



**CITY OF LANDER
 SUBDIVISION CHECKLIST – TITLE 4-9-4
 NON-REFUNDABLE FEES
 PRELIINARY PLAT \$600.00
 FINAL PLAT \$400.00 plus recording fees**

FINAL PLAT CHECKLIST -

For Office use only: Case # _____ Public hearing date _____
Date Received _____ Date Fee Paid _____
Date of public notice _____ Commission Decision _____
Date of Preliminary Plat Approval _____
_____ Check here if a minor plat (5 lots or less and no new streets)

This checklist is to be used as a guide for developers to ensure that the form of final plats are correct and complete and that all required supporting materials have been included in the plat submittal. ALL FINAL PLAT SUBMITTALS MUST BE ACCOMPANIED BY THE COMPLETED CHECKLIST.

Fill in the blanks and check each item as it is completed. Enter "NA" (not applicable) next to any item which does not apply and explain on a separate sheet.

Incomplete or inaccurate submittals will not be accepted. Final plats and the design standards used in their preparation must comply with all of the applicable provisions of the Subdivision and Land Use Regulations of the City of Lander. Questions regarding this checklist should be directed to the Planning Department at 332-2870.

THIS CHECKLIST IS ONLY A GUIDE. CONSULT CITY CODE TITLE 4 FOR A FULL LIST OF REQUIREMENTS.

Please answer all questions. Answers should be clear, readable and contain all the necessary information. Please fill out completely. Use back or attach a separate sheet if additional space is needed.

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)
 644 POPO AGIE ST

ORIGINAL TOWN OF LANDER BLK 35 FRACTIONS OF LOTS 15-17 THESE ARE FRACTIONAL LOTS BY PLAT AFF 774-115



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Name of Subdivision Original Town of Lander

Total area of this subdivision: 0.25 acres.

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

Number of Proposed Lots: 2 Typical Lot Size 4000-5000 sq ft
 Linear feet of proposed streets: Total _____ Arterial _____
 Collector _____ Local 49'

Existing Zoning R-3 Proposed Zoning N/A
 (Please fill out a Request for Re-Zoning if appropriate)

Type of Development Proposed:




Residential (single-family)	_____	acres
Residential (multi-family)	<u>0.25</u>	acres
Commercial	_____	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	_____	acres
Other _____	_____	acres

Name of **Surveyor** Dave Fehringer, PE, PLS Email dave.f@fremontsurveying.com

Address 155 N 1st St, Suite A, Lander, WY 82520 Phone 307-206-1007

Name of **Engineering firm** Fremont Engineering and Surveying Email alex.e@fremontsurveying.com

Address 155 N 1st St, Suite A, Lander, WY 82520 Phone 307-206-1007

-  1. Final plat sheet size 24" x 36"
-  2. Plat drawn in black, waterproof India ink on tracing linen, Mylar or similar material
-  3. Scale of 1"=100' or larger (scales noted on the plat) (1"=200' is allowable if minimum lot size is greater than five (5) acres.)

AT SIGNING



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4. Name of subdivision on the top center of each sheet and sheets numbered.



5. General location of the subdivision by section, township, range, county and state.



6. North arrow, date, scale, vicinity sketches.



7. Subdivision boundaries in heavy, solid lines and key maps and match lines if needed.



8. Legal description within allowable error of closure.



9. Location and description of all monuments with survey point of beginning noted on the map.



10. Bearings, distances and curb data outside all boundary lines (curve data may be in a table)



11. Lots, blocks, tracts, streets, alleys and easements laid out, dimensioned and located

N/A

12. Drainage easements labeled and appropriately dedicated



13. Street names according to naming system with no duplication of existing street names



14. Lots and blocks properly numbered

N/A

15. Any **exceptions** to the subdivision noted



16. Total acreage of the subdivision and total number of lots noted

AT SIGNING

17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.

AT SIGNING

18. Signed certification by a registered land surveyor



19. Certification signatures for approval by the City Engineer, the City Planning Commission and the City Council as specified in the regulations



20. Certificate for recording by the county Clerk and Records

N/A

21. Disclosure statement of hazards if required

N/A

22. Appropriate annexation language if the plat is also an annexation plat



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FINAL PLAT REQUIRED SUPPORTING MATERIAL



N/A

N/A

N/A



N/A

TBD

N/A

N/A

N/A

1. Total amount of final plat fee \$ 400
2. Two (2) hard copies and one PDF of the Plat.
3. A completed final plat checklist.
4. Supporting material on the final plat checklist, such as street plans and profiles, Final Water and Sewer designs, which may, if revised, create the need to adjust the plat configuration.
5. A variance request if applicable in accordance with City Codes 4-6-1 if required.
6. Plans for elimination or ameliorating any natural hazards.
7. A subdivision application form (minor plat only)
8. Warranty deed and title insurance for public lands other than streets, alleys and easements.
9. Payment of fees in lieu of public land dedication, if required.
10. Copies of recorded off site utility easement(s) when necessary.
11. Disclosure statement regarding ameliorating any hazardous conditions or materials in a form to be recorded if required.
12. Appropriate commitment guaranteeing the timely completion of required improvements. Attach a bond or Irrevocable Letter of Credit in accordance with City Code title 4-9-7-10(i).

Subdividers are requested to submit a cover letter and all supporting documentation and narratives with all final plat submittals.