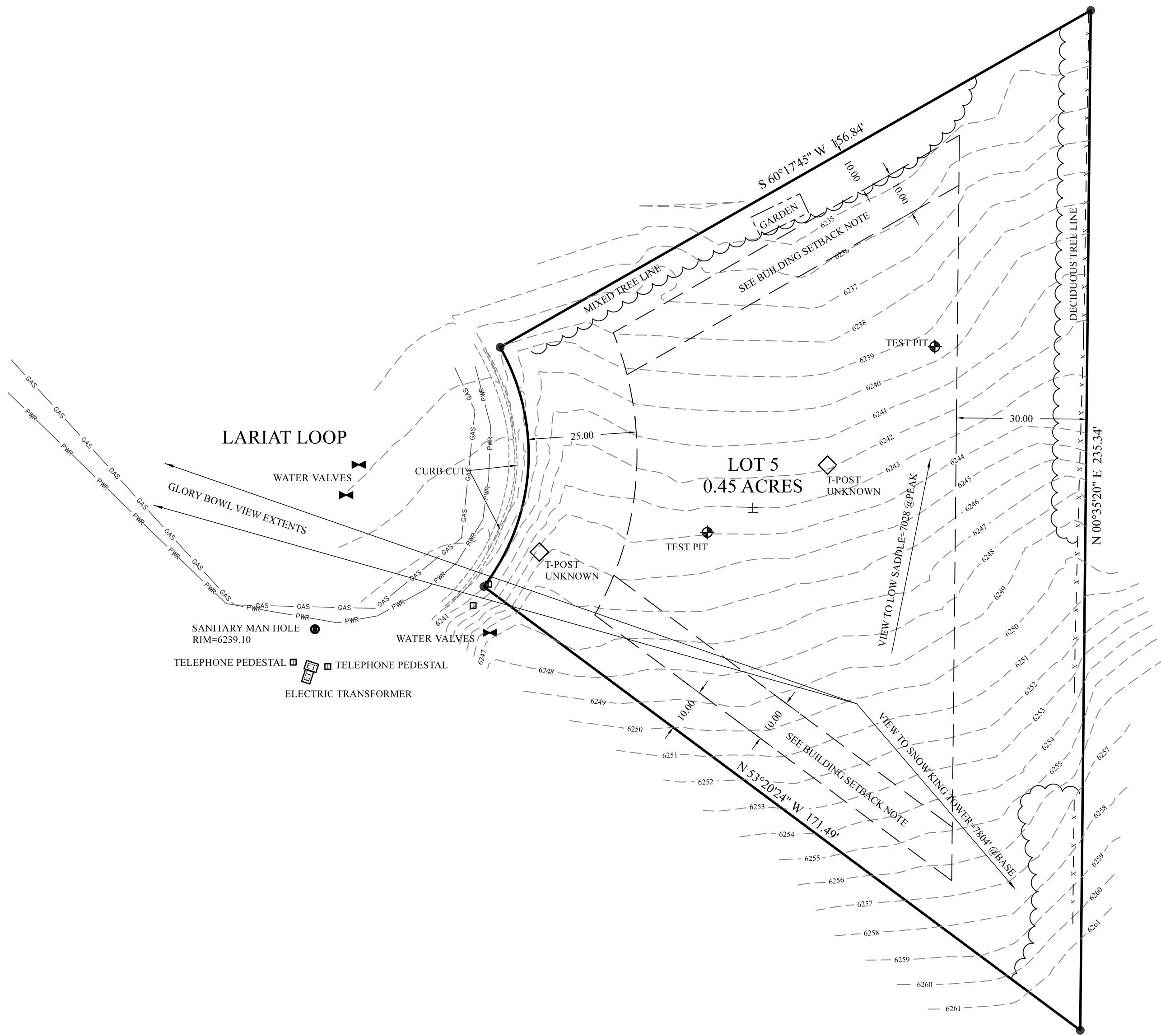
Title

WHITESELL RESIDENCE | 644 Lariat Loop, Jackson, WY 83001

Narrative Project Description

29 March 2021

The Whitesell Residence is located at 644 Lariat Loop (Karns Hillside Lot 5), in the Town of Jackson, Wyoming. The 0.45 acre site is currently vacant. Construction of a two-story single-family home with site footprint of 2,870 gross square feet is proposed. A proposed/new drive access, asphalt driveway and two-car garage are to be located along the north side of the property. Main Entry of the residence is to be located on the first floor West side of the house, facing Lariat Loop. The Scope of Work for this project includes construction of the single-family residence and associated site work including all utilities, grading and landscape. Approval of this project from the Karns Hillside HOA President (Kristin Nice) and HOA Board has been granted.



NOTES:

1. BASIS OF BEARING IS GRID NORTH WYOMING WEST STATE PLANE COORDINATES (NAD83)
BOUNDARY INFORMATION AS SHOWN IS FROM MONUMENTS FOUND DURING THE COURSE OF THE FIELD SURVEY.
2. VERTICAL DATUM IS NAVD88.
3. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM LOWER VALLEY ENERGY UTILITY PLANS. BADGER AERIAL MAPPING DOES NOT GUARANTEE THE LOCATION OF MAPPED UNDERGROUND UTILITIES AND RECOMMENDS CONTACTING WYOMING DIG LINE 811/ONE CALL PRIOR TO ANY EXCAVATION.
4. SETBACKS AS SHOWN ARE TAKEN FROM FINAL PLAT KARNS HILLSIDE ADDITION TO THE TOWN OF JACKSON PLAT NO. 961.

FRONT (STREET) YARD: 25 FEET
REAR YARD: 30 FEET
SIDE YARD: 10 FEET (PLUS AN ADDITIONAL 10 FEET ON ONE SIDE ONLY OF EACH BUILDING ENVELOPE)

LEGEND

- FOUND STEEL REINFORCING BAR WITH ALUMINUM CAP CAP INSCRIBED "PE & LS578"
- ELECTRIC JUNCTION BOX
- TELECOMMUNICATIONS PEDESTAL
- WATER VALVE
- SANITARY SEWER MANHOLE
- ◆ TEST PIT
- ◇ T-POST UNKNOWN ORIGIN

— LOT LINE
- - - SETBACK LINE (SEE NOTES)
- - - RECORD EASEMENT - AS NOTED
- - - ROAD EASEMENT- AS NOTED
- - - 6300 - - - 1 FOOT CONTOUR LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF CONCRETE CURBING
— x — x — x — FENCE LINE
— PWR — PWR — UNDERGROUND POWER PER LOWER VALLEY PLANS
— GAS — GAS — UNDERGROUND GAS PER LOWER VALLEY PLANS



**TOPOGRAPHIC SURVEY
LOT 5**

FINAL PLAT KARNS HILLSIDE ADDITION TO
THE TOWN OF JACKSON PLAT NO. 961
TETON COUNTY, WYOMING

LOT 5 KARNS HILLSIDE	
DATE:	9/14/2020
DRAWN/CHK BY:	CJK
PROJECT:	20318 - TOPO
	BADGER AERIAL MAPPING & SURVEYING
402 VAN DREFF ST. SALMON, ID 83467 208-756-3070	4141 S 58 W IDAHO FALLS, ID 83402 208-715-4380

NOTES:

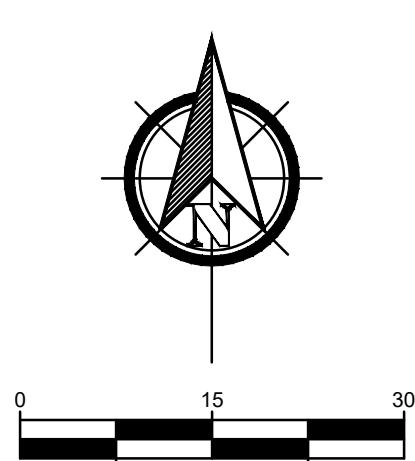
1. BASIS OF BEARING IS GRID NORTH WYOMING WEST STATE PLANE COORDINATES (NAD83)
BOUNDARY INFORMATION AS SHOWN IS FROM MONUMENTS FOUND DURING THE COURSE OF THE FIELD SURVEY.
2. VERTICAL DATUM IS NAVD88.
3. EXISTING WATER AND SEWER SERVICE STUB LOCATIONS INTO THE LOT HAVE NOT BEEN IDENTIFIED. UNDERGROUND POWER UTILITIES SHOWN ARE TAKEN FROM LOWER VALLEY ENERGY UTILITY PLANS. BADGER AERIAL MAPPING DOES NOT GUARANTEE THE LOCATION OF MAPPED UNDERGROUND UTILITIES AND RECOMMENDS CONTACTING WYOMING DIG LINE 811/ONE CALL PRIOR TO ANY EXCAVATION.
4. SETBACKS AS SHOWN ARE TAKEN FROM FINAL PLAT KARNS HILLSIDE ADDITION TO THE TOWN OF JACKSON PLAT NO. 961.
FRONT (STREET) YARD: 25 FEET
REAR YARD: 30 FEET
SIDE YARD: 10 FEET (PLUS AN ADDITIONAL 10 FEET ON ONE SIDE ONLY OF EACH BUILDING ENVELOPE)
5. PARCELS CONTAIN 0.45 ACRES +/- AND IS IDENTIFIED PER TETON COUNTY WYOMING TAX RECORDS AS PARCEL NUMBER 22-41-16-33-3-07-005 AND PLAT No. 961
6. REFER TO GEOTECHNICAL ENGINEERING REPORT FROM SCG, DATED 9/4/20 FOR EXISTING SUBSURFACE CONDITIONS, FOUNDATION DESIGN CRITERIA AND CONSTRUCTION RECOMMENDATIONS. TEST PIT LOCATIONS ARE SHOWN ON THIS SHEET.

LEGEND

- FOUND STEEL REINFORCING BAR WITH ALUMINUM CAP CAP INSCRIBED "PE & LS578"
- ELECTRIC JUNCTION BOX
- TELECOMMUNICATIONS PEDESTAL
- WATER VALVE
- ◎ SANITARY SEWER MANHOLE
- ◆ TEST PIT
- ◇ T-POST UNKNOWN ORIGIN
- LOT LINE
- SETBACK LINE (SEE NOTES)
- RECORD EASEMENT - AS NOTED
- ROAD EASEMENT- AS NOTED
- 1-FOOT CONTOUR LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE CURBING
- FENCE LINE
- PWR — PWR — UNDERGROUND POWER PER LOWER VALLEY PLANS
- GAS — GAS — UNDERGROUND GAS PER LOWER VALLEY PLANS
- W — W — UNDERGROUND WATER MAIN (APPROX)
- SS — SS — UNDERGROUND SEWER MAIN (APPROX)
- ↗ EXISTING SURFACE DRAINAGE DIRECTION

INDEX OF SHEETS

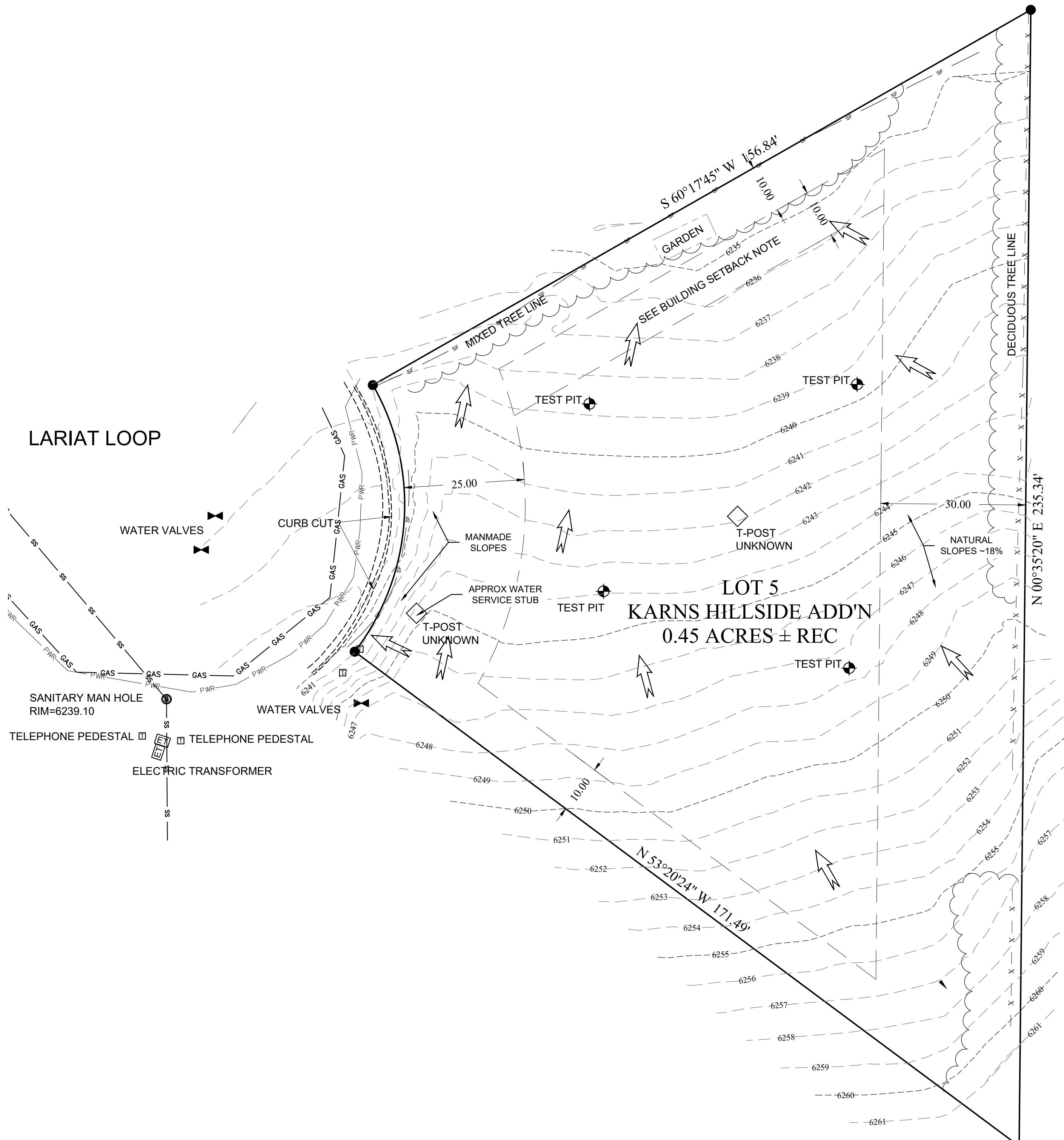
EXISTING CONDITIONS PLAN C1
PROPOSED CONDITIONS SITE & C2
UTILITY PLAN C3
GRADING PLAN & EROSION CONTROL PLAN C3



Summit Consulting Group

SCG

Civil + Geotechnical Engineering,
Geology, Groundwater,
and Construction Administration
P.O. Box 6462 • 2100 Wilson Road
Jackson, WY 83002 • 307.434.4399
www.scgeengineering.com



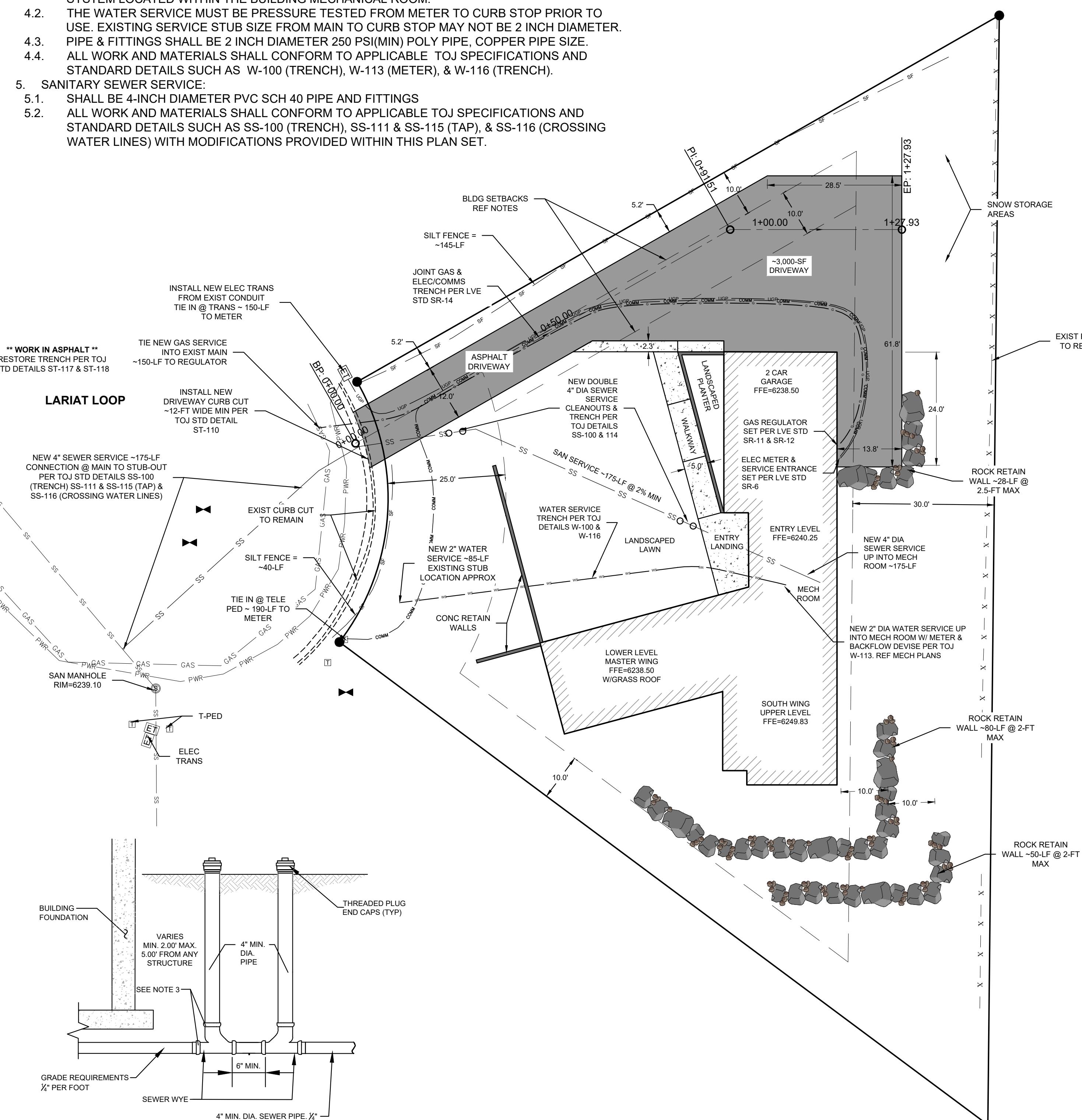
PRELIMINARY - NOT FOR CONSTRUCTION

REV: A FOR PERMIT
DESCRIPTION: RS XXXXX
DATE: RS XXXXX
DRAWING TITLE: EXISTING CONDITIONS SITE PLAN
PROJECT TITLE: WHITESELL, J. BRANDON
LOT 5, KARNS HILLSIDE ADD
644 LARIAT LOOP
TETON COUNTY, WY

CHECKED BY: RS
PROJECT NO. 241-20-1
SCALE: 1"=15'
(24x36" SHEET)
SHEET NO. C1

UTILITY NOTES:

- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
- GENERAL CONTRACTOR IS REQUIRED TO REQUEST A PRE-CONSTRUCTION MEETING WITH THE TOJ ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK ON THE WATER AND SEWER UTILITIES.
- TRENCHING:**
 - ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND EXISTING ASPHALT SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS ST-117 & ST-118.
- WATER SERVICE:**
 - REFER TO MECHANICAL PLANS FOR DETAILS OF THE PLUMBING METER AND BACKFLOW SYSTEM LOCATED WITHIN THE BUILDING MECHANICAL ROOM.
 - THE WATER SERVICE MUST BE PRESSURE TESTED FROM METER TO CURB STOP PRIOR TO USE. EXISTING SERVICE STUB SIZE FROM MAIN TO CURB STOP MAY NOT BE 2 INCH DIAMETER.
 - PIPE & FITTINGS SHALL BE 2 INCH DIAMETER 250 PSI(MIN) POLY PIPE, COPPER PIPE SIZE.
 - ALL WORK AND MATERIALS SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS W-100 (TRENCH), W-113 (METER), & W-116 (TRENCH).
- SANITARY SEWER SERVICE:**
 - SHALL BE 4-INCH DIAMETER PVC SCH 40 PIPE AND FITTINGS
 - ALL WORK AND MATERIALS SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS SS-100 (TRENCH), SS-111 & SS-115 (TAP), & SS-116 (CROSSING WATER LINES) WITH MODIFICATIONS PROVIDED WITHIN THIS PLAN SET.



CLEANOUT DETAIL

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL PROJECT INFORMATION

OWNER WHITESELL, JOHN BRANDON PO BOX 283 WILSON, WY 83014	SITE CONDITIONS UNDEVELOPED SINGLE-FAMILY RESIDENTIAL LOT.	PROJECT SCOPE SITE EXCAVATION WORK - CLEARING, BULK EXCAVATION, STRUCTURAL FILL, CONSTRUCTION HOUSE & GARAGE, INSTALL UTILITIES, LANDSCAPING AND REVEGETATION PROJECT TIMELINE SPRING 2021 - FALL 2022 ARCHITECT KT814 ARCHITECTS PO BOX 8242 JACKSON, WY 83002 307.264.1814 LANDSCAPE ARCHITECT TO BE DETERMINED SURVEYOR BADGER AERIAL MAPPING & SURVEYING 208.715.4380 DATE OF SURVEY MAP: 9/14/2020
LOCATION LOT 5, KARNS HILLSIDE ADDITION, PLAT 0961 644 LARIAT LOOP TOWN OF JACKSON, WY PIDN: 22-41-16-33-3-07-005		
SITE DATA GROSS SITE AREA = 0.45 AC TOJ SANITARY SEWER COLLECTION SYSTEM TOJ WATER SERVICE		
SETBACKS: PER PLAT STREET YARD = 25' REAR YARD = 30' SIDE YARDS = 10' (REF HOA FOR ADD'L RESTRICTIONS) BUILDING ENVELOPE DEFINED PER PLAT No. 548		
ZONING NEIGHBORHOOD LOW DENSITY-2: NL-2 LOT IS NOT WITHIN RESOURCE OVERLAY DISTRICTS NOT IN FEMA FLOOD ZONE NOT WITHIN LANDSLIDE ZONE PER TC GIS		
GENERAL PROJECT NOTES:		
1. THE PROJECT WORK SHALL CONFORM TO THE SPECIFICATIONS DEFINED WITHIN THESE DRAWINGS ALONG WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) AND FEDERAL REGULATIONS. 2. CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS. 3. CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES. 4. ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS. 5. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT. 6. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS. 7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ANY EXISTING PUBLIC AND PRIVATE UTILITIES. EXISTING UTILITIES HAVE BEEN LOCATED ON THE PLANS USING THE BEST AVAILABLE INFORMATION AND THROUGH FIELD SURVEY. CALL 811 FOR LOCATES. 8. THE CONTRACTOR IS RESPONSIBLE FOR THE CONFINEMENT OF THE WORK TO THE LIMITS SHOWN ON THE DRAWINGS. ANY ADJACENT AREAS THAT ARE DISTURBED WILL BE RESTORED TO THE ORIGINAL CONDITION AS DIRECTED BY THE ENGINEER OR GOVERNING BODY. 9. THE CONTRACTOR IS RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR BY NEGLIGENCE ON THE PART OF CONTRACTOR. 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED WITHIN THE DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE WORK SHOWN. REVISIONS OR CORRECTIONS TO THE DRAWINGS MUST BE ACCEPTED AND APPROVED BY THE ENGINEER IN WRITING BEFORE THE AFFECTED WORK IS STARTED. FIELD CHANGES MADE WITHOUT WRITTEN CONSENT FROM THE ENGINEER WILL BE SUBJECT TO REJECTION AND REPLACEMENT IN ACCORDANCE TO THESE GENERAL SPECIFICATIONS. 11. CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES. 12. REFER TO ARCHITECTURAL PLANS AND DETAILS BY KT814 ARCHITECTS. 13. FINAL LANDSCAPE, PARKING AND IRRIGATION PLAN BY OTHERS. 14. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY SCG, 9/4/2020. 15. CONSTRUCTION FENCING MAY BE REQUIRED AROUND PERIMETER OF WORK AREA WITH ACCESS GATE(S) IN ACCORDANCE WITH TOJ APPROVED CONSTRUCTION MANAGEMENT PLAN. 16. CONTRACTOR TO SUBMIT A CONSTRUCTION-STAGING NARRATIVE TO TOJ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. 17. SCHEDULE OF LAND DISTURBING ACTIVITIES: 17.1. INITIAL SITE GRADING AND DRIVEWAY EXCAVATION : MAY 2021 17.2. EXCAVATE BUILDING FOUNDATION: MAY 2021 17.3. CONSTRUCT BUILDING AND INSTALL UTILITIES: MAY 2021 - APRIL 2022 17.4. FINAL SITE LANDSCAPING AND STABILIZATION: APRIL - JUNE 2022		
SITE DEVELOPMENT NOTES:		
1. CONSTRUCTION STAGING PLAN PROVIDED BY CONTRACTOR. 2. SITE DATA: 2.1. GROSS SITE AREA = 0.45 AC (REC) 2.2. SITE DEVELOPMENT PER NL-2 ZONE: 2.2.1. MAX ALLOWED SITE DEVELOPMENT: 0.40 OR 11,761-SF 2.2.2. EXISTING SITE DEVELOPMENT: 0-SF 2.2.3. TOTAL PROPOSED SITE DEVELOPMENT: ~6,400-SF < 11,761-SF 2.3. SNOW STORAGE: 2.3.1. REQUIRED = 2.5% OF DRIVEWAY & PARKING AREAS ~ +100-SF		
REV: A FOR PERMIT	DESCRIPTION:	
RS	DATE: XXXX	
RS	PROPOSED CONDITIONS	
RS	SITE & UTILITY PLAN	
RS	PROJECT TITLE:	
RS	WHITESELL, J. BRANDON	
RS	LOT 5, KARNS HILLSIDE AD	
RS	644 LARIAT LOOP	
RS	TETON COUNTY, WY	
RS	checked by: RS	
RS	PROJECT NO. 238-20-1	
RS	SCALE: 1"=15'	
RS	(24x36" SHEET)	
RS	SHEET NO.	
RS	C2	

