5.1 FINAL PLAT CONTENTS

The plat shall be prepared by a registered professional land surveyor to the following minimum specifications:

A. Scale shall be a minimum of 1"=200' for lots 2 acres or larger, for lots smaller than 2 acres minimum scale shall be 1"=100'.

B. North shall be the top whenever possible and a true north arrow shall appear on each sheet.

C. Map size shall be 24 X 36 inch mylar drafting film.

D. An index shall be provided if more than one sheet is necessary.

E. A separate sheet for the Certificate Page may be used if necessary and shall contain a title block in lower right hand corner.

F. If the plat is prepared in a digital format, the applicant is encouraged to provide a digital version of the plat in a compatible CAD file format.

G. Title Block. The title block shall be located in the lower right hand corner of the sheet. The title block shall contain the following items:

1. Name of Subdivision. The name of the subdivision shall be substantially different from any other subdivision in Lincoln county;

2. Name(s) of owners, applicants, surveyors, architects, engineers, and builders when applicable; and
3. Date of preparation.

H. Land Use Table Contents:

1. Total number of lots;
2. Typical size(s) and use of lots;
3. Total acreage of subdivision;
4. Size of recreational, open and/or dedicated space; and
5. Current County zoning designation.
6. The plat shall contain a note indicating if lots in the subdivision may be divided in the future.

I. Vicinity Map, (minimum scale of 1"=1,000') Contents:

1. Major roads, adjoining subdivisions, town boundaries;
2. Section, township and range;
3. Rivers, streams;
4. Location of subdivision; and
5. Identification of property within one-quarter mile under control of applicant.

J. Survey/Lot Data

1. Identify and number all lots.
2. Label accurate angular and lineal dimensions for all lines, angles, curves and arcs used to describe boundaries, streets, alleys, easements, areas to be reserved for public use, and other important features. Inclusion of curve data chart optional.
3. Show dimensions of lot lines and plat boundaries in feet and hundredths of feet.
   The areas of all lots, to the hundredth of an acre, shall appear on the plat.
4. Label perimeter subdivision lines with the distance and bearing to the public land survey system. Closure shall be one foot in 5,000 feet or better.
5. Accurately describe true angles and distances to nearest established streets, lines, or official monuments. Describe with appropriate symbols.
6. Label radii, internal angles, points and curvatures, tangent bearings, and lengths of all arcs.
7. The accurate location and description of all monuments are to be shown by an appropriate symbol, including all Federal, State, County or other official bench marks, monuments or triangulation stations in, or adjoining to, the property and shall be preserved in their precise position. Corner Records, as applicable, shall be filed with the County Clerk.
8. Each lot corner shall be monumented with permanent markers in accordance with the Rules and Regulations of the State Board for Registration of Professional Engineers and Land Surveyors. Descriptions of all Monuments found or set, shall be shown by legend or separate description. Streets, alleys, and roadways shall be monumented on the right-of-way boundaries.
9. Accurate boundaries and legal description(s) of any easement or areas to be dedicated for public use, with the purpose indicated thereon, any building
envelopes, and any area to be reserved by deed or covenant for the common use of all property owners shall be designated.
10. Gross acreage of each lot shall be depicted upon the plat. If part of any lot is within streets, alleys, or other unusable encumbrances, a net area shall be shown on the plat.

K. Dedications of Street, Roads, Parks, Easements and Open Space

1. Dedication shall be made in the certificate of the owner and the specific use stated.
2. All roads shall be private unless the Board of County Commissioners agrees to their dedication to the public.
3. Access roads lying outside the subdivision shall be dedicated to the owners within the subdivision.

L. Plat Warnings

The applicant shall state on the plat, and in all offers, advertisements, contracts, agreements, and solicitations relative to the subdivision, plat warnings which were approved by the Board of County Commissioners.

Any Realtor, agent, owner, or applicant, who is in any way offering for sale or lease property as described in the approved plat, shall notify potential buyers/lessees, in writing, of the plat warnings which pertain to the subdivision. Any reproduction of the plat or lots therein shall contain plat warnings.

All plat warnings shall appear under the heading, "PLAT WARNINGS," printed in bold capital letters. Plat warnings are listed below. The Administrator shall deem which plat warnings pertain to a particular subdivision application. The Administrator, the Planning and Zoning Commission, and/or the Board of County Commissioners may require additional plat warnings as a result of the review process.

1. Instream flow and Riparian rights. All plats shall contain the following warning:

THE SELLER DOES NOT WARRANT TO A PURCHASER THAT THE PURCHASER HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.

THE STATE OF WYOMING DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306, 2007).

2. Lack of Central Sewer. If no central sewage treatment system is proposed for the subdivision, state the following, along with any additional constraints upon sewage disposal:
NO PROPOSED CENTRALIZED SEWAGE SYSTEM (W.S. 18-5-306, 2007). LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS.

3. Lack of Central Water System. If no central water system is proposed for the subdivision, state the following:

   NO PROPOSED CENTRAL WATER SUPPLY SYSTEM (W.S. 18-5-306, 2007). LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.

4. Severe Soil Limitations. If any portion of any lot is within an area classified as having severe soil limitations, either by the Natural Resource Conservation Service or by percolation tests, state the following:

   WARNING: LOTS --- [appropriate lot numbers are listed] ---ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.

5. Statement of Domestic Water Availability. The applicant shall make a statement concerning domestic water availability and quality.

6. Lack of County Road Maintenance. As no County road maintenance is accepted, state the following:

   NO PUBLIC MAINTENANCE OF STREETS OR ROADS (W.S. 18-5-306, 2007). PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.

7. Natural Gas Pipelines. If any pipeline containing natural gas or slurry exists in or within 500 feet of the proposed subdivision, state the following:

   WARNING: NATURAL GAS PIPELINE [Add a description of the location of the pipeline.]

8. Toxic Natural Gas Pipeline. If a natural gas pipeline containing hydrogen sulfide or other toxic element(s) exists in or within one mile of any lot, state the following:

   WARNING: SOUR GAS PIPELINE; RUPTURE MAY BE EXTREMELY HAZARDOUS TO HEALTH [Add a description of the location of the pipeline.]
9. Hazards. If any hazard exists on the site of the proposed subdivision, state the following:

WARNING: [name hazard] EXIST ON LOT(S) [List lot numbers with hazard.]

10. Airport Safety Zone. If any part of the subdivision is to be located within or adjoining to an airport safety zone, state the following:

WARNING: AIRCRAFT NOISE AND AIRCRAFT RELATED HAZARDS MAY EXIST WITHIN SUBDIVISION.

11. Split Estate. If a subdivision is located on property in which the surface ownership may be split from the subsurface ownership, state the following:

WARNING: LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

12. Lack of Solid Waste Service. If solid waste haulage service is not proposed, state the following:

SOLID WASTE HAULAGE SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

13. Fire Response. If on-site fire-fighting facilities are not provided, state the following:

ON-SITE FIRE-FIGHTING FACILITIES ARE NOT PROPOSED

14. Existing Agricultural Operation. W.S. (see Appendix I) provides that, "Farm or ranch operations not considered a nuisance; (a) Notwithstanding any other provision of law, a farm or ranch operation shall not be found to be a public or private nuisance by reason of that operation if that farm or ranch operation: (i) Conforms to generally accepted agricultural management practices; and (ii) Existed before a change in the land use adjacent to the farm or ranch land and the farm or ranch operation would not have been a nuisance before the change in land use or occupancy occurred." If the subdivision is adjacent to an existing agricultural operation, state the following:

WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL RELATED NUISANCES MAY EXIST WITH THE SUBDIVISION. SHOULD LANDS ADJACENT TO THIS SUBDIVISION BE REMOVED FROM AGRICULTURAL USE THE 25 FOOT RESIDENTIAL NON-
BUILDING BUFFER WILL NO LONGER BE IN EFFECT AND NORMAL SETBACK STANDARDS SHALL BE APPLIED. THE EXISTING AGRICULTURAL OPERATIONS ARE PROTECTED BY W.S. 11-44-103, 2007.

(Note: A Special Plat Warning, which indicates specific agricultural operations identified in the review process of the subdivision may be employed as long as the essential elements of the required warning are also met.)

M. CERTIFICATES

Draft Plat Certificates onto the plat in one group or block.

1. Certificate of Owners shall be in accordance with W.S. (see Appendix L). Print heading "CERTIFICATE OF OWNERS" in bold capital letters above the certificate. The certificate shall include a reference to any covenants associated with the subdivision and blanks where the County Clerk will enter the book and page of the covenants. The owner's certificate includes, but is not limited to, a legal description of the subdivision's boundaries, water rights and irrigation information, easements and dedication of roads and spaces.

Wyoming Statutes (see Appendix K) require that if the subdivider proposes to make any streets, alleys, or roadways private, then the subdivider shall submit to the Board written certification with owner verification that certain streets, alleys, or roadways within the subdivision shall remain private and the Board shall be under no obligation to repair, maintain, or accept any dedication of such road to the public use.


3. Acknowledgment of Certificate of Surveyor and Certificate of Owners. Space should be allowed for the surveyor and the owner to acknowledge their certificates with their signatures.

4. Certificate of approval by incorporated city or town within one mile of subdivision. Print "CERTIFICATE OF MUNICIPALITY" in bold capital letters. Certificate of consent signed by the Mayor, attested by the Clerk, and dated.

5. Includes certificates of approval by the Board of County Commissioners. Print "CERTIFICATE OF APPROVAL" in bold capital letters. Follow with certification by the Board of County Commissioners, to be signed, attested and dated by all members of the Board present who approve the plat.

6. Certification of recordation by the County Clerk, signed and dated.
7. If there is a mortgage or lien against the property being subdivided and/or
dedicated, written consent of the mortgagee shall be obtained. This consent shall
appear in the form of a certification on the plat. Print "CERTIFICATE OF
MORTGAGEE" in bold capital letters followed by the certification.

Wyoming Statues (see Appendix K) require that evidence be presented to the
Board "...that subdivided land is free of all encumbrances and that the person who
offers any part of the subdivision for sale or who solicits any offers for the
purchase thereof, directly or through agents, may convey merchant-able title,
subject only to noted reservations or restrictions of record but free of
encumbrances and subject only to a proportional share of real property taxes or
assessments charged or assessed for the year in which any such sale may be
legally affected; or that binding arrangements have been made by the person who
offers any part of the subdivision for sale, directly or through an agent, to assure
purchasers of any part of the subdivision that upon full payment of the purchase
price a warranty deed can and will be delivered conveying merchant-able title
subject only to a proportionate share of such taxes and assessments thereon as
may be levied or assessed for the year in which such sale may be legally
affected."

8. Where a central sewer system is provided, Wyoming Statutes (see Appendix K)
require a written certification by a registered Wyoming engineer certifying the
adequacy and safety of the sewage disposal system proposed for the subdivision
including, but not limited to, the adequacy of the proposed system in relation to
the topography of the subdivision, the proposed population density, soil
conditions, and watersheds located on or draining into or over the proposed
subdivision. This certification shall appear on both the plat and on the detailed
plans and/or specifications of the sewer system.

9. Where a central water system is provided, Wyoming Statutes (see Appendix K)
require a written certification by a registered Wyoming engineer certifying the
adequacy and safety of the domestic water source intended to be used for the
subdivision and that the plan for domestic water supply meets county, state, and
federal requirements.

5.2 PRELIMINARY PLAT DRAWINGS AND PLANS

A. Recreational/Open Space/Dedicated Land Location Plan, if applicable, which clearly
locates, labels and indicates the size of proposed recreational, open space and dedicated
land.

B. At least one road cross section shall be required. Staff may require more than one cross
section in areas of cut, fill, or other area of special concern.
C. If easements are required across abutting property to permit drainage of the subdivision, it shall be the responsibility of the applicant to acquire such easements prior to approval of the plat.

D. Submit buffering plan, if required.

E. If a central water and/or central sewer system is proposed, all detailed plans and specifications for such system(s) should be submitted along with the approved "Permit to Construct" from the Department of Environmental Quality.

F. The following items shall appear on the sketch plan prepared for Planning and Zoning Commission review:

1. Subdivision, municipal, irrigation district, and other jurisdictional boundaries within 500 feet;
2. Property lines of adjoining property with names and current book and page number of the deed;
3. Location, width and identification of all roads, railroads, easements, utilities, and rights-of-way;
4. Location and identification of all wells (active or abandoned), potable water supplies, springs, reservoirs, streams, ditches; and
5. Location and identification of all existing structures, including, but not limited to, buildings, accessory buildings, parking areas, culverts, septic or sewer systems, manholes, irrigation structures, and ditches.
6. Type of solid waste collection and points of solid waste collection should be indicated on the plat.

G. General topographic information is required on all sketch plans. General topographic information includes, but is not limited to, United States Geological Survey information and information collected on the site. The general topographic information shall be presented in ten (10) foot contour intervals unless a different interval is specifically arranged with the Planning Office at the pre-application conference.

H. Critical Lands. Draft the location of any critical land(s) onto the sketch plan. These locations are available at the Planning Office. Critical lands include:

1. Slope movement areas;
2. Mine subsidence areas;
3. Severe soil areas;
4. Slopes over 30 percent;
5. Avalanche areas;
6. 100 year flood plain/flash flood areas;
7. High risk earthquake areas;
8. Winter Range lands; and
9. Historical lands
I. Street/Access/Parking and Circulation Plan. Include the following:

1. Street layout, width, pedestrian and equestrian ways, and parking areas;
2. Access points to subdivision, including connections to adjoining subdivisions, and County and State roads;
3. Clearly indicate who is responsible for maintenance of subdivision roads; and
4. Clearly indicate who is allowed to use the subdivision roads.

J. Clearly state which utilities and services will be provided and draft approximate location of proposed utilities. State whether or not the following utilities and services will be provided to each lot: central sewer, central water, telephone, power, road maintenance, and solid waste service. If no common water and/or sewer services will be provided, state that lot owners will be responsible for their own septic systems and/or wells.

5.3 PRELIMINARY PLAT DOCUMENTS

A. The applicant shall provide recorded documentation (book and page) describing legal access to the subdivision.

B. All requirements for the Wyoming Department of Environmental Quality regarding water and sewage shall be submitted for Major subdivision plats.

C. Minor subdivision plat applications shall submit a percolation test report containing the following:

1. The procedure used to perform the percolation test;
2. Location of the percolation test holes;
3. Information used to determine the depth to ground water; and
4. Information proving that the proposed lot size is sufficient to accommodate the proposed type of uses. The report shall state that an adequate number of percolation test were made, given the soils of the site, and that the results of the tests indicate that the proposed type of small wastewater facilities will meet all State and County standards and will not create surface or groundwater pollution. A percolation test shall be performed on each lot in the subdivision.

D. Affidavit of Publication.

E. Conservation District Review.

F. Consultation with the County Engineer/Surveyor where there are known or suspected problems with property boundaries, including, but not limited to: property overlap, vague legal descriptions, development which is in State or County rights-of-way, and contested land ownership.
G. A title report issued by a title insurance company or attorney is required. The insurance certificate should list the owner(s) of the property surface and subsurface, a legal description of the property, easements and any other liens or encumbrances placed upon the property. The report shall be dated or updated within thirty days of application date.

H. A set of covenants may be drawn up and submitted. Where ongoing road and/or water system maintenance are required, the applicant shall submit a plan for that maintenance, including the creation of a management entity.

I. Wyoming Statues (see Appendix K) require that evidence satisfactory to the Board be submitted indicating that the subdivider has adequate financial resources to develop and complete any facility proposed or represented to be the responsibility of the subdivider, including, but not limited to, water systems, sewage systems, weed control, streets and roads.

J. The applicant or surveyor of the subdivision shall submit evidence that the applicable Corner Records have been filed with the Lincoln County Clerk.

K. Include any solar access covenants, deeds, and/or easements in accordance to W.S. (see Appendix L).

L. Approval from the State Engineer or Board of Control on water rights abandonment, distribution, or change of use if applicable is required prior to Major Subdivision plat approval by the Board of County Commissioners. Minor Subdivision plats, that propose the redistribution of water rights, may be approved by the Board of County Commissioners provided that the approval of the redistribution plan is connected to the required improvements of the subdivision.

M. Wyoming state law requires that the applicant notify in writing purchasers: the Board of Control, or the State Engineer of an intent to abandon water rights; or

N. Evidence that the applicant has petitioned the State Board of Control to change the use, place of use, or point of diversion to provide beneficial use of water rights outside the subdivision; or

O. Submit to the State Engineer or State Board of Control a mylar of a plan which complies with appropriate State Statutes. The plan shall specify the distribution of the water to the lots within the subdivision and shall include all appropriate applications for change of use, change of place of use, or change in point of diversion or means of conveyance in accordance with W.S. 41-3-103, 41-3-104 and 41-3-114.

P. If the subdivision is located within an irrigation district or within lands served by a ditch, irrigation company, or association, evidence that notice of the intent to subdivide has been submitted to the district board or other appropriate individuals must be given.
at least sixty (60) days prior to making application with the county.

Q. Other specifications which are applicable to the project: these may include, but are not limited to, specifications and/or drawings illustrating road cross sections, paving, gravel, lighting, curb plans, walkways, hydrants, water storage, detailed plans for bridges or other improvements, and soil profile and test data. Planning Staff may require plans be stamped by a registered engineer.

R. Proposed subdivision names and street names shall be provided and shall not duplicate existing subdivision and street names within Lincoln County. Proposed subdivision and street names shall not be the reversal of an existing name having two words, such as Spring Canyon and Canyon Springs.