

Representative Projects

Project Name

McMeans Conservation Design Subdivision

Client

Mike McMeans

Contact

Mike McMeans

Key Elements

Concept Plat
Final Plat
Land Survey
Plat Preparation
Water Rights
Sheridan County Subdivision Application
Water Rights Hearing
Monumentation

Land Surveying Services

ECS Engineers was retained by Mr. McMeans in 2012 to assist with the creation of Wyoming's first Conservation Design Subdivision. Since this was the first project of its kind, ECS staff worked closely with Sheridan County and the Owner to ensure the project was developed in accordance with Sheridan County Division of Land Rules. Three lots were created for future development, and the remaining acreage was placed in a Conservation Easement to the Sheridan Community Land Trust.

ECS prepared the Concept Plat, prepared the final plat, subdivision application, utility notification letters, and water rights letters as necessary.

A key component of the work, and the final hurdle to clear prior to plat recording, was the disposition of water rights. The property had two blanket territorial water rights. Due to the unique situation, ECS worked closely with the Owner and State Engineer's Office to ensure the water rights were properly allocated. The solution was to prepare both a Point of Use Petition and Water Distribution Plan as well as a Authorization to Detach Water Rights Petition. Effectively, one water right stayed with the land, and the other may potentially be abandoned after five years.

