

# **Rafter J Ranch**

## ***Packet for New Residential Construction Including Additions and Alterations***

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### **REVIEW FEE SCHEDULE:**

The Rafter J Board of Directors has adopted the following review fees effective May 1<sup>st</sup>, 2014:

#### **Residential:**

\$200.00	for a new residence
\$75.00	for new additions or alterations to existing structures
\$25.00	for new decks, patios, fences, and storage shed

#### **Non-residential:**

\$500 Concept Fee. At the submission of a conceptual construction plan project sketch, the applicant shall pay the Concept Fee, and shall submit the following documents to the Design Committee: schematic site plan, floor plans, building sections and exterior elevations. All of these documents are generally to describe the architectural intent of the project.

\$500 Final Review Fee. Prior to final review of the project by the Design Committee, the applicant shall pay the Final Review Fee and shall submit the following documents to the Design Committee: Final construction documents (those which will be presented to the county if approved), as well as landscape plans, samples of the proposed materials to be used in the construction of the project, color swatches, exterior light plans, and other items pertinent to the actual building and the lot's appearance in adherence to the CCR's.

\$150 Interim Meeting Fee. Prior to each additional meeting between the applicant and the Design Committee other than those to consider the above-referenced submission, the applicant shall pay the Interim Meeting Fee.

All fees are payable to the Rafter J Homeowner's Association and must accompany the completed application form and 2 sets of plans submitted to the Rafter J Office, if applicable.

### **DESIGN COMMITTEE MEETINGS:**

The Design Committee regularly meets in the afternoon on the first Tuesday of each month to consider new applications. Please contact the Rafter J office to be scheduled for the next meeting. To be considered at the next meeting, application, digital copies, and plans must be turned into the Rafter J office no later than noon on the last Friday of the month prior to the meeting. Applicants should request an appointment with the Design Committee if they wish to discuss plans with the Design Committee prior to the Design Committee's consideration of those plans.

### **NOTICE:**

All applicants must submit a copy of a Water Connection Permit and Sewer Connection Permit issued to the applicant by the Rafter J Improvement and Service District.

# **Rafter J Ranch**

## **Construction Rules and Checklist**

Before any construction will be allowed to start, the following requirements shall be complied with and the project manager shall check the following for compliance:

1. \_\_\_\_ Plans have been reviewed and approved by the Rafter J Design Committee and all applicable fees have been paid.
2. \_\_\_\_ A Water Connection Permit has been issued for the project by the Rafter J Improvement and Service District
3. \_\_\_\_ A Sewer Connection Permit has been issued for the project by the Rafter J Improvement and Service District.
4. \_\_\_\_ A Building Permit has been issued for the project by Teton County.
5. \_\_\_\_ Property corners and property lines have been located and clearly marked.
6. \_\_\_\_ Gravel driveway sub-base for site access has been completed.

**During construction, the following rules shall apply:**

7. Driving of vehicles, or unloading and storage of construction materials on neighboring lots or common areas is prohibited unless written consent from owner of said lots is obtained.
8. No construction worker owned dogs or pets are allowed on any construction site or common area.
9. All construction traffic shall obey the 25 MPH speed limit in Rafter J.
10. A portable chemically treated toilet shall be provided and maintained for the use of construction workers on all sites during construction. Such toilet shall not be required for additions or alterations to an existing residence where workers have access to an existing functioning toilet on the premises.
11. All construction sites shall be kept clean and free of any blowing materials and trash. Any violation will result in a dumpster being placed on the construction site at owner's expense.
12. No on site burning of trash or construction debris shall be permitted.
13. The owner is responsible for the actions of his general contractor and all subcontractors.
14. No one may occupy a building until an occupancy permit has been issued by the Rafter J Homeowner's Association, and a certificate of occupancy has been issued by Teton County.
15. All lots must be landscaped including finish grading and lawn seeding by the first June 1 occurring more than 30 days after the certificate of occupancy has been issued by the Rafter J Homeowner's Association.

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Signature of Owner(s)

date

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Homeowner's Association Representative

date

# **Rafter J Ranch**

## *Application for New Residential Construction Including Additions and Alterations*

### **Owner Information:**

Owner's name(s): \_\_\_\_\_

Lot number: \_\_\_\_\_ Street address: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Home phone #: \_\_\_\_\_ Cell phone #: \_\_\_\_\_

### **Project Description:**

New residence \_\_\_\_ Addition to existing \_\_\_\_ Alteration to existing \_\_\_\_ New accessory structure \_\_\_\_

Existing trees on property \_\_\_\_ (If yes, please provide location of existing trees on the site plan.)

Primary structure description: \_\_\_\_\_

Floor area (include walls): Residence \_\_\_\_\_ Garage \_\_\_\_\_ Accessory structure \_\_\_\_\_

Height above finish grade: Residence \_\_\_\_\_ Garage \_\_\_\_\_ Accessory structure \_\_\_\_\_

Construction Type: Stick framed on site \_\_\_\_ Modular pre-fabricated \_\_\_\_ Log \_\_\_\_ Other \_\_\_\_

Any fences proposed? \_\_\_\_ (If yes, see Rules and Regulations for a Residential Fence.)

Storage shed proposed? \_\_\_\_ (If yes, see Rules and Regulations for a Residential Storage Shed.)

Satellite Dish or Antenna proposed? \_\_\_\_ (If yes, see Rules and Regulations for a Satellite Dish)

### **Material and Color Descriptions:**

Foundation: Concrete \_\_\_\_ Concrete block \_\_\_\_ Other \_\_\_\_\_

Driveway Paving: Concrete \_\_\_\_ Asphalt \_\_\_\_ Other \_\_\_\_\_

Exterior Siding: \_\_\_\_\_

Soffits, Fascia, and Trim: \_\_\_\_\_

Windows: \_\_\_\_\_

Exterior Doors: \_\_\_\_\_

Garage Door(s): \_\_\_\_\_

Roofing: \_\_\_\_\_

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**Variances:**

Are any variances proposed? \_\_\_\_\_ (If yes, to what standards?) \_\_\_\_\_

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All variances must be specifically requested and approved in writing by the Rafter J Design Committee in accordance with Article XII, Section 7, of the Declaration of Covenants, Conditions and Restrictions for the Rafter J Ranch Subdivision (as amended) which reads in part: .

The design committee may allow reasonable variances and adjustments of the foregoing covenants, conditions and restrictions in order to overcome practical difficulties and prevent unnecessary hardships in the application of the covenants, contained herein, or to grant variances in regard to the requirements contained in Article VI Section 3 for the purpose of enhancing views, utilizing a lot to better advantage, preventing the removal of trees, and enhancing the placement of improvements on the property, provided this may be done in conformity with the intent and purposes thereof, and also provided in every instance that such grants or adjustments shall not be materially detrimental or injurious to other property or improvements in the neighborhood.

**Testimonial:**

I have read and understand the Rules and Regulations for New Residential Construction including Additions and Alternations and the Construction Rules and Checklist attached to this application.

I acknowledge that the above-referenced rules, as well as the Declaration of Covenants, Conditions, and Restrictions for the Rafter J Ranch Subdivision, any rules and regulations of the Rafter J Homeowners Association, and any rules and regulations of the Rafter J Design Committee apply to this project.

I warrant and represent that the plans that I have submitted for this project comply in all respects with all requirements of the aforesaid documents, except for items for which a variance is specifically requested therein.

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Signature of owner(s) \_\_\_\_\_ date \_\_\_\_\_

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**Design Committee approval:**

by: \_\_\_\_\_ date \_\_\_\_\_

by: \_\_\_\_\_ date \_\_\_\_\_

by: \_\_\_\_\_ date \_\_\_\_\_

**Townhome/Twinhome Association approval (if applicable):**

by: \_\_\_\_\_ date \_\_\_\_\_

by: \_\_\_\_\_ date \_\_\_\_\_

## **Rafter J Ranch**

### ***Rules and Regulations for New Residential Construction Including Additions and Alterations***

**The following list highlights the main points regarding residential design standards in the Rafter J Ranch Subdivision but is not a complete list. See Article VI, Design Standards, of The Declaration of Covenants, Conditions, and Restrictions, Rafter J Ranch Subdivision and Amendments.**

1. The Design Committee must approve all new residential construction, additions, and alterations.
2. A completed application form (submit a digital copy to [office@rafterj.org](mailto:office@rafterj.org)), review fee, drawings clearly showing the proposed new construction, and exterior material samples and color chips shall be submitted to the Design Committee for approval at their regular monthly meeting.
3. Submitted drawings shall include the following:
  - a) A site plan drawn to a minimum scale of 1" = 20', clearly showing lot number, property lines, setback lines, driveway, and dimensioned location of proposed new construction.
  - b) Floor plans drawn to a minimum scale of 1/4" = 1'-0" clearly showing proposed improvements.
  - c) Exterior elevations drawn to a minimum scale of 1/4" = 1'-0" clearly showing exterior materials, window and door locations, roofs, roof pitches, roof overhangs, and overall height above finish grade.
  - d) Submitted drawings will also include 1/4" = 1'-0" minimum building sections depicting anticipated structural components.
  - e) Submit a digital copy of your plans to [office@rafterj.org](mailto:office@rafterj.org)
4. All buildings shall be Western ranch in design character.
5. Exterior materials shall be of rough sawn natural wood, peeled log, stone, exposed aggregate concrete, other similar rough textured natural materials, or other materials which have the texture and appearance of natural wood and which are specifically approved by the Design Committee. Roof materials shall be cedar shake or shingle, heavy weight asphalt shingle, ribbed metal with non-reflective finish, sod, or membrane roof with gravel surface.
6. No exposed plywood, pressed wood, pressed board or vinyl shall be permitted.
7. Fiberglass windows, exterior doors and garage doors shall be permitted only with the expressed approval of the Design Committee.
8. Exterior finishes shall be semi-transparent or heavy bodied stains in earth tone colors. No white color will be permitted. All exposed metals shall have a non-reflective dull colored finish, including exposed metal chimney flues and caps.
9. A detached guest suite, without cooking facilities, or other accessory building may be permitted if they are of a consistent design character and construction as the primary structure.

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**Including Additions and Alterations**

10. The minimum floor area of any primary single-family residence shall be not less than 900 square feet, exclusive of a garage, carport, detached guest suite, storage shed, fixed playhouse, unenclosed porches or decks. Minimum of 600 square feet of the floor area total shall be at grade level.
11. The maximum height of residential structures shall be 20 feet measured vertically from finish grade to highest point on the roof. The maximum height of detached garages and accessory structures shall be 15 feet. Chimneys and other mechanical flue and vent pipes are excluded.
12. Two story houses shall be designed so that not more than 20% of the perimeter of the house and attached garage, excluding gable ends, shall exceed a wall height of 10 feet, measured from finished grade to the bottom edge of the fascia.
13. The elevation of finished grade shall not be more than 2 feet above existing grade.
14. Roofs shall have a maximum pitch of 8 in 12, and all primary roofs shall have a minimum overhang of 2 feet measured horizontally from the exterior face of the wall.
15. Exposed foundations shall not exceed 8" above finished grade.
16. Minimum setbacks to any side or back property line shall not be less than 10 feet and to any front property line shall not be less than 20 feet.
17. Finish grading shall assure positive drainage of surface water away from buildings and driveways.
18. Each dwelling unit shall provide for one indoor parking space and 2 exterior parking spaces on the lot. All parking spaces and driveways shall have a paved surface.
19. Fencing shall comply with the Rules and Regulations for a Residential Fence.
20. A freestanding or wall mounted exterior lighting fixture, with a lamp not to exceed 75 watts, operated automatically by means of a photo-cell sensor, shall be provided on the front wall or yard of each lot.
21. All utilities shall be installed underground.
22. All developed lots must be landscaped including finish grading and lawn seeding.

**Rafter J Improvement and Service District**

Application for Water Connection Permit

Date: \_\_\_\_\_

For Lot: \_\_\_\_\_

Owner: \_\_\_\_\_

Service Line tap size at the water main: \_\_\_\_\_

Water Meter size (connection fee basis\*): \_\_\_\_\_

Commercial Lots Fire Protection:

Yes \_\_\_\_\_ No \_\_\_\_\_ Size of Line \_\_\_\_\_

All Connection fees will be paid with application submittal to the **Rafter J Improvement and Service District.**

\* Connections Fees.....

\*\* Water meter shall be remotely readable by radio. Preferred manufacturer is Metron-Farnier. Please contact the Rafter J office for more information.

Please note the fee doesn't include the Cost of a water meter or any installation materials.

Water Service Size **	Fee
3/4 inch	\$500
1 inch	\$1,000
1 1/2 inch	\$2,500
2 inch	\$5,000
3 inch	\$10,000
4 inch	\$18,000
6 inch	\$40,000

Please see information regarding the service conditions on the back of the form.

**Rafter J Improvement and Service District**

Application for Sewer Service Connection Permit

Date: \_\_\_\_\_

For Lot: \_\_\_\_\_

Owner: \_\_\_\_\_

Size of line: \_\_\_\_\_

City of Jackson sewer capacity fee has been paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

Mandatory Pressure Test by Teton County was passed: \_\_\_\_\_



## **WATER SERVICE CONDITIONS**

Revised 5.1.14

1. Water users must also pay for the actual labor, material, and equipment costs required to make the tap and to repair roads and landscaping damaged by the installation of the water service.
2. All taps and service lines must be inspected by the Rafter J Improvement and Service District prior to backfilling and placing in service.
3. It is recommended but not mandatory that all water service lines be equipped with backflow preventers conforming to Wyoming Department of Environmental Quality Standards.
4. All water services users must comply with any and all water use rules or restrictions that may be issued by the Rafter J Improvement and Service District.
5. All taps exceeding 3/4" in diameter must be approved by the Rafter J Improvement and Service District Board of Directors. The District reserves the right to refuse water taps or services exceeding 3/4" in diameter.
6. All water services regardless of size shall be equipped with water meters properly sized for the actual water use, at user expense.
7. Water meters shall conform to Rafter J Improvement and Service District standards.
8. Rafter J Improvement and Service District shall have the right to access the water user's property to record the meter readings and to inspect the service line.
9. The cost of water service to all Rafter J residents shall be based on individual meter readings and charged at a rate of \$1.20 per 1,000 gallons, or such other rate as may be determined from time to time by the Rafter J Improvement and Service District Board.
10. The water user shall notify Rafter J Office immediately of any water line leaks, as well as proposed repairs in advance of those repairs. Failure to notify the Office may result in the homeowner incurring costs that would otherwise be the responsibility of the District.
11. All water service line leaks shall be promptly repaired by the water user if the leak occurs on the "homeowners" side of the curb stop (water service shutoff valve), which is generally located within the road right-of-way, between the road asphalt "edge" and the nearest corresponding property line. The District is responsible to repair all leaks from the "upstream" side of the curb stop to the main supply line in the road easement.
12. Water users desiring to increase the size of their water tap shall be charged the difference in the tap fee price between the increased tap size and their existing tap size.
13. Any other conditions as contained in the Regulations of Water and Sewer Use of the Rafter J Improvement and Service District, as the same may be amended from time to time.