

FINAL PLAT PROCESS:

1. **Statutory Reports to DEQ and State Engineer.** Upon approval of the Preliminary Plat by the Sweetwater County Planning and Zoning Commission and prior to the submittal of a Final Plat Application, the applicant's engineer should submit to the Wyoming Department of Environmental Quality and the Wyoming State Engineer's Office the statutorily required reports for the proposed subdivision's water and sewer systems and water rights. These Departments have up to sixty (60) days for their review. *(Note: For minor subdivisions, the engineer reports for the DEQ and the State Engineer may be submitted upon notification that the Land Use Department has "approved" the Sketch Plat.)*
2. **Advertise Intent to File a Final Plat Application.** The Applicant must advertise in a newspaper of general circulation once each week for two weeks within thirty (30) days prior to filing the Final Plat Application with the Land Use Department. The notice shall include the name of the subdivider, a general location and a legal description of the land to be subdivided. An application shall be deemed to have been filed when the Land Use Department is in receipt of the Final Plat and all required supporting material.
3. **Review of Final Plat Application for Completeness.** The developer shall be notified within seven (7) working days as to the completeness of the submittal. The Final Plat shall conform to the Preliminary Plat and the Design Standards of the Subdivision Regulations and to the approved modifications specified thereon by Sweetwater County. If the submittal is incomplete, it will be returned to the developer for completion.
4. **Sweetwater County Planning and Zoning Commission (P&Z) Public Hearing:** After receipt of the Final Plat and all supporting documents, the County Land Use Department will review the submittal for completeness and for conformance with the approved Preliminary Plat. The Land Use Department may refer copies of the Final Plat to and seek comments from other officials and agencies. Any comments or recommendations shall be noted, and the Final Plat shall be scheduled for consideration at a regular meeting of the Planning and Zoning Commission. After due deliberation, the Planning and Zoning Commission shall approve or disapprove the plat and forward their recommendations to the Board within forty-five (45) days from the date of filing with the Land Use Department. If no action is taken by the Commission within that time, the Plat shall be deemed to be approved by the Commission.

At the same time that the Commission's recommendations are forwarded to the Board, a copy of the Final Plat and the Commission's recommendations shall be sent to any incorporated community within one (1) mile of the location of the plat for action by the governing body of the affected community. Approval by the governing body of the affected community shall be duly noted on the face of the Final Plat which is to be recorded.
5. **Board of County Commissioners Public Hearing:** Within forty-five (45) days after receiving the recommendations of the Planning and Zoning Commission along with the Final Plat and accompanying materials, the Board shall approve, approve with conditions, or disapprove the Final Plat and the application for a Subdivision Permit.
6. **Plat and Subdivision Improvements Agreement Recorded:** Upon approval by the Board of the application for a Subdivision Permit the subdivider shall be so notified. Where applicable a Warranty Deed conveying all public lands except streets shall be submitted by the subdivider, and the Subdivision Permit will be issued by the county. The Plat shall be filed by the County Clerk and Recorder among the official records of the County within one hundred and eighty (180) days of the date of the signature. The acknowledgement and recording of such plat is equivalent to a Deed in Fee Simple of such portion of the premises platted as is set aside on the plat for streets or other public use or is dedicated to charitable, religious, or educational purposes.

FINAL PLAT CHECKLIST

Please initial that you understand the regulations, will submit the requested information and will comply with the requirements of the Sweetwater County Subdivision Regulations, Growth Management Plan & Zoning Resolution:

SUBDIVISION REGULATIONS – SECTION 5.d. – FINAL PLAT

- _____ (1) After approval of a Preliminary Plat, a Final Plat is prepared. The Final Plat shall be prepared and certified as to its accuracy by a land surveyor registered to do such work in the State of Wyoming. The developer shall be notified within seven (7) working days as to the completeness of the submittal. The Final Plat shall conform to the Preliminary Plat and the Design Standards set forth in these regulations and to the approved modifications specified thereon by Sweetwater County.

- _____ (2) Final platting may be accomplished in stages covering reasonable portions of the area approved for subdividing in the Preliminary Plat. When this is done, each sheet of the partial Final Plat must contain a Vicinity Map showing the location of the portion being submitted in relationship to the overall tract. Sheets shall have identical titles, legends, and other required information. All partial Final Plats so submitted shall be of the same scale and have match lines shown so that overall mosaics of the entire subdivision can be developed.
- _____ (3) The Final Plat shall be clearly and legibly drawn in black, waterproof India ink upon tracing linen, mylar (4 Mil minimum thickness), or some similar stable base material. Required affidavits, certificates, and acknowledgments shall be legibly printed on the plat in opaque ink. The sheet size of all Final Plats shall be 24" high by 36" wide. Information on the plat shall be so positioned that a 1 ½" margin remains on the left side of the sheet and a ½" margin is left on the three remaining sides. The scale of the Final Plat shall not normally be less than 1"=100' so long as all required information is legible. Each sheet of the Final Plat shall be numbered and the total number of sheets comprising the plat shall be stated on each sheet. (For example: Sheet 2 of 4.) The relationship of one sheet to the other shall be shown by key maps and by match lines.
- _____ (4) The original linen or mylar and three (3) blue or black line prints of the Final Plat and three (3) copies of all supporting material shall be submitted to the County Land Use Department. The plats shall already contain the necessary signature of the owner or owners, mortgagees, the subdivider, and the land surveyor.
- _____ (5) All Final Plats shall include the following information on the face of the plat:
- _____ Name of the subdivision.
 - _____ Location by section, township, range, county and state.
 - _____ Square footage of each lot.
 - _____ North arrow, date, scale.
 - _____ Legal description of property included within the subdivision based on an accurate traverse giving bearings and linear dimensions that result in a maximum allowable error of closure of 1 in 10,000 for the boundary survey.
 - _____ The location and the established elevation of the point of beginning and its proper reference to the monumented perimeter survey.
 - _____ Bearings and distances located outside of the subdivision boundary lines.
 - _____ On curved boundaries and all curves on the plat sufficient data to allow re-establishment of the curves. At a minimum, this would include the radii, length, and delta for each lot.
 - _____ The exact location and layout of lots and/or blocks, streets, alleys, easements, and other public grounds within the plat; accurate dimensions in feet and decimals of feet, bearings, length of radii, and/or arcs of all curves together with the names of all streets.
 - _____ Location and description of all monuments.
 - _____ A logical system of consecutive numbering for all blocks and lots and all lots and blocks numbered. Tracts should be lettered.
 - _____ All dimensions and bearings shall be shown on each lot; except that where the dimension and distance of each lot in a series is the same, then only the lot line at each end of the series needs to show the dimension and bearing.
 - _____ A notation on the total acreage of the subdivision and the total number of lots.
 - _____ Notarized certificate by all parties having any titled interest in or lien upon the land consenting to the plat and designating public ways, grounds, and easements as per Section 5.d.5.n. of the Subdivision Regulations.
 - _____ Certificate of a registered land surveyor as per Section 5.d.5.o. of the Subdivision Regulations.
 - _____ Certificate of Approval of County Engineer as per Section 5.d.5.p. of the Subdivision Regulations.
 - _____ Certificate of approval of any incorporated municipality within one (1) mile of the subdivision as per Section 5.d.5.q. of the Subdivision Regulations.
 - _____ Certificate of approval by the Sweetwater County Planning and Zoning Commission as per Section 5.d.5.r. of the Subdivision Regulations.

_____ Certificate of Acceptance and Approval by the Board of County Commissioners of Sweetwater County as per Section 5.d.5.s of the Subdivision Regulations.

_____ Certificate for recording by County Clerk and Recorder as per Section 5.d.5.t. of the Subdivision Regulations.

_____ (6) Final Plats shall be accompanied by the following supporting material:

_____ An application for Subdivision Permit form to be provided by the County Land Use Department properly completed.

_____ A Certificate/Memorandum of Title showing ownership and encumbrances shall be submitted. If the applicant is a corporation, a Certificate of Good Standing shall be submitted.

_____ An Affidavit of Publication showing that the applicant has published notice of his intent to apply for a permit published once each week for two (2) weeks within thirty (30) days prior to filing his application. The notice shall include the name of the subdivider, a general location, and a legal description of the land to be subdivided. An application for a Subdivision Permit shall be deemed to have been filed when the Land Use Department is in receipt of the Final Plat and all required supporting material.

_____ Construction Plans and Drawings including:

_____ There shall be submitted three (3) sets of complete construction plans to the County Engineer for approval. All plans shall be certified by a professional engineer licensed in the State of Wyoming. One set, when approved, will be returned to the subdivider. Standard 24" x 36" plan and profile sheets drawn at a scale of 1"=50' or larger shall be used to show – where applicable – street alignment; street grade existing and proposed; curb location and grade; sanitary sewer size, location, and grade; storm sewer size, location, and grade; water line size and location; mail delivery method including cluster boxes and turn lanes; and utilities location and other similar infrastructure information. Necessary construction details shall be shown and shall conform to the Standard Details and to requirements of the County Engineer with profiles and cross-section drawings of roads, streets, and bridges. Construction specifications shall be submitted along with the plans. Soil profile and test data as determined by a qualified laboratory shall be submitted and shall be used as a basis for paving and gravel base requirements. All Construction Plans and Drawings shall be approved by the County Engineer prior to Final Plat approval.

_____ Each set of Construction Drawings shall include a cover sheet, a subdivision plat, necessary plan and profile sheets, and standard detail sheets. Each sheet shall have a title block and sheet numbers in the lower right hand corner. The cover sheet shall contain the following certification blocks: Engineer's Certification Block as per Section 5.d(6)(d)(ii)(A) and As-Built Certification Block as per Section 5.d(6)(d)(ii)(B)

_____ Copies of any private restrictions or covenants affecting the subdivision or any part thereof.

_____ Evidence satisfactory to the Board that the 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 merchantable title subject only to noted reservations or restrictions of record, but free of encumbrances and subject only to a proportionate 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 merchantable 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.

_____ Written certification by a professional engineer licensed in the State of Wyoming certifying as to the adequacy and safety of the sewage disposal system proposed for the subdivision including 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. If no public sewage disposal system is proposed by the subdivider, the words "NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM" in bold capital letters shall appear on all offers, solicitations, agreements, advertisements, contracts, plats, and covenants relating to the subdivision.

- _____ Sufficient information to assure that the proposed sewage system meets county, state, and federal standards. This information shall include a written opinion on the feasibility of the proposed sewage system from the Wyoming Department of Environmental Quality.
- _____ If the subdivider proposes to utilize adjoining property for sewers, drainage, sewer lines, power lines, or other utilities, the subdivider shall provide copies of binding easements of not less than fifteen (15) feet in width for the proposed facilities from each property owner over whose land such services shall extend, and shall provide a minimum access roadway right-of-way of sixty (60) feet to the subdivision for all public ways.
- _____ A written certification by a professional engineer licensed in the State of Wyoming certifying to 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 standards. If the water system proposed is to be a public system, a written opinion on the feasibility of the proposed system from the Wyoming Department of Environmental Quality is required. If no domestic water source is proposed by the subdivider, the legend "NO PROPOSED DOMESTIC WATER SOURCE" shall appear on all offers, solicitations, advertisements, agreements, covenants, and plats relating to the subdivision.
- _____ The County Fire Warden shall approve the adequacy and the proposed location of any fire hydrants based on a map depicting the proposed location and number of fire hydrants provided by the subdivider.
- _____ Evidence satisfactory to the Board that adequate access has been provided; and that all proposed streets, alleys, and roadways within the subdivision conform to the minimum standards adopted by the Board and applied uniformly throughout the county which shall not in itself constitute consent of the Board to locate, repair, or maintain roadways and facilities. If however 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 then the Board shall be under no obligation to repair, maintain, or accept any dedication of such roads to the public use. If no such public maintenance is contemplated, the subdivider shall put a legend on the plat of the subdivision and on the advertisements for the sale and purchase of lots within the subdivision showing the streets, alleys, and roadways in capital letters "NO PUBLIC MAINTENANCE OF STREETS OR ROADS".
- _____ Evidence satisfactory to the Board 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, streets, and roadways. The applicant shall provide a Performance Bond, Irrevocable Letter of Credit, or other sufficient financial commitment to assure that any facilities proposed or represented to be part of the subdivision, in fact, be completed as proposed or escrow sufficient monies out of land sales to guarantee that the above facilities are installed.
- _____ A final drainage plan certified by a professional engineer licensed in the State of Wyoming shall be submitted to show the complete drainage scheme including culverts, valley gutters, directional flow of water on streets, swales and drainage easements, and other provisions for handling surface run-off designed for a twenty-five (25) year frequency storm.
- _____ Supporting calculations for run-off, times of concentrations, and flow capacity shall also be included. Work shall be certified by a licensed professional engineer registered in the State of Wyoming.
- _____ Cross-sections for each water carrier showing high water elevations for a twenty-five (25) year run-off. All work shall be certified by a professional engineer licensed in the State of Wyoming.
- _____ Payment for any fees-in-lieu of public dedication.
- _____ Where applicable profiles for curb and gutter layout. Work shall be certified by a professional engineer licensed in the State of Wyoming.
- _____ Where applicable written approval from the State Highway Department for access.
- _____ Where applicable special foundation requirements and/or pavement design certified by a professional engineer licensed in the State of Wyoming.
- _____ Corner recordation as per Wyoming State Statutes 36-11-101.

SUBDIVISION REGULATIONS – SECTION 6. FEES

_____ After approval of an application for a Subdivision Permit, the Final Plat, along with a recording fee as established and required by the Sweetwater County Clerk and Recorder, shall be filed with the County Clerk and Recorder.

_____ The developer shall pay to the County an inspection fee in an amount not to exceed three (3%) percent of the total final construction cost of the project. Fees collected are for the purpose of partially offsetting costs incurred by the County for inspections of required improvements and shall be credited to the County General Fund.

SUBDIVISION REGULATIONS – SECTION 7. BOND

_____ (a) The developer shall furnish to Sweetwater County a Financial Guarantee to cover maintenance and necessary repairs for all streets, drainage improvements, and appurtenant items which will be under jurisdiction of the County. The Financial Guarantee shall be for a period of one year (1) after acceptance of the work by inspection and equal to ten (10%) percent of all estimated public improvements. Such guarantees may be in the form of: (1) A Cash Escrow Account in a bank approved by the Planning and Zoning Commission; (2) An Irrevocable Letter of Credit from a bank or other reputable institution or individual subject to the approval of the Planning and Zoning Commission or the Federal Housing Administration; (3) A Surety Performance Bond from a bonding company authorized to do business in the State of Wyoming; (4) Or some other form acceptable to the County Attorney.

_____ (b) During the duration of the Financial Guarantee written approval from the developer shall be obtained with the mutual concurrence of Sweetwater County prior to any alteration or modification of the streets, drainage improvements, and appurtenant items unless a public emergency arises.

SUBDIVISION REGULATIONS – SECTION 8. DESIGN STANDARDS

GENERAL STANDARDS – SECTION 8.a.

_____ (1) No changes have been made that affect Section 8.a. from the Preliminary Plat to the Final Plat.

PROVISIONS FOR NEEDED PUBLIC FACILITIES – SECTION 8.b

_____ (2) The amount of land required to be dedicated shall be based on a percentage applied to the net land area of the subdivision, exclusive of proposed streets, for the Zone District in which the subdivision is located as shown in the following table:

<u>ZONE DISTRICT IN WHICH LOCATED</u>		<u>DEDICATION REQUIREMENT</u>
RR-5	Rural Residential (5-acre min. lot size)	1% of net land area
RR	Rural Residential	4% of net land area
R-1	Single-Family	11% of net land area
R-2	Mixed Residential	11% of net land area
R-2/SF	Single-Family Residential	11% of net land area
R-3	Multi-Family	12% of net land area
MH	Mobile Home	9% of net land area

_____ (3) In the event that the application of these standards would result in sites too small to be usable or if the Land Use Department determines that suitable public sites cannot properly be located in the area covered by the Plat, then a payment of a fee-in-lieu of the land dedication shall be required.

_____ (4) The current fair market value shall be set by the County Assessor within twenty-one (21) days of receipt of the Preliminary Plat – see Section 5c.(5) – upon referral from the Land Use Department. The land dedication or fees-in-lieu of shall then be considered concurrent with the Preliminary Plat.

_____ (5) If the subdivider objects to the evaluation amount, he may at his own expense obtain an appraisal of the property by a qualified real estate appraiser approved by Sweetwater County of which appraisal, if found reasonable, may be accepted by the County.

- _____ (6) Where private open space for park and recreational purposes is provided in a proposed subdivision, such areas may be credited against the requirement for a land dedication provided that the Board of County Commissioners finds that: (a) The public interest is adequately served by this arrangement; (b) Adequate written assurances are submitted that the open space will be developed in a timely fashion for the open space, park, or recreational activity for which the land is intended; (c) The long-term preservation of the open space and its maintenance are provided for in a written agreement, a copy of which shall be recorded with the Plat.
- _____ (7) Any land dedicated as a requirement of this Section shall be reasonably adaptable to the public use for which it is intended, and shall be at a location convenient to the people to be served. Land dedicated to the public as a requirement of this Section shall be conveyed to Sweetwater County by Warranty Deed or other instrument acceptable to the Sweetwater County Planning and Zoning Commission and the Sweetwater County Board of Commissioners.
- _____ (8) No land dedication or fees-in-lieu of land shall be required for subdivisions where the intended use is for commercial or industrial purposes.

ROADS, STREETS AND ALLEYS – SECTION 8.c.

_____ No changes have been made that affect Section 8.c. from the Preliminary Plat to the Final Plat.

LOTS AND BLOCKS – SECTION 8.d.

_____ No changes have been made that affect Section 8.d. from the Preliminary Plat to the Final Plat.

FIRE PROTECTION – SECTION 8.e.

_____ No changes have been made that affect Section 8.e. from the Preliminary Plat to the Final Plat.

DRAINAGE – SECTION 8.f.

_____ No changes have been made that affect Section 8.f. from the Preliminary Plat to the Final Plat.

SUBDIVISION REGULATIONS – SECTION 9. IMPROVEMENTS

ASSURANCES – SECTION 9.a.

- _____ (1) The subdivider shall submit with the Final Plat guarantee to insure the necessary and required improvements are to be accomplished by the subdivider in a timely manner. Such guarantees may be in the form of: (a) A Surety Performance Bond from a bonding company authorized to do business in the State of Wyoming; (b) An Escrow Account in a bank approved by the Planning and Zoning Commission; (c) An Irrevocable Letter of Credit from a bank or other reputable institution or individual subject to the approval of the Planning and Zoning Commission or Federal Housing Administration.
- _____ (2) The amount of any such financial instrument shall be one hundred and twenty-five (125%) percent of the estimated cost, as estimated by the subdivider and approved by the County Engineer, of installing all required improvements. The estimated cost of improvements shall be submitted along with the construction plans. The estimate shall be itemized to show the amount for each part of the work.
- _____ (3) Agreements covering the amount, purpose, and use of the funds guaranteed by the financial instruments enumerated in Section 9.a. (1) above shall be in writing and a copy filed with the Planning Department. Such an agreement shall, at a minimum:
 - _____ State the duration of the Performance Bond, Escrow Account, or Irrevocable Letter of Credit.
 - _____ Provide for funds to be made payable to Sweetwater County in the case of failure without just cause on the part of the subdivider to complete the specified improvements within the required time period.
 - _____ Provide that the agreement cannot be withdrawn or reduced in amount until released by the Board of County Commissioners. The Board of County Commissioners cannot approve release of financial security until letters of approval and acceptance have been received by the Board from all authorizing departments, agencies, and other governing bodies.

_____ Be approved by the County Attorney for legal sufficiency.

- _____ (4) During the construction period no major changes may be made without first obtaining written approval of the County Engineer.

REQUIRED IMPROVEMENTS – SECTION 9.b.

- _____ (1) The subdivider shall install the following improvements in a timely manner and in accordance with plans, date, and specifications as approved by the County Engineer:
- _____ A description of all monuments both found and set which mark the boundary of the subdivision and ties by bearings and distances to the nearest accepted control monuments used in conducting the survey. All monumentation shall conform to the “Guidelines for the Professional Practice of Land Surveying” currently adopted by the Wyoming Association of Consulting Engineers and Surveyors.
 - _____ All section corners and quarter corners which have been destroyed shall be either replaced or offset where necessary.
 - _____ Grading, drainage, and drainage structure necessary to the proper use, safety, and drainage of streets and highways and areas within the subdivision.
 - _____ Road improvements including surface, base, and typical cross-section as approved by the County Engineer.
 - _____ Sidewalks where required shall be not less than four (4) feet wide on local streets nor less than five (5) feet wide on collector and arterial streets as shown in Figure XX.
 - _____ Water mains and fire hydrants shall be of a size, type, and at a location designated by any Political Subdivision of the State of Wyoming having jurisdiction over the water system used to service the proposed subdivision, if any, and approved by the County Engineer and the County Fire Warden with provisions for maintenance of the system.
 - _____ Street name signs at all street intersections.
 - _____ Where sanitary sewer of an existing community is accessible by gravity flow within one-half mile from the area platted, the subdivider shall connect to the existing sewer system and provide adequate sewer lines and stubs to each lot in a manner which will avoid the necessity for distributing the street pavement, gutter, culvert, or curb when final connections are made.
 - _____ If a public sewage system of an existing community or an existing sewer district is not available, an on-lot sewage disposal system shall be provided prior to occupancy of buildings thereon. Soil percolation tests shall be performed or supervised by a registered engineer or qualified sanitarian to be reviewed by the County Sanitarian to determine suitability for on-lot disposal systems. At a minimum percolation rates shall not exceed sixty (60) minutes for one (1) inch. Lots with an on-lot system shall not be less than one (1) acre in size.
 - _____ Where a public sanitary sewer accessible by gravity connection is not within five hundred (500) feet of the Final Plat, but where plans for the installation of public sanitary sewers within such proximity to the plat have been prepared and construction will commence within twelve (12) months from the date of approval of the plat, the subdivider shall be required to install sewers in conformity with such plans.
 - _____ Where a public water supply is within one-half mile of a proposed subdivision, the subdivider shall install or have installed a connection to each lot prior to the paving of the street if possible. Where a public water supply is not available, each lot in a subdivision shall be furnished with a water supply system with proper provisions for the testing and maintenance thereof. Any lot so serviced shall have a minimum area of one (1) acre. Such water systems shall be subject to the written approval of the County Sanitarian. Such approval shall be granted upon the submission of a detailed construction drawing and compliance with the “Minimum Standards for Private and Semi-Private Water Supplies” as published by the Wyoming Division of Health and Social Services.
 - _____ Firefighting equipment of a type and at locations designated by the County Fire Warden. This requirement for firefighting equipment may be assumed by the creation of a statutory fire district or by the creation of a homeowner’s association.

INSPECTIONS – SECTION 9.c.

- _____ (1) Periodic inspections of all road and street construction work will be the responsibility of the County Engineer. Inspections shall be made throughout all stages of the job. Any deficiencies revealed by such inspections shall be corrected as directed by the County Engineer. The subdivider shall give advance notice to the County Engineer when construction work will begin. The developer shall notify the County Engineer at least two (2) working days prior to the beginning or continuance of all grading, drainage, and other improvement work.
- _____ (2) A request for a final inspection shall be made in writing to the County Engineer’s Office at least three (3) days prior to the final inspection. The owner and/or his representative shall be present during the final inspection.

CONSTRUCTION STANDARDS AND TESTING – SECTION 9.d.

- _____ (1) All tests of construction materials shall be made in accordance with the current issue of the “Wyoming Public Work Standard Specifications” or the Wyoming Highway Department’s “Specifications for Road and Bridge Construction”. Test results for aggregate, cement, asphalt, and other construction materials shall be submitted to the County Engineer for review and approval prior to beginning work on the project.
- _____ (2) All testing of each phase of construction shall be made in accordance with the current issue of the “Wyoming Public Work Standard Specifications” or the Wyoming Highway Department’s “Specifications for Road and Bridge Construction”. Construction testing shall be conducted as required throughout all phases of construction to include compaction tests, soil analysis, drilling logs, and other investigative work which may be required by the County Engineer.

_____ The number of compaction tests for embankment shall be performed at varying depths using the following table for each two (2) feet of depth of compacted fill placed:

_____ Length of Road (in feet)

TABLE	
0-500.1	Minimum 3 tests
501-1000	Minimum 5 tests
1001-5000	1 test every 250 LF
5001-up	1 test every 350 LF

_____ In the case of a failed test that area must be re-worked and re-tested along with a new test one hundred (100) feet along the road each way from the failed test. This procedure must be used until all tests pass. Testing to be performed at regular intervals and locations, e.g. left edge of road, centerline, and right edge of road.

_____ Compaction Test

MATERIAL	TEST REQUIRED-STANDARD PROCTOR
Sub-base	95% compaction – SEE TABLE
Base Course	95% compaction – SEE TABLE
Asphalt	95% compaction–1 test/200 L.F.

_____ Gravel and Aggregate Graduation Analysis

Base Course	1 test/2,000 c.y. installed
Asphalt Aggregate & Bitumen Content	1 test/8,000 s.y. installed
Minimum of one test per stockpile or per 2,000 tons, whichever results in the greater number of tests.	

- _____ (3) Concrete work for curb and gutter, drainage structures, and other items that may be a part of the road and street construction shall be done in accordance with Wyoming Highway Department Specifications. Both materials and workmanship shall be inspected and checked for conformance. Standard details for curb and gutter design are shown in Figures XVII, XVIII, and XIX. The choice of the type to be used shall be based on the controlling conditions of the site and as approved by the County Engineer.
- _____ (4) Final acceptance of the project will not be made until all necessary field tests are submitted to the County Engineer along with all corrections for failing test. Test results must be submitted to the County Engineer on a weekly basis during the progress of the work.

AS-BUILT PLANS – SECTION 9.e.

- _____ (1) Prior to the approval and acceptance of any completed improvements, as-built plans must be submitted to the County Engineer. The plans submitted shall be on a 24"x36" reproducible Mylar.

ACCEPTANCE OF SUBDIVISION IMPROVEMENTS – SECTION 9.f.

- _____ (1) Initial acceptance of the construction work by Sweetwater County will be made by letter from the County Engineer to the subdivider upon completion of the following:
 - _____ Submittal to the County in a timely fashion of all test results with the test locations and re-tests and any other required engineering tests.
 - _____ All items noted in inspections made during construction have been corrected and a final construction inspection has been made with the subdivider, his contractor, and his engineer.
- _____ (2) Final acceptance of the subdivision improvements and acceptance of maintenance of the roadway by Sweetwater County will be by Resolution upon completion of the following:
 - _____ Correction of any deficiencies noted in the one-year maintenance period by the subdivider.
 - _____ Completion of the one-year maintenance time period based on the date of the letter of initial acceptance of construction work.
 - _____ Acceptance by the Sweetwater County Board of Commissioners of the improvements.
 - _____ All sections of the Subdivision Improvements Agreement have been complied with by all parties involved.

SIGNATURE REQUIRED

I acknowledge that I have read and understand this application and the pertinent regulations. I further agree if the permit is approved, I will comply with all regulations and conditions of approval. I grant Sweetwater County the right of ingress/egress as reasonably necessary to determine compliance with County regulations or conditions of this permit. I certify that the information provided with this application is true and correct.

Signature of Owner of Record

Date

Signature of Applicant/Agent

Date

Signature of Surveyor

Date

Signature of Engineer

Date