

STAFF REPORT

May 29, 2019

To: Southeast Consolidated Zoning Board  
Fr: Diane Wicklund, AICP, Principal Planner  
Re: Application No. SE-PP/FP-3468(AU)



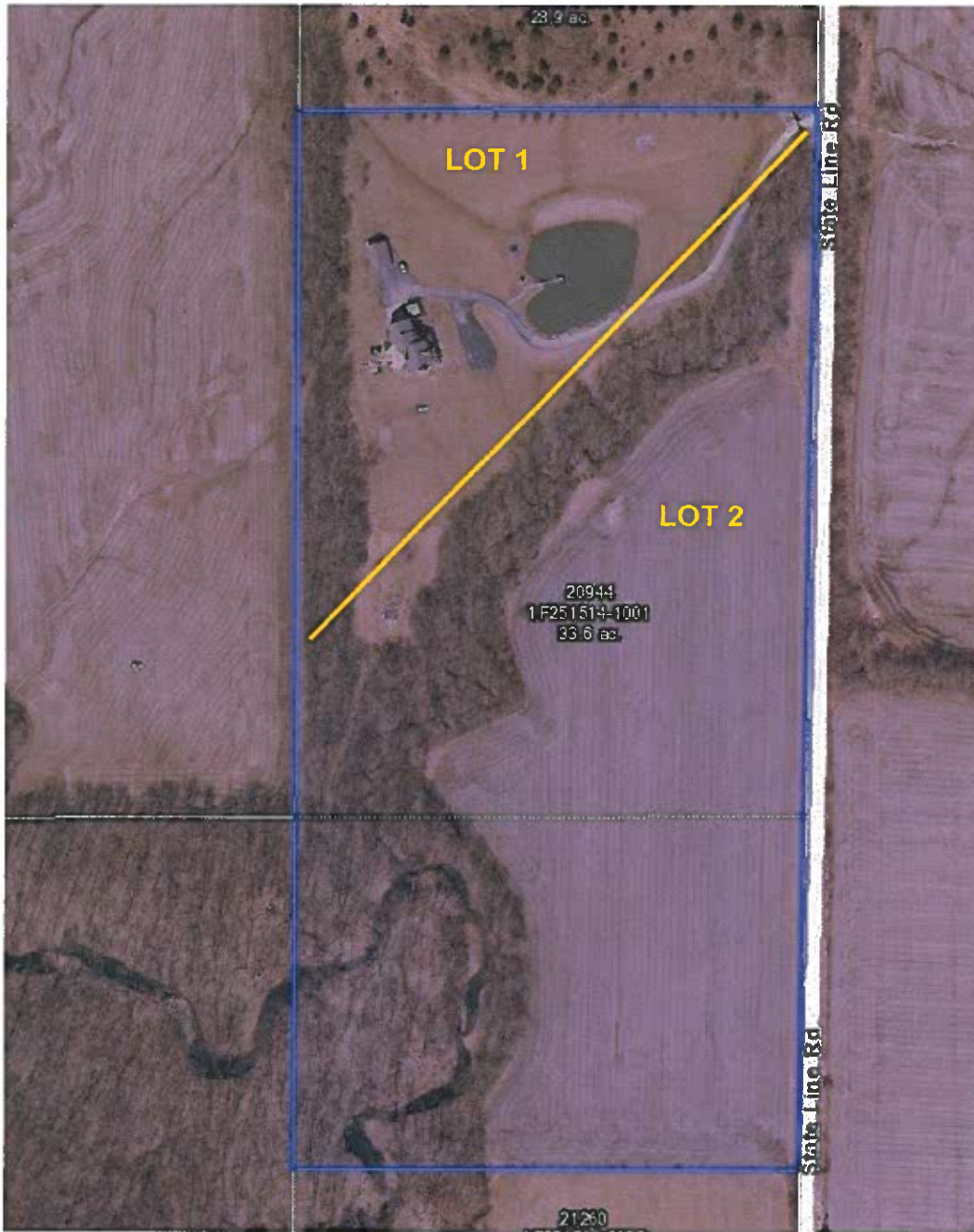
APPLICATION INFORMATION

**Applicant:** Green Engineering, Incorporated  
**Landowner:** Michael and Elizabeth Meek  
**Application Type:** Preliminary and Final Plat  
**Requested Action:** To divide 33 acres into 2 residential lots to be known as The Meek Farmstead  
**Site Address:** 20944 State Line Road  
**Legal Description:** Part of the Northeast Quarter of Section 14, Township 15, Range 25  
**Existing Land Use and Zoning:** Residential/ RUR, Rural District Zoning  
**Existing Improvements:** Existing Residence, Accessory Building and pond  
**Site Size:** Approximately 34 acres

**Project Description:** The applicant proposes platting a 34-acre parcel into two (2) residential lots, to be known as The Meek Farmstead. Lot 1 will be 11 acres in size and Lot 2 will be 23 acres. The property is located south of 207th St., along State Line Road. Both lots will have frontage onto State Line Road. No new streets are proposed (*preliminary and final plats are attached*). The applicant is also requesting three Plat Exceptions from the street frontage requirements for Lot 1, from the lot depth to width ratio requirement for Lot 1 and Lot 2, and from the lot width requirement for Lot 1. *See the applicant's letter attached for their reasons for requesting the plat exceptions.*

**Recommendation Summary:** Staff is recommending approval of the preliminary and final plats because they comply with the *Johnson County Zoning and Subdivision Regulations (the Regulations)*, except for the requested Plat Exceptions. Staff also recommends approval of the Plat Exceptions. For more detail, please see the entire staff report.

**Zoning and Subdivision History:** The property was zoned RUR, Rural District, as part of the countywide rezoning in 1994.



*Aerial View of Subject Property (outlined in blue). Approximate boundary between new lots highlighted in yellow.*



*Aerial View of Surrounding Area (subject property highlighted in blue)*

**Minimum Infrastructure Requirements:**

The Johnson County *Zoning and Subdivision Regulations*, Article 9, Section 2.G. requires that all Minimum Infrastructure Requirements, as specified in Article 31 of the *Zoning and Subdivision Regulations*, be met prior to the rezoning or platting of any site. The infrastructure categories for RUR zoning are reviewed below.

- A. **Fire Station Service Area:** *There is not a "Fire Station Service Area" requirement for parcels in the Rural Zoning District.* Fire protection is provided by Johnson County Fire District No. 2. The nearest fire station is located at 183<sup>rd</sup> and Mission Road, approximately 4.5 miles to the northwest of the subject property, by roads.

Police protection is provided by the Johnson County Sheriff's Office.

- B. **Roads:** Access to the proposed subdivision will be from State Line Road. Lot 1 has an existing driveway entrance that provides access to the existing residence. Lot 2 can have multiple driveway entrances, as allowed per the current street frontage requirements of one driveway entrance per 330

feet of street frontage. State Line Road is a 26-foot wide gravel road and is County-maintained. CARNP designates State Line Road as a Type I Minor Arterial Street. No new streets are proposed. Per the Regulations, each lot is required to have a minimum of 330 feet of street frontage. Lot 1 has 135 feet of street frontage and does not meet this requirement. The applicant has requested a plat exception from the street frontage requirement for Lot 1. Lot 2 has 1,029 feet of street frontage and does comply with the requirement. A Sight Distance Analysis Report shall be submitted to, and accepted by, the Public Works Department.

**Category 1 (Required) External Roads Serving Subdivisions or Development Tracts in the Rural District:**

- a. *A minimum of one road, with at least a 20-foot wide gravel driving surface, shall provide continuous access from the subdivision or development tract to a road constructed with at least an asphaltic concrete surface.* State Line Road is a 26-foot wide gravel road which connects to 199<sup>th</sup> Street, which is a paved street. ***This application meets this requirement.***
  - b. *All abutting gravel roads shall have at least a 20 foot wide driving surface.* State Line Road is the abutting road and it is a 26-foot wide gravel road. ***This application meets this requirement.***
  - c. *Lots with RUR, Rural District Zoning shall comply with the frontage and other requirements of Article 30, Section 2(B)(2) of these regulations. In this instance, Article 30 requires 330 feet of frontage per driveway onto State Line Road.* Lot 1 has 135 feet of street frontage and ***does not meet*** with this requirement. Lot 2 has 1,029 feet of street frontage and ***does comply*** with the requirement. ***The applicant has requested a plat exception from the street frontage requirement for Lot 1.***
- C. **Stormwater (Required):** According to the Regulations, storm drainage systems and facilities shall be available or designed and constructed to comply with the then applicable County design criteria, construction standards, policies and regulations for storm drainage systems and facilities. The development shall also comply with the then applicable County floodplain regulations.

This infrastructure category has four components as follows:

1. ***Storm drainage.*** The Preliminary and Final Stormwater Management Plan has been submitted to, and accepted by, the Public Works Department.
2. ***Storm water quality management.***, The Preliminary and Final Stormwater Quality Management Plan has been submitted to, and accepted by, the Public Works Department.
3. ***Floodplain.*** There is floodplain area in the southwest corner of the property and the stream buffer zone has been shown on the plat drawings. ***The significant stream buffer area shown on the plat is a major reason why the applicant is requesting a plat exception from the street frontage and lot depth to width ratio (shape of lots) requirements. This stream buffer area and the heavily wooded area along it, naturally dissects the property into two lots as configured and shown on the plat.***
4. ***Storm water systems in conjunction with new streets.*** No new streets or street related storm water systems are proposed.



***This application meets these requirements.***

- D. ***Wastewater (Category 1/Required): Wastewater collection and treatment shall be available or provided in accordance with the then applicable County policies, regulations and standards for onsite wastewater disposal and the Environmental Sanitary Code of the County.***

The property is not located within an established sewer district. Septic systems are allowed on lots larger than 2 acres, each, per the Environmental Sanitary Code. Any required wastewater permits must be obtained from the Department of Health and Environment prior to any building permits being issued on either lot. ***This application meets this requirement.***

- E. ***Water Supply (Category 1/Recommended): For lots within the Rural Zoning District, potable water from a public water source is recommended, but not required. However, the County building code does require fire hydrants if fireflow is available from adjacent water mains.***

The property is located in the WaterOne district area (a public water source). However, there are no existing water mains in this area. The existing residence receives its water source from the existing pond. Since there are no water mains in the area, fire hydrants are not required and any new structures shall meet the county Building and Fire codes. ***This application meets this requirement.***

***Summary: The proposed plat does not meet all of the Minimum Infrastructure Requirements. See the Plat Exception request regarding the street frontage requirements mentioned in Section B above.***

#### **Subdivision Regulations:**

The proposed preliminary and final plats have been reviewed with respect to the *Zoning and Subdivision Regulations* and the *Rural Comprehensive Plan: A Plan for the Unincorporated Area of Johnson County*. The following is a listing of the review criteria and staff comments, if any, with respect to each:

- A. **Protection from Undue Water Pollution:** The primary water pollution concerns associated with this application involve soil erosion and wastewater disposal. These topics are addressed under the respective headings below.
- B. **Availability of Water:** The property is located within the WaterOne district and there are no water mains in this area (please see Item E in the Minimum Infrastructure discussion, above).

While, fireflow is not a minimum infrastructure requirement, when it is available, it is required to meet the fire code requirements for new construction (if not available, there are alternative construction methods). Fireflow is not available because there are no existing water mains in this area. Therefore, any new structures shall comply with the building and fire codes.

- C. **Soil Erosion:** The points at which soil erosion can occur are (i) during grading in preparation for the construction of buildings and (ii) if vegetative cover is not well maintained on the site, especially near a waterway or stream. Therefore, erosion shall be avoided by minimizing the destruction of vegetative land cover prior to and during any future individual lot construction. The use of structural erosion

control devices such as silt fences and basins, among other requirements, shall occur according to County Land Disturbance Requirements. Further, all applicable County stormwater, land disturbance and post construction water quality requirements shall be addressed prior to any future construction or land disturbance activities.

**D. Highway or Public Road Congestion:** No new local/subdivision streets are proposed (or required) with this plat. The two proposed lots take direct access to State Line Road. A plat exception is being requested from the street frontage requirement for Lot 1.

40 feet of right-of-way is shown to be dedicated along State Line Road for Lot 1. There is no additional right-of-way dedication required for Lot 2 because it has more than 600 feet of street frontage.

**E. Wastewater Disposal:** The property is not within an established sewer district. The use of on-site septic systems, is allowed by county regulations.

**F. Scenic, aesthetic, historic, rare or irreplaceable features:** A review of aerial photographs does not reveal any rare, historic trails, or irreplaceable features on this site.

**G. Water Quality:** Please see the Stormwater discussion, Item C, within the Minimum Infrastructure analysis, above.

**H. Groundwater:** The primary groundwater concern is wastewater disposal, as discussed above (in Subsection E).

**I. Stormwater Controls:** Please see the Stormwater discussion, Item C, within the Minimum Infrastructure analysis, above.

**J. Mineral Resources:** The landowner has indicated that any mineral rights/deposits on the property, will be sold with the land.

**K. Preservation of Public Open Space:** Board of County Commissioners Resolution No. 046-94 enacted policies and procedures to guide the implementation of the Park Land Dedication requirements. The proposed plat is not considered a Development Project according the Resolution and therefore it is not subject to the parkland dedication or fee requirements.

**L. The Comprehensive Plan:** The Rural Comprehensive Plan: A Plan for the Unincorporated Area of Johnson County (Plan) indicates this site is in the Rural Policy Area. This area calls for maintaining the rural character and open space amenities and a very low density of one dwelling per 10 acres. The proposed density of this plat, two dwellings on 33 acres, is in keeping with the *Rural Comprehensive Plan*.

**M. Uses and Character Of Nearby Properties:** The property is surrounded by RUR, Rural zoning and large tracts of land. There is RN1 zoning one-half mile to the west. There is residential and agricultural uses in the surrounding area. This plat is in keeping with the uses and character of the surrounding area.

## **PLAT EXCEPTION REQUESTS:**

Article 27, Section 5 of the *Regulations* provides for plat exceptions. The *Regulations* specifically state: "Plat Exceptions shall not be recommended for approval by the Zoning Board nor approved by the Board of County Commissioners unless they find that such approval shall be compatible with the surrounding neighborhood and shall not be contrary to the public interest or unnecessarily burden the County, and shall not annul the intent and purpose of these regulations."

The applicant is requesting 3 Plat Exceptions as follows (*please see the attached letter from the applicant regarding the plat exception requests*):

1. *The Regulations require a minimum of 330 feet of street frontage along a Type I CARNP street. The Plat Exception requested is to allow Lot 1 to have 135 feet of street frontage instead of the 330 feet required.*
2. *The Regulations require lots in the Rural zoning district, not to exceed a lot depth to width ratio between 4:1. The Plat Exception requested is to allow Lot 1 to have a ratio of 6:1 and Lot 2 to have a ratio of .74 instead of the 4:1 ratio required.*
3. *The Regulations require a minimum lot width (measured at the front setback line) of 300 feet in the Rural zoning district. The Plat Exception requested is to allow Lot 1 to have a lot width of 180 feet instead of the 300 feet lot width required.*

**Reasons to recommend approval of the Plat Exceptions are listed below. NOTE: the reasons listed below are the same for all plat exception requests because they are inter-related. The main reason that the applicant is requesting the plat exceptions is to utilize the natural division of the land created by a stream and heavily wooded area that diagonally cuts across the property, which separates the existing residential use from the agricultural uses of the property.**

1. The new property line between the two lots was formed to follow the natural division created by the streamway, the stream buffer area (shown on the plat), and the accompanying heavily wooded area that cuts through the subject property (as seen in the aerial photos in this report). The topography and natural features of the land create a logical division between the residential development/use on the property from the agricultural use. Because of that reason, it created the need for plat exception requests for the street frontage for Lot 1 and the depth to width ratio (shape of the lots) for Lot 1 and Lot 2, and the lot width requirement for Lot 1. The request is compatible with the surrounding neighborhood because the property lines are not detectable when viewing the property and it does not create highly irregularly shaped lots. In addition, the resulting lots exceed 10 acres in size, which is compatible with the lot sizes in the surrounding area.
2. The requested plat exceptions are not contrary to the public interest because the plat (both lots combined) has a total of 1,164 feet of street frontage for two driveways and will not cause a traffic safety issue. In addition, the existing driveway meets the sight distance requirements and any new driveway entrances located on Lot 2 will also have to meet the sight distance requirements. The existing driveway for Lot 1 has been there since 1998. The purpose of the lot depth to width ratio requirement is to create lots that are not highly irregular in shape and to facilitate future subdivision

of the land. In this case, the lots are not highly irregular in shape, and Lot 2, which is the only lot that could be further subdivided without rezoning, can be divided in a manner that would not create irregular shaped lots. In addition, the lot sizes/land area (11 acres and 23 acres) are large enough in size that the irregular shape (triangular) does not create issues with future redevelopment of the lots and meeting setback requirements for future structures.

3. The requested plat exceptions do not unnecessarily burden the County because Lot 1 has an existing driveway and will not be allowed to have a second driveway on Lot 1 if the plat exception is approved. Any new driveway entrances on Lot 2 will have to comply with street frontage and sight distance requirements. The streamway, the stream buffer area (shown on the plat), and the accompanying heavily wooded areas are the reasons for the shape of the lots. This configuration will not create land-locked parcels or flag-shaped lots, which could be an impediment to future land division of the property.
4. The requested plat exceptions do not annul the intent and purpose of these *Regulations* because the proposed plat (both lots combined) has a total of 1,164 feet of street frontage for two driveways, where 660 feet would be required which meets in the intent and spirit of the Regulations. The exception from the depth to width ratio does not annul the intent and purpose of the Regulations because it is not creating highly irregular shaped lots and the topography and natural features of the land create a logical division between the existing residential use and agricultural uses of the subject property.
5. Future redevelopment of these large parcels into smaller parcels will still maintain the streamway, the stream buffer zone/area, and the heavily wooded/tree areas on the property. As such, it is reasonable to allow the large lots, as configured, to occur now.

**Plat Exception Recommendations:**

Planning staff recommends **approval** of the three requested plat exceptions for the reasons stated above.

**COUNTY AND OTHER AGENCY DEPARTMENT COMMENTS**

**Public Works Department:** See attached Memo.

**RECOMMENDATION**

Staff recommends **approval** of the preliminary and final plats because the proposed lots comply with the County's Zoning and Subdivision Regulations, except for the requested plat exceptions, and subject to the following stipulations:

1. The following notes and/or changes shall be made to the preliminary and final plat drawings:
  - a. Add this note to the Final Plat: All applicable County code and regulation requirements, including but not limited to building code, fire code, wastewater, stormwater, land disturbance, and post construction water quality shall be met prior to any construction or land disturbance activities.
  - b. All existing and new utility easements shall be shown on the Final Plat.



- c. Add this note to the Final Plat: A driveway entrance permit shall be required for any proposed or reconstructed entrance. The entrance shall conform to County standards for Residential Entrances. Sight distance requirements shall be met for all driveway entrances.
  - d. The limits of the FEMA floodway shall be shown on the plat drawings. Add this note to the Final Plat: " Flood plains depicted on the plat are based on the best information available at the time the plat was prepared and recorded, and that building permit applications will be reviewed with respect to flood plain information available when each such application is reviewed."
  - e. Delete the words "The Meek Farmstead" above Lot 1 and Lot 2.
  - f. Add this note to the Final Plat: The proposed plat is not considered a Development Project, per Resolution 046-94, and therefore, is not subject to the parkland dedication or fee requirements."
  - g. A 50-foot side and rear yard setback shall be shown on the revised final plat.
  - h. Add this note to the Final Plat: There shall be a minimum of 100 feet between residences, per the Fire Code.
  - i. The Final Plat shall be revised to show a 60-foot Official Street Line (measured from the section line) along both lots.
  - j. The Final Plat shall be revised to show a 50-foot front yard setback, measured from the Official Street Line, on both lots.
2. The applicant shall submit revised preliminary and final plats to the Planning Department prior to recording the revised final plat.
  3. A driveway entrance permit shall be required for any proposed entrances. The entrance shall conform to County standards for Residential Entrances.
  4. A Sight Distance Analysis Report shall be submitted to, and accepted by, the Public Works Department for review.
  5. The Preliminary and Final Stormwater Management Plan conforming to APWA 5600 has been submitted and accepted by the Public Works Department.
  6. The Preliminary and Final Stormwater Water Quality Management Plan has been submitted and accepted by the Public Works Department.
  7. If the proposed development will disturb more than one acre, a Land Disturbance Permit will be required prior to any land disturbing activities. A LD Permit is required for any LD activities that are part of a larger, phased, staged, common plan of development shall be considered a single site for the purposes of calculating the disturbed area.
  8. Provide certification that all existing blanket easements have been absolved or defined and shown on the final plat, prior to recording the final plat.

9. All applicable County code and regulation requirements, including but not limited to building code, fire code, wastewater, stormwater, land disturbance, and post construction water quality shall be met prior to any construction or land disturbance activities.
10. Prior to recording the Final Plat, the landowner shall provide confirmation from the Fire Department, that the Fire Department can shuttle at least 250 gpm of fire flow to the site/subject property.

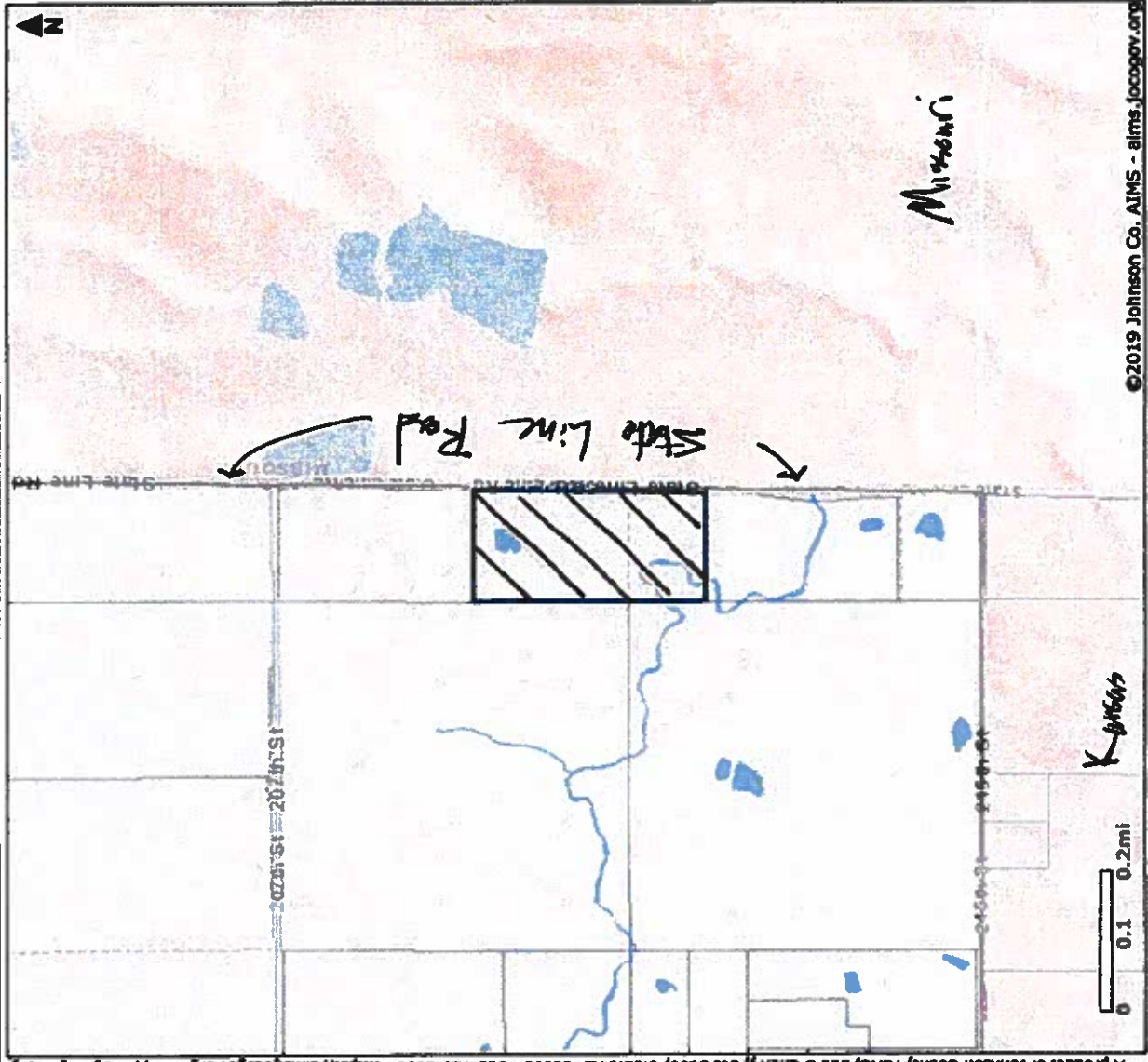
**Plat Exception Requests:**

1. The Regulations require a minimum of 330 feet of street frontage along a Type I CARNP street. The Plat Exception requested is to allow Lot 1 to have 135 feet of street frontage instead of the 330 feet required.
2. *The Regulations require lots in the Rural zoning district, not to exceed a lot depth to width ratio between 4:1.* The Plat Exception requested is to allow Lot 1 to have a ratio of 6:1 and Lot 2 to have a ratio of .74 instead of the 4:1 ratio required.
3. *The Regulations require a minimum lot width (measured at the front setback line) of 300 feet in the Rural zoning district.* The Plat Exception requested is to allow Lot 1 to have a lot width of 180 feet instead of the 300 feet lot width required.

**Plat Exception Recommendations:**

Planning staff recommends **approval** of the three requested plat exceptions for the reasons stated on Pages 7-8 of this report.

**Enclosures:** Vicinity Map, Preliminary and Final Plat Drawings, Letter from Applicant, Public Works Department Memo, and Preliminary Plat Analysis Report



### Johnson Co AIMS Map

SE-PP/FP-3468 (AU) The Meek Farmsstead

#### LEGEND

- Parcel Line
- Plot
- Original Lot
- Lot Line
- Streets 2k
- Interstate Hwy
- Ramps
- Primary Unpaved
- US/State Hwy
- Primary
- Streets
- Unbuilt Streets
- Primary and Highways
- Local and Ramps



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**JOHNSON COUNTY**  
AIMS GIS & Mapping

4/19/2019

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*Mission*

*State Line Rd*

*K-950s*









GREEN ENGINEERING LLC

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OLATHE, KANSAS 66051

(913) 782-4040

May 24, 2019

Planning & Development  
Johnson County Kansas  
111 S Cherry Ste 3500  
Olathe, KS 66061

RE: Plat Exception Request for "The Meek Farmstead" Submittal  
20944 State Line Road, Bucyrus, KS 66013

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In support of our submittal of "The Meek Farmstead" plat, we are requesting approval of two plat exceptions related to the following Zoning & Subdivision Regulations:

1. **The regulation requiring a minimum of 330 feet of street frontage along a Type I CARNP street.** *The Plat Exception requested is to allow Lot 1 to have 135 feet of street frontage instead of the 330 feet required.*
2. **The regulation requiring lots in the Rural zoning district not exceed a lot depth to width ratio between 4:1.** *The Plat Exception requested is to allow Lot 1 to have a ratio of 6:1 and Lot 2 to have a ratio of .74 instead of the 4:1 ratio required.*

The proposed plat splits the existing parcel into two lots roughly utilizing the natural division created by a stream that cuts across the property. The existing residence is wholly located on the northern section of the current parcel (proposed Lot 1) while the land to the south of the stream is currently utilized for agriculture (proposed Lot 2). This split maintains and formalizes the existing division and use of the property between residence and agriculture. This is compatible with the surrounding area, which is primarily agricultural with some smaller parcels, and small sections of many larger parcels, utilized for residential purposes.

Given the purpose of this plat is to facilitate a lot split between existing residential versus agricultural use of the parcel, allowing these exceptions does not annul the intent and purpose of the above subdivision rules. Further, approval of the requested exceptions is not contrary to the public interest nor does it unnecessarily burden the County.

Sincerely,

James J. Green  
Green Engineering



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## Memorandum

**To:** Diane Wickland  
Planning Department

**From:** Keith Markway, P.E.  
Public Works Department

**Date:** May 13, 2018

**Subject:** SE-PP/FP-3468 (AU)  
Preliminary and Final Plat – The Meek Farmstead

1. Article 31 of the Zoning and Subdivision Regulations requires that a minimum of one road, with at least a 20-foot gravel driving surface, shall provide continuous access from the subdivision or development tract to a road constructed with at least an asphaltic concrete surface and all abutting roads will be least a 20-foot gravel driving surface. State Line Road is a 26-foot wide gravel with ditch sections, therefore, the Application meets the requirement.
2. Lot 1 has an existing home and outbuilding with an existing driveway accessing State Line Road which is a Type 1 CARNP Route and the minimum Street Frontage Required for a driveway onto a Type I Route is 330-feet. Lot 1 has 135-feet of frontage and does not comply with the Regulations. Lot 2 has 1,029-feet of frontage. The proposed Lot Line between Lots 1 and 2 runs along the northwest side of an existing heavily wooded stream from a point approximately 150-feet south of the northeast corner of the property to a point on the west property line. Public works is not opposed to granting a waiver from the minimum Street Frontage Requirement due to the existing location of the stream and associated trees. The two lots will have a total of 1,164-feet of frontage with two driveways which meets the intent of the Regulations.
3. The Final Stormwater Management Plan has been submitted in compliance with our regulations.
4. The Final Stormwater Water Quality Management Plan has been submitted in compliance with our regulations. There are no improvements proposed with the Plat.
5. The limits of the Fema Floodway need to be shown on the plat. The following note shall be included on the Final Plat; "Flood plains depicted on the plat are based on the best information available at the time the plat was prepared and recorded, and building permit applications will be reviewed with respect to the best flood plain information available when each such application is reviewed".
6. When Lot 2 is developed the following will apply; If the proposed development will disturb more than one acre a Land Disturbance Permit will be required prior to any land disturbing activities. *A LD Permit is required for any LD activities that are part of a larger, phased, staged, common plan of development that will disturb a cumulative total of more than one acre over the life of the development.*
7. A driveway entrance permit will be required for any proposed entrance. The entrance shall conform to County standards for Residential Entrances. An entrance permit application and construction



standards may be obtained from the Public Works Department. The entrance permit fee is \$75 per entrance. All entrances shall conform to County standards. Verification of adequate sight distance for existing and new entrance locations shall be provided to the Public Works Department by the applicant's engineer prior to the Recording of the Plat. The Standards for entrance sight distance are included in the *Street Construction and Storm Drainage Standards for Subdivisions*.



**GREEN ENGINEERING LLC**

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April 18, 2019

Johnson County Planning Department  
Attn: Pamela Hayhow  
111 S Cherry Street STE 3500  
Olathe, KS 66061

**Re: Preliminary Plat Analysis Report**  
Plat of The Meek Farmstead  
20944 State Line Road  
Bucyrus, KS 66013

**A.** This Preliminary Plat Analysis Report has been prepared to support an application for a subdivision plat of a 34.26 acre tract located at 20944 State Line Road in Bucyrus Kansas. The subdivision will create Lot 1 containing 11.00 acres and Lot 2 containing 23.26 acres. Lot 1 has an existing single family residence and detached garage/outbuilding with asphalt driveway to each from State Line Road. Lot 1 also contains an existing pond. Lot 1 slopes generally from the north to south at average grades of around 3% towards the Unnamed Tributary to Massey Creek that follows the proposed property line between Lots 1 and 2. The Unnamed Tributary flows south to Massey Creek located near the southwest corner of Lot 2. Lot 2 is predominately cultivated land for row crops. Lot 2 slopes generally from the north to the south and west towards either the Unnamed Tributary to Massey Creek or directly to Massey Creek at average grades of around 2%. Both the Unnamed Tributary and Massey Creek have existing wooded and vegetated buffer areas along their paths. No new construction or change to existing conditions is proposed with this subdivision plat. The only purpose of this platting is to subdivide the property. The property consists of three soil types. Soil along the Unnamed Tributary consists of the Martin Silty Clay Loam with an HSG rating of C/D. Soil along Massey Creek consists of the Kennebec Silt Loam with an HSG rating of C. Soil in the open areas of the property above the creeks consists of the Chase Silt Loam with an HSG rating of D. See the Stormwater Management Analysis Report for more detailed info and exhibits with regard to the conditions described above.

**B.** The subject property has frontage on State Line Road and is located between 207<sup>th</sup> Street and 215<sup>th</sup> Street. State Line Road in this vicinity is a gravel road approximately 26 feet in width. The current condition of the road is adequate to serve the needs of the

existing and proposed use of the property, which includes the existing single family residence and a farm field cultivated for row crops. No new roads or development of the property is proposed with this plat.

A driveway entrance permit will be required for any proposed or reconstructed entrance. The entrance shall conform to County standards for Residential Entrances. Verification of adequate sight distance for existing and new entrance locations shall be provided to the Public Works Department by the applicant's engineer prior to the Recording of the Plat. The analysis must take into consideration any drainage structures, floodplain, stream buffers, minimum distance from the centerline of any intersecting Parkway or Arterial Street, and any other conflict which could prohibit the location of an entrance. The Standards for entrance sight distance are included in the Street Construction and Storm Drainage Standards for Subdivisions. There are no new driveway entrances proposed with this development.

C. No water mains are available to the subject property. Water supply for the existing single family residence is served by a Culligan Pond System sourcing water from the pond located on the subject property. No additional development is proposed with this plat, therefore no additional water service is needed.

D. No sanitary sewer mains are available to the subject property. Sanitary sewer needs for the existing single family residence are served by an existing septic system. No additional development is proposed with this plat, therefore no additional sewer service is needed.

E. The following note shall be included on the plat:

"Wastewater collection and treatment shall be available or provided in accordance with the applicable County policies, regulations, and standards for on-site wastewater disposal and the Environmental Sanitary Code of the County prior to the issuance of a building permit to allow the construction of a dwelling. Alternatively, public sanitary sewers shall be available or provided."

F. No natural gas service is available to the subject property. The existing single family residence utilizes a propane tank system to meet fuel needs. No additional development is proposed with this plat, therefore no natural gas service is needed.

G. No additional development is proposed with this plat, therefore no new streets or improvements to existing streets are proposed or required.

H. No additional development is proposed with this plat. No earthmoving is proposed and therefore no erosion control measures are needed or required.

I. No additional development is proposed with this plat.

J. No additional development is proposed with this plat, therefore no stormwater detention or treatment is needed or required. Stream buffers are being provided and

defined on the plat according to County requirements. See accompanying Stormwater Management Analysis Report for detailed information in this regard.

Sincerely,



James J. Green, PE

