



**CITY OF LANDER
 SUBDIVISION CHECKLIST – TITLE 4-9-4
 NON-REFUNDABLE FEES
 PRELIMINARY PLAT \$600.00 (Includes recording fees)**

Email: _____
 Phone: _____

For Office use only: Case # _____ Public hearing date _____
 Date Received _____ Date Fee Paid _____
 Date of public notice _____

Name of **Applicant** The Gannett Group
 Address PO BOX 589, Lander, WY 82520 Phone: 307-305-0736
 Do you own this property Yes No _____
 If no, Name of **Owner** _____
 Address _____

Note: the Owner may be required to sign the application.

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a
 Legal description prepared by a surveyor)
SECTION 24, T33N, R100W, 6th PM

Name of Subdivision Gannett Peak Estates - Phase 2

Total area of this subdivision: 10.51 acres.

If part of a proposed larger development, total adjacent area contemplated for future subdivision
N/A acres.

Number of Proposed Lots: 20 Typical Lot Size 9000-11000 SF
 Linear feet of proposed streets: Total 1150 Arterial _____
 Collector _____ Local 1150

Existing Zoning R2 Proposed Zoning R2
 (Please fill out a Request for Re-Zoning if appropriate)

Type of Development Proposed:		
Residential (single-family)	<u>8.41</u>	acres
Residential (multi-family)	_____	acres
Commercial	_____	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	<u>2.11</u>	acres
Other _____	_____	acres



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Name of
Surveyor Dave Fehringer Email dave.f@fremontsurveying.com
Address 155 N 1st St, STE A, Lander, WY Phone 307-206-1007

Name of
Engineering firm Fremont Engineering & Surveying Email chat@fremontsurveying.com
Address 155 N 1st St., STE A, Lander, WY Phone 307-206-1007

PRELIMINARY PLAT CHECKLIST -

- (1) Preliminary Plats shall be submitted in one (1) hard copy, and one (1) electronic copy to City Administration. The Preliminary Plat shall consist of a drawing or drawings and accompanying material and documentation as follows:
- (2) The Preliminary Plat drawing shall be prepared at a scale of 1" =100' or larger for subdivisions where the majority of lots are less than five (5) acres in size. The scale may be reduced to 1" =200' for subdivisions in which the minimum lot size is five (5) acres or more. The face of the drawing shall contain the following information:
 - (a) The name of the subdivision. The name shall not duplicate or too closely resemble the name of any subdivision previously filed in the County.
 - (b) Date of preparation, scale and north arrow. The top of each sheet shall represent north wherever possible.
 - (c) A vicinity map drawn at a scale of 1" = 1,000' or 1" = 2,000' showing the location of the proposed subdivision in the City and its relationship to surrounding development.
 - (d) The names, addresses and phone numbers of the developer or subdivider, and the individual or firm responsible for the preparation of the Preliminary Plat.
 - (e) A legal description of the subdivision boundary.
 - (f) The boundary lines of the subdivision in a heavy, solid line and referenced to section or quarter section lines.
 - (g) A description of all monuments, both found and set, which mark the boundary of the subdivision, and a description of all control monuments used in the survey.
 - (h) Existing contours at an interval of two (2) feet unless portions of the proposed subdivision has such severe slopes that, as determined by the City Engineer, intervals greater than two (2) feet would be more suitable.



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- (i) General location and extent of any significant natural features such as wooded areas, streams, drainage ways, or lakes and wetlands as designated on <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>.
- (j) Floodplains of designated streams as delineated on Fremont County map server. And <https://www.fema.gov/flood-maps>.
- (k) Location, dimensions, and names of existing roads, streets, alleys, rights-of-ways and structures within and within twenty (20) feet immediately adjacent showing how they relate to the proposed subdivision layout.
- (l) Location, size, and grades of existing sewers, water mains, gas lines, pipelines or other underground utilities or installations within the proposed subdivision or immediately adjacent thereto. Contact the Public Works Department for information.
- (m) Location and dimensions of all easements of record labeled with the Fremont County document number.
- (n) Existing zoning and land use of proposed subdivision and immediately adjacent areas.
- (o) Location and width of proposed streets, alleys, pedestrian ways and easements.
- (p) Layout, numbers and approximate dimensions of proposed lots and blocks.
- (q) Location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use with the use noted.
- (r) A summary of the total number of acres, number of lots, acreage of commercial or industrial areas, acreage of open space, amount of land in rights-of-way and other descriptive material useful in reviewing the proposed subdivision.

(3) The following information and material shall accompany the Preliminary Plat drawing:

(a) Payment of the total amount of the Preliminary Plat fee.

(b) A statement explaining how and when the subdivider proposes to install water, sewer, paving, sidewalks, drainage ways, and other required improvements.

(c) A statement describing the development and maintenance responsibility for any private drives, pathways, or open spaces.

(d) A soils report with the recommendation of a qualified professional engineer regarding soil suitability, including corrosion hazard, erosion control, sedimentation, and flooding problems.



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(e) A description of any phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases.

(f) If appropriate, a petition for annexation to the City of Lander if the land to be subdivided is contiguous to and, either by itself or as part of a larger tract, or is completely surrounded by the boundaries or the city.

(g) If necessary for annexation or a change of zoning district, an application for appropriate City zoning for the subdivided area if the area is to be annexed or if the existing zoning district does not allow the type of use proposed.

(h) A completed Preliminary Plat check list on the standard forms provided.

(i) Information as to appurtenant water rights as evidenced by the State Engineers office, including but not limited to quantity, source and applicable documents.

(j) A copy of the warranty deeds or proof of clear title to the lands within the legal description.

(4) After receipt of the Preliminary Plat, application fee, and all required supporting material, City Administration shall schedule the Plat for consideration at the appropriate regular meeting of the Planning Commission which occurs after the allowed twenty-one (21) day City administration review period from the date on which the Plat was submitted.