

LOT Splits with Existing Structures and homes

Environmental staff (EH) may conduct an inspection of the property to confirm the proposed lot split will meet the requirements of the Reno County Sanitation code. Any new lots created after Oct. 1st, 2003 shall meet the requirements of the sanitation code. Site plans are required to be submitted to EH staff with zoning permit application. Proposed parcel boundaries shall be clearly marked and proposed acreage known. A soil profile and well site evaluation may be required for all lot splits of small acreage. See site evaluation items below.



1. **Domestic and irrigation well(s)** is up to code including (above ground construction only):

- Sanitary seal cap with vent.
- Adequate conduit.
- Well casing is 12" above grade.
- Well casing is intact.



2. **Wastewater systems** are up to code including the following(above ground construction only):

- \$75.00 soil profile fee to determine the soil analysis. Profile pit is provided by the owner or contractor.
- No grey water or black water surfacing.
- Septic tank in good condition with lid.
- No erosion or exposed lateral field.
- Lagoons with approved fencing and vegetation growth within and around lagoon area no taller than 8". Well mowed and no trees along fence line within lagoon area to the base of the toe.
- Area around the lagoon shall be free of trees and structures as to not block wind and sunlight action needed for proper lagoon function.
- Tree height is recommended to be 2.5 times the tree height away from the lagoon.
- Minimum reserved areas should be identified and equivalent size of the current septic tank and laterals. 10,000ft² shall be reserved for future lagoon replacement.
- Enhanced treatment is required for all lots less than 3.0 acres and maybe required on lots greater than 3.0 acres.



3. **Minimum** setbacks for proposed parcel boundaries:

- 50' or greater from septic tank and laterals to proposed parcel line.
- 100' or greater from lagoon to proposed parcel line.
- Shops/ garages/trees - 2.5 times the height of the building from the lagoon.
- New dwellings shall be 100' or greater from the lagoon.
- 25' or greater from well to propose property line.

Compliance with the Reno County Sanitation Code is required before an approval is granted. Fees are \$100.00, includes 2 trips to the property, plus a \$75.00 soil profile fee. If the wastewater site is used for future permit locations, the corresponding fee will be deducted from the wastewater permit fee at the time. Inspection report(s), aerial photography with GPS points, setbacks, and all past well and wastewater final inspections will be given to owner. Reports and property information will be shared with Planning and Zoning staff.

Please contact the Environmental Staff at 620-694-2900 to schedule an appt.

F/Masters/EH/Building permit eval established properties 0616final