

Application No. \_\_\_\_\_

Date: \_\_\_\_\_

# LYON COUNTY ZONING MINOR PLAT INSTRUCTION/APPLICATION

A minor plat is defined as a subdivision of land (1) into no more than five (5) lots fronting on an existing street; (2) not involving any new street or extension of public facilities; (3) not including more than ten (10) acres if a residential plat, nor more than five (5) acres for any other type of plat, unless the LCPAB approves a larger acreage; and (4) not in conflict with PlanELC, the standards applicable to Parcel Type, or any provision in the LC Zoning Regulations.

Minor plats may be submitted in the final plat form as described in Section 6.9.4 of the LC Zoning Regulations without first filing a preliminary plat or having such a preliminary plat approved by the LCPAB.

The application shall be accompanied by a list of all landowners within two hundred (200') feet if within City Limits. One thousand (1,000') feet if in unincorporated Lyon County, of the property proposed to be split, to be prepared by a registered abstractor. Such owners shall have ten (10) business days from the date of notification to notify the ZA of any objections they may have concerning the lot split.

**Submission Requirements:**

- Proof of ownership.
- Digital copies of Plat.
- All plats and boundaries shall be prepared by a professional surveyor licensed in the State of Kansas.
- A topographic survey prepared by a professional surveyor licensed in the State of Kansas.
- The proposed name of the subdivision.
- The location of the subdivision's boundary lines and references to the section or quarter section lines.
- The subdivider developer, owner, engineer, and land surveyor's names and addresses prepared the plat.
- Scale of the plat, one (1") inch = one hundred (100') feet or larger.
- Date of preparation and north point.
- Existing land conditions, improvement, and easements.
- Location of watercourses, bridges, wooded areas, lakes, ravines, and other features.
- The general arrangements of lots and their approximate size.
- Location and width of proposed streets, alleys, pedestrian ways, easements, and approximate gradient of streets.
- A notation shall be made on the plat indicating the type and location of sewage disposal and water system proposed.
- Location and size of proposed land dedicated for public use.
- General layout of a the adjacent undeveloped/unsubdivided property.
- A preliminary grading and drainage plan.
- A Stormwater Management Plan.

Name of Owner:	Site address:
Mailing Address:	Phone:
EMAIL:	S-T-R:
Present Zoning:	
Flood Zone:	ROW Width:
Acres:            Street Frontage:(feet)	
Public Water Supply:	Survey attached: <input type="radio"/> Yes <input type="radio"/> No
Health Department Approval:	

*The owner herein agrees to comply with the Lyon County Subdivision Regulations, as amended, and all other pertinent resolutions of Lyon County, and statutes of the State of Kansas. It is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner at the time of filing.*

\_\_\_\_\_  
(Owner Signature)

**OFFICE USE ONLY:**

Minor     Issued     Denied:    Date: \_\_\_\_\_ by: \_\_\_\_\_

Reason for denial: