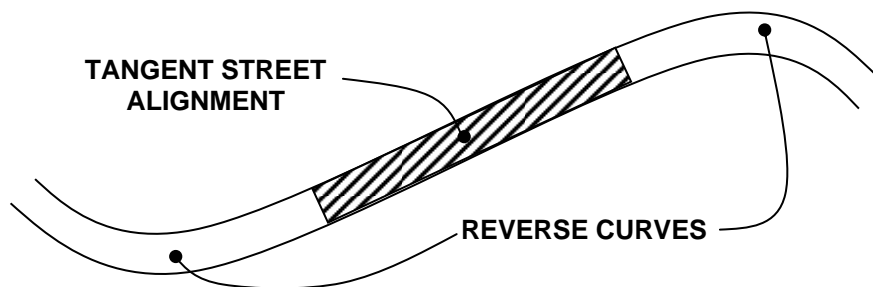


- c. Attempt to be arranged with the existing natural topography to provide appropriate drainage within and through the subdivision and to minimize drainage problems and comply with the General Environmental Review Criteria and Standards in Section 4 (B) of this Article.
- d. Provide tangent street alignment sections between reverse curved sections of streets.



- e. be arranged, except for the one-time exception for existing legal conforming lots in the Rural District (RUR) as provided for in Section 2 (A)(1), so local streets facilitate the free flow of traffic and limit potential traffic hazards by:
 - 1). Providing local street access to all rural and residential lots, and to all planned retail business and planned employment center lots smaller than two (2) acres,=
 - 2). Minimizing direct access from residential lots onto Collector Streets, and
 - 3). Preventing direct access from all rural and residential lots onto Arterial Streets, Parkways, and Highways.
 - 4). Providing planned retail business and planned employment center lots:
 - a). that are two (2) acres or larger, with direct access onto Collector Streets via driveways that comply with the criteria of the Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County, or
 - b). direct access to Arterial Streets and Parkways in accordance with the Street Frontage Required per Business Driveway Spacing criteria of this Article.
- f. Local or Collector Street layouts shall attempt to serve each subdivision lot or parcel and provide:
 - 1). Transportation access, and
 - 2). Routes for utility service lines wherever permanent easements would not provide utility service line routes such as:
 - a). Where such easements would not be provided along rear or side lot lines,
 - b). Where such easements would cause the utility service lines to cross natural or man-made obstacles such as rivers, steep slopes, highways or arterial streets in a manner which would make the installation or maintenance of the utility service lines unusually expensive, hazardous or difficult, or

or the planned employment center districts, and are otherwise permitted in all other subdivisions.

- 2). Type B Streets: Paved streets with rock shoulders and open road ditches are allowed only in and adjacent to rural and residential subdivisions with all lots three (3) acres or larger.

In addition, more specific standards for street-type improvements are also required by the Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County.

7. For existing or planned streets within subdivisions, the following functional street classifications and criteria shall apply:
 - a. Cul-de-sac Street: Shall serve individual building lots. In other than the Rural District (RUR) and Planned Rural (PRUR) districts, cul-de-sac streets shall not connect directly to Parkways or Arterial Streets but instead shall connect to other Local Streets or Collector Streets.
 - b. Local Street: Shall serve individual building lots. In other than the Rural District (RUR) and the Planned Rural District (PRUR), local streets shall not connect directly to Parkways or Arterial Streets, but instead shall connect to other Local Streets or Collector Streets.
 - c. Collector Street: Shall connect Local Streets to Arterial Streets, Parkways, and Highways. Direct access from individual building lots shall be discouraged.
 - d. Arterial Street: Shall provide for travel to and from Collector Streets, Parkways, and Highways. Direct access shall be allowed only to planned employment center sites (See Subsection 2 (A)(3)(e) above), planned retail business centers (See Subsection 2 (A)(3)(e) above), or residential areas that comply with Article 29, Section 5 or Article 30, Section 2 (A)(1), or Article 30, Section 2 (B)(2) of these regulations.

For each arterial street, whether it be a Major Arterial Street or a Minor Arterial Street, the ultimate pavement width is intended to be two (2) to four (4) lanes for through traffic movements in accordance with the Comprehensive Arterial Road Network Plan (CARNP) criteria.

- e. Parkways: Shall provide for travel between Highways and Arterial Streets and serve major development areas and large areas of the county. Access control shall be required to facilitate the movement of through traffic. Direct access from individual building lots shall be prohibited except for lots that comply with Article 29, Section 5 or Article 30, Section 2 (A)(1), or Article 30, Section 2 (B)(2) of these regulations.
8. Streets and right-of-way improvements shall be designed and constructed as specified in the then applicable Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County.
 - a. Arterial Streets within or adjacent to subdivisions and Lot Splits shall comply with the following requirements:
 - 1). The right-of-way width shall be eighty (80) feet, or

- 2). The right-of-way width shall be one-hundred and twenty (120) feet if the land is located in the Urban Fringe Policy Area or an exurban area where the standard needs to match city requirements; if the land is located adjacent to a Parkway or a Major Arterial Street as shown on the Comprehensive Arterial Road Network Plan (CARNP) adopted by the County; if the development is for planned retail business, planned employment center, public/quasi-public or institutional zoning or land use; or if the subdivision plat is proposed with PRN-2, Planned Residential Neighborhood Two District, or less restrictive zoning.

Provided, however, that right-of-way dedications shall not be required along Parkway or Arterial Street frontages of lots resulting from rural or residential subdivision plats or from lot splits if, in either case, the with road frontage of the lot is six hundred (600) feet or more. This exception shall not apply to subdivisions that do not provide internal streets.

- b. Collector Streets adjacent to Lot Splits or within or adjacent to subdivisions shall comply with the following requirements:
 - 1). The right-of-way width for Collector Streets with curbs shall be sixty (60) feet, and
 - 2). The right-of-way width for Collector Streets without curbs shall be eighty (80) feet.

B. Median Break Spacing, Street Intersection Spacing , and Street Frontage Required per Business Driveway:

1. Along the following streets, the Median Break Spacings, Street Intersection Spacings, and the Street Frontage Required per Business Driveway shall be as follows:

Street Category	Minimum Median Break Spacing/Street Intersection Spacing	Recommended Median Break Spacing/Street Intersection Spacing	Street Frontage Required per Business Driveway ¹
a. Type III, Parkways	2,640 feet	2,640 feet	1,320 feet ²
b. Type II, Major Arterial Streets	1,320 feet	1,760 feet	1,320 feet ²
c. Type I, Minor Arterial Streets	1,000 feet	1,320 feet	1,320 feet ²
d. Collector Streets	330 feet	---	
e. Local Streets	190 feet	---	

¹ Driveways onto Parkways or Arterial Streets shall be at least 600 feet from the centerline of any intersecting Parkway or Arterial Street. Corner lots with less than 600 feet of frontage are restricted to access along the lesser-designated route if there is a lesser-designated route. (For example, along a Local Street instead of along a Collector Street or along a Collector Street instead of along an Arterial Street).

² For driveways with both right and left-hand turning movements in Planned Retail Business and Planned Employment Center zoning districts. However, right-turn-only driveway spacings shall be allowed at intervals that are at least one-half these distances and the right-turn-only driveways shall be labeled as such on final development plans for the property and shall be the subject of an access easement that defines the terms and conditions under which the driveway would be limited to right-turn-only usage. The easement shall be executed by the property owner and recorded with the Register of Deeds of Johnson County, Kansas.

permitted to intersect an existing County road at a location that would not comply with said standards and which would thereby result in:

- a. Undue interference with or a hazard to the free movement of normal traffic, or
 - b. Intersection sight distances along the existing road that would be less than the minimum distance for the posted speed limit as required by the Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County.
5. Residential blocks shall not exceed one thousand three hundred twenty (1,320) feet in length, as measured between centerlines of intersecting streets.
 6. Streets shall intersect as nearly as possible at 90-degree angles; no streets shall intersect at less than a 75-degree angle.
 7. Street centerlines shall be laid out to meet the following:
 - a. Arterial Streets continuing through an intersection shall have a continuous, straight centerline.
 - b. Offset intersections shall not be allowed where on Collector Streets that intersect Arterial Streets unless the offset intersections are located to meet the minimum Median Break Spacing and Street Intersection Spacing requirements of Section 2(B)(1) above.
 - c. Except in Rural Subdivisions and Residential Subdivisions, Collector Streets continuing through an intersection shall have a continuous, straight centerline.
 - d. Local Streets that intersect a Collector Street shall have either a continuous, straight centerline through the Collector Street right-of-way or shall be offset so that there is at least one hundred fifty (150) feet between the centerlines of the Local Streets. Collector Streets that intersect another Collector Street also shall meet this criterion by having either a continuous, straight centerline through the intersection or by being offset so there is at least one hundred fifty (150) feet between their centerlines.
 8. Subdivision plats shall include non-access easements that:
 - a. prevent driveways from being located where the intersection-sight distance along the street is less than that required by the Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County, for the design speed for proposed streets or the posted speed limit for existing streets; and
 - b. prevent driveway access that would not conform to these regulations.

Such non-access easements shall also be provided to prevent driveway access across the rear line of double frontage lots.

C. Cul-de-sac Streets:

1. Dead-end streets, whether temporary or permanent, shall be constructed as cul-de-sac streets in accordance with the provisions in the then applicable Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County. It is recommended, but shall not be required, that temporary dead-end streets:

- a. That terminate at the boundary of a subdivision, and
- b. Which terminate more than 200 feet from the nearest intersection

shall be provided with a temporary cul-de-sac constructed at their terminus according to the aforementioned street construction standards.

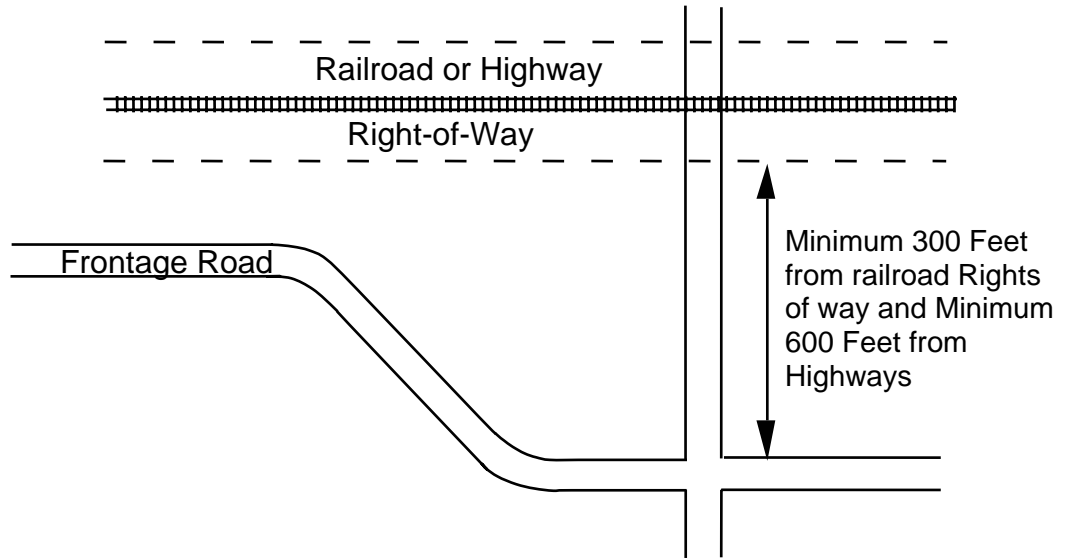
2. Cul-de-sac streets shall not be longer than 700 feet measured from the intersecting street right-of-way line to the centerline of the cul-de-sac radius, except in the Rural District (RUR) or the Planned Rural District (PRUR) which shall not be longer than 2,000 feet.
3. Unless topography, lakes, streams, Highways, Parkways, Arterial Streets, railroads or other such natural or man-made features would obstruct the provision of through streets, permanent cul-de-sac streets shall be minimized by laying out the subdivisions to comply with the block length and cul-de-sac street length criteria of these regulations in order to facilitate traffic circulation, utility line interconnections, road maintenance and snow removal.

D. Alleys:

1. Alleys shall be discouraged unless topography, lakes, streams, Highways, Parkways, Arterial Streets, railroads or other such natural or man-made features would obstruct access by way of streets.
2. Any proposed alleys shall be reviewed by the County Planning Office and Public Works Department with respect to specific design and location considerations to assure that the alley would be an integral part of the subdivision.

E. Frontage Roads:

1. Frontage roads are a specific type of internal street pattern and shall be allowed only if the existing geology, topography, floodplain, or other environmental constraints or lot patterns are such that frontage roads are the most feasible way to provide for local traffic service to appropriate access points on Parkways or Arterial Streets. For example, when internal street patterns cannot be arranged to meet the street spacing and median break spacing requirements of these regulations, or if the lots cannot be arranged with side lot lines or rear lot lines adjacent to Arterial Streets, Parkways, Highways or railroad lines .
2. Frontage roads or other internal street patterns shall be planned and constructed in subdivisions when the number of access points on one side of the Highway, Parkway or Arterial Street would exceed the maximum number that would be allowed by compliance with the minimum Street Intersection Spacing requirements in Section 2 (B)(1) of this Article.
3. Frontage roads shall not intersect Parkways, Arterial Streets or Collector Streets at closer intervals than the Street Intersection Spacings allowed by Section 2 (B)(1) of this Article .
4. Frontage roads shall conform to the then applicable Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County, and any other applicable criteria specified herein.
5. Frontage roads or other streets that are parallel to railroad or Highway rights-of-way shall not intersect streets that cross the railroad or Highway -at-grade unless the frontage road or other parallel street centerline is at least three hundred (300) feet from the closest edge of the railroad or six hundred (600) feet from the closet edge of the Highway right-of-way.



6. Frontage road access points on opposite sides of Parkways and Arterial Streets shall be aligned to minimize the number of future median openings.

F. Acceleration, Deceleration and Left-Turning Lanes:

Acceleration, deceleration, and left turning lanes shall be provided by the developer /subdivider at intersections of subdivision streets with adjacent Collector Streets, Arterial streets and Parkways, when existing and projected traffic conditions would warrant them as determined by the County Engineer.

G. Sidewalks:

1. Sidewalks are required and shall be installed by the subdivider on one side of all streets in residential subdivisions with a majority of the lots less than one (1) acre in size, and are permitted in all other subdivisions in conformance with the requirements set forth herein. Sidewalks shall be located within the public right-of-way and shall not be more than one (1) foot from the public right-of-way line of all streets. There shall be a landscaped area at least two (2) feet wide between the sidewalk and curb. If site conditions do not allow for the buffer area and sidewalks must be constructed adjacent to the curbs, the sidewalks shall be constructed as a separate entity to the curb, and at no time shall the two be constructed as a single unit.
2. The minimum width of sidewalks shall be four (4) feet.
3. Sidewalks at street intersections shall be ramped to provide access for physically impaired persons.
4. In and adjacent to residential subdivisions where substantial pedestrian circulation may occur, such as adjacent to schools, the dedication of a public right-of-way and the construction of pedestrian walkways shall be required whenever street rights-of-way or public open space would not be available or would not provide acceptable and reasonable pedestrian routes. These rights-of-way shall be between ten (10) and fifteen (15) feet wide, shall be adequately fenced and shall contain a concrete sidewalk the entire length of the right-of-way. The required width of the sidewalk may vary, but in no case shall it be less than four (4) feet.

H. Street, Signage and Signalization:

1. The design and placement of street name signs by the developer shall be in accordance with the then applicable Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County.
2. If the design of a subdivision requires traffic signalization within or adjacent to the subdivision, as determined by the County Engineer as a result of a traffic study, then the developer of the subdivision shall be responsible for the cost of installing such traffic control signs and devices, in accordance with relevant County standards as established by the County Engineer.

I. Shade Trees:

1. Along Arterial and Collector Street rights-of-way adjacent to residential subdivisions with any lots smaller than one (1) acre, or within or adjacent to any retail business or employment center subdivision, new shade trees shall be planted or existing trees shall be kept as follows:
 - a. The trees shall be within the required yards behind the public right-of-way lines,
 - b. The trees shall be of low water and low-maintenance varieties,
 - c. The trees shall be hardy species,
 - d. At the time of planting, the trees shall have a minimum caliper of one and one-half (1-1/2) inches when measured at a height of twelve (12) inches above the ground level, and
 - e. For every seventy-five (75) feet of street frontage, an average of one (1) deciduous tree shall be provided that has or will have a mature trunk size of at least twelve (12) inches.

The subdivider/developer shall either plant such trees, retain such existing trees, or require future owners of the lots to plant and maintain sufficient trees to meet the above standards.

2. The planting of all shade trees and shrubs in the public right-of-way shall be subject to the prior written approval of the County Planning Office and Public Works Department. A list of appropriate plant materials shall be available at the Planning Office.
3. The location of utility easements and tree planting or protection areas shall be coordinated to prevent conflicts between utility lines and trees.

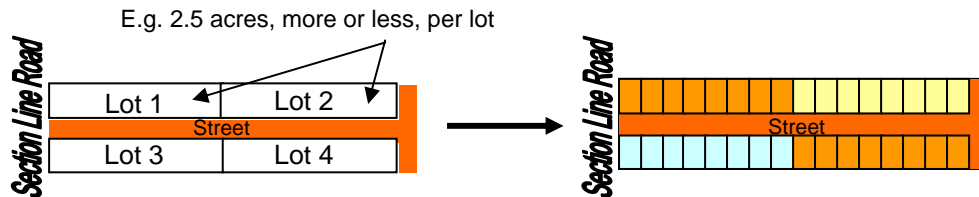
Section 3. LAYOUT OF LOTS:

A. In General:

Every lot within a subdivision shall have at least thirty-five (35) feet of frontage on a street. Driveways to lots in subdivisions zoned Rural District (RUR) or Planned Rural District (PRUR) or zoned to residential or planned residential district that are platted after April 3, 2002, shall take access on be provided by Local Streets or Collector Streets except for lots that comply with Article 29, Section 5 or Article 30, Section 1 (A)(1), or Article 30, Section 2 (B) of these regulations.

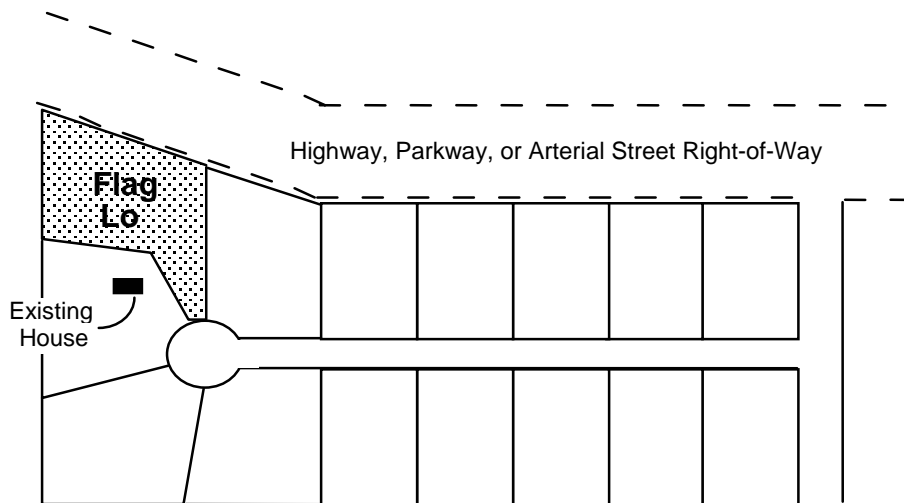
B. Residential and Rural Subdivision Lots:

1. Within subdivisions of property zoned residential or planned residential district, the lot-depth to lot-width ratios shall not exceed three to one or be less than one to one. Within subdivisions of property zoned Rural District (RUR) or Planned Rural District (PRUR), the lot-depth to lot-width ratios for lots smaller than ten (10) acres shall not exceed three to one or be less than one to one. Within subdivisions of property zoned Rural District (RUR) or Planned Rural District (PRUR), the lot-depth to lot-width ratios for lots ten (10) acres or larger shall not exceed four to one or be less than one to one.
2. Provisions for Replatting Certain Existing Lots: Existing lots or tracts with a Nominal Lot Area of at least ten (10) acres but not more than fifteen (15) acres that have a lot-depth to lot-width ratio not greater than 4-to-1, may be subdivided to create new 3-acre or smaller lots with lot-depth to lot-width ratios that are less than 1-to-1 but not greater than 1-to-6 if all the following criteria are met:
 - a. The subdivision shall be in an area where sanitary sewer service is expected to be available within a reasonable period, e.g. ten (10) to fifteen (15) years.
 - b. The subdivision lot layout shall be arranged to enable the 3-acre or smaller lots to be resubdivided laterally along the street into smaller lots if the property is rezoned in the future to allow smaller lots. An example is shown in the following diagrams:



- c. Provisions shall be made to facilitate the construction of sanitary sewers in the subdivision to minimize major disruptions of the streets and other utility infrastructure in the subdivision.
 - d. The Final Plat shall include a note stating that any resubdivisions of any of the lots would be subject to the requirements of the Subdivision Regulations in effect when the resubdivision occurred, and that any resubdivision shall not occur until and unless sanitary sewers are available to serve the lots.
 - e. The topography of the site shall be such that gravity-flow sanitary sewers, storm drainage systems, and the street centerline grades will meet the then applicable design criteria and standards of the Unified Wastewater District and the County Public Works Department.
 - f. The land to be subdivided has or will have at least RN-2, Residential Neighborhood Two District, PRN-2, Planned Residential Neighborhood Two District, RLD, Residential Low Density District, or PRLD, Planned Residential Low Density District, zoning before the plat is recorded.
3. Corner lots shall have sufficient depth and width to allow the front yard setback required in the zoning district to be provided along all street frontages.
4. Residential lots shall have a depth of at least 125 feet for lots smaller than 1-acre and shall have a depth of at least 150 feet for all other lots.

5. The minimum lot width required in the zone shall be provided at least at the front building setback line.
6. Double frontage lots smaller than ten (10) acres shall not be allowed in subdivisions zoned Rural District (RUR), or Planned Rural District (PRUR), or residential or planned residential district unless no other lot arrangement is possible, such as where lots back onto an Arterial Street, Parkway or Highway. All double frontage lots shall include a non-access easement which shall prevent driveway access on the rear lot line.
7. In residential subdivisions, flag-shaped lots may be permitted when necessary to avoid or control the number of driveway accesses onto Highways, Parkways, or Arterial Streets.



8. In residential and planned residential subdivisions, lots shall be arranged so that surface drainage in swales or channels across residential lots is avoided except along side or rear lot lines. Where surface drainage in swales or channels on residential lots is necessary, as determined by the County Engineer, easements shall be provided and the drainage systems in such easements shall be improved in accordance with the Design Criteria for Storm Drainage systems adopted by the County.
9. Where resubdivision of the property is likely due to existing development patterns and planned development densities as indicated in the adopted plan, the lots in the subdivision shall be arranged with due care and regard for such future resubdivisions in accordance with good planning principles and the provisions of these regulations.

Section 4. ENVIRONMENTAL RESOURCES:

- A. General Environmental Review Information Required: As part of the preliminary plat process for any subdivision proposing any lots smaller than ten (10) acres, the subdivider shall cause to be prepared and submitted an Environmental Overlay Analysis which reflects the existing and proposed site conditions which must be considered for appropriate subdivision planning and design sensitivity to topics such as the following:
 1. Natural topography and slopes;
 2. Established natural drainage areas and patterns;

3. Bluffs, ravines, and major rock outcroppings;
4. Designated flood plains; and, where base flood elevations have not been previously determined, and if 50 lots or more would be created or if greater than 5 acres would be involved in the subdivision, then the subdivider shall cause the base flood elevation to be determined and the base flood area shall be delineated on the plat in accordance with Article 22 of these regulations.
5. Designated open space and trail linkages of the Johnson County Parks and Recreation Master Plan (if applicable);
6. Mature trees and existing forested areas;
7. Major off-site vistas and solar access characteristics; and
8. Soil characteristics within the subdivision if sanitary sewers are not available or are not proposed to be provided with the development of the subdivision.

The submitted environmental analysis information shall be either an overlay to the Preliminary Plat or shall be included on the Preliminary Plat itself. Any such available information shall be discussed at the pre-platting conference with representatives of the County Planning Office and the Public Works Department prior to the preparation of a Preliminary Plat.

B. General Environmental Design Review Criteria and Standards:

1. Erosion Control/Storm water Management:
 - a. Natural bluffs and major rock outcroppings shall be preserved as open space to the maximum extent practicable and consistent with good site design and the ability to utilize the property. If the natural bluffs and major rock outcroppings are such that there would be safety hazards or land stability problems for development, no uses or improvements, other than non-structural recreational use or open space use, shall be permitted within erosion hazard areas associated with the natural bluffs and major rock outcroppings.
 - b. Natural ravines and waterways shall be preserved as open space to the maximum extent practicable and consistent with good site design and the ability to utilize the property. Natural ravines and waterways may be eliminated by construction of improvements such as storm sewers and waterways constructed in accordance with the County's adopted standards, or, if necessary to comply with the County's adopted Design Criteria for Storm Drainage Systems or detention facilities.
 - c. Final landscape grading shall be appropriate for landscape plantings and erosion control of roadside areas. Cut and fill slopes shall not be steeper than 3:1 (3 feet horizontal to 1-foot vertical) and slope intercepts shall be rounded and blended into the natural terrain in order to emulate natural topographic characteristics and to enhance their overall appearance.
 - d. Subdivisions that would alter or construct improvements on steep slopes shall be appropriately evaluated by the subdivider and a report on the slope stability characteristics shall be submitted with the preliminary plat application. Properties which exhibit unsuitable slope stability characteristics may be denied subdivision approval or may be required to appropriately alter the subdivision design or undertake appropriate engineered solutions to slope stabilization as a condition of subdivision approval.

3. Mature Trees and Forestation Areas:

Subdivisions shall be designed and developed to protect and preserve mature trees and forested areas to the greatest extent reasonable and practicable.

4. Major Off-site Vistas, View Corridors and Solar Access Characteristics:

Subdivisions shall be designed and developed to take maximum advantage of major off-site vistas, view corridors and the solar access characteristics of the site.

Section 5. REQUIRED IMPROVEMENTS:

A. General Criteria:

1. The subdivider shall be responsible for the installation of certain public improvements including streets, sidewalks, storm drainage facilities, and sanitary sewers as required and provided in this Article and these regulations.

For any water, electrical, gas, telephone, cable television, and all other utility service lines to be installed within the subdivision for the initial end users of development on the lots therein, the subdivider shall coordinate with all appropriate utility agencies and companies to assure that the service lines shall be appropriately installed:

- a. to comply with the standards, specifications and policies of the utility service company,
 - b. with adequate service capacities and in a timely manner suitable to the needs of the initial end users of each lot in the subdivision, and
 - c. in accordance with any applicable Minimum Infrastructure Requirements in these regulations.
2. Permanent utility easements shall be established by the subdivision plat along all sides of the subdivision which do not abut a public street, and such easements shall be at least ten (10) feet wide. Utility and drainage easements shall be provided along lot lines wherever utility service lines or drainage systems are to be located and shall be at least ten (10) feet wide and shall be centered on the lot lines. The permanent utility easements shall provide utility service line routes in a manner or to a degree acceptable to the Board such as:
- a. Along rear or side lot lines,
 - b. In locations that would avoid utility service lines across natural or man-made obstacles such as rivers, steep slopes, highways or arterial streets in a manner which would make the installation or maintenance of the utility service lines unusually expensive, hazardous or difficult, or
 - c. In locations that would enable utility service lines to be direct and reasonably short with respect to the layout of the lots and blocks in the subdivision.
3. Following consultation with the County Wastewater District, locations for underground utility placement shall be coordinated with the County Engineer during preparation of a Preliminary Plat.

4. "As-built" drawings and specifications for each utility system constructed shall be supplied by the developer to the County Engineer upon completion of each construction phase within any subdivision.

B. Water Supply:

1. Prior to the submittal of a Preliminary Plat, applicants for subdivision approval shall obtain written verification from the Water District serving the area of the proposed subdivision which assures the County that the property to be subdivided will be served by the Water District via existing water mains or after water mains which meet the standards and specifications of the Water District have been installed. Such Water District verification shall estimate the level of excess service capacity that is currently available, and shall estimate the distance to existing water mains and shall estimate the available water flow in Gallons per Minute (GPM). See also Article 31 of these regulations.
2. Residential subdivisions with lots smaller than one (1) acre, and all commercial and industrial subdivisions, shall be provided with a system of fire hydrants to provide adequate water for fire protection for the buildings in or proposed to be in the development. See also Article 31 of these regulations.

C. Sanitary Waste Disposal and Sanitary Sewers:

1. Within a residential subdivision proposing septic systems for wastewater disposal, a report on soil characteristics of the property is required at the preliminary plat submittal stage. This report shall be submitted by the subdivider and shall be prepared by an engineer, licensed in the State of Kansas, and shall consider, among other things, the Soil Survey of Johnson County, Kansas prepared by the Soil Conservation Service (now the Natural Resources Conservation Service, U. S. Department of Agriculture). This report shall describe and summarize the soil characteristics in the proposed subdivision with regard to whether those soils would be suitable for conventional on-site septic systems or whether alternative on-site wastewater disposal system would likely be needed. This report may be based solely on the information in the Soil Survey of Johnson County, or additional soils data from borings or soil profile analysis excavations at least five (5) feet deep may be gathered, summarized and presented for consideration by the County. The suitability of the site for septic tanks shall be considered in the evaluation of subdivision proposals, and may be the basis for denial if sanitary means of handling wastewater are not feasible from an engineering standpoint or if wastewater disposal methods could not be made to comply with the County's adopted Environmental Sanitary Code. If the subdivision is determined to be suitable for on-site wastewater disposal methods, the subdivider shall cause the disposal field areas to be used for on-site disposal systems to be barricaded or otherwise protected from compaction of the soils by heavy equipment during the course of construction on the lot.
2. If a new subdivision, including resubdivision (hereinafter in this subsection "Subdivision") contains any lots smaller than seven (7) acres in size and is located in any one (1) of the following areas:
 - (i). The Blue Valley Area Plan, Urban Fringe Area, as designated in the Rural Comprehensive Plan;
 - (ii). The Lone Elm Area Plan, with the exclusion, however, of the Rural Cluster area and the Rural Fringe area of said plan, as designated in the Rural Comprehensive Plan;
 - (iii). The Urban Fringe Policy Area, as designated in the Rural Comprehensive Plan; or

- (iv). Any area where, in the opinion of the Chief Engineer of the Johnson County Unified Wastewater District, it is considered likely or reasonable to expect that sanitary sewer service would be available for a Subdivision within a fifteen (15) year period of time.

then the developer of the Subdivision shall provide:

- a. Sanitary sewers if the Subdivision is upstream of and one thousand three hundred twenty (1,320) feet or less from the boundary of a sanitary sewer district or a sanitary sewer line capable of being connected to and capable of serving the new lots; or
- b. Dry Low-Pressure Sewers or dry gravity sewers if the Subdivision is not in an area where sanitary sewers are required by subparagraph a.

However, if, the Chief Engineer of the Johnson County Unified Wastewater District, considers it unlikely or unreasonable to expect that sanitary sewer service would be available within a fifteen (15) year period of time to a Subdivision located within an area set forth within subparagraphs (i), (ii) or (iii) above, then the Chief Engineer may recommend to the BOCC that a waiver, either full or partial, be granted from the requirements set forth in this subsection, as deemed appropriate under the facts and circumstances involving the particular Subdivision.

Likewise, if the Rural Comprehensive Plan identifies any portions of the county or in particular the areas described in paragraphs (i), (ii), (iii) or (iv) above to be non-sewerable, then the Director of Planning may recommend to the BOCC that a waiver, either full or partial, be granted from the requirements set forth in this subsection, as deemed appropriate under the facts and circumstances involving the particular Subdivision.

Additionally, if the Chief Engineer of the Johnson County Wastewater District considers it advisable, based upon specific facts and circumstances that are particular to a given subdivision, to forego requiring the provision of sanitary sewers, dry low-pressure sewers, or dry gravity sewers, although the criteria designated above in items (i) through (iv) and (a) through (b) requiring such sewers have been satisfied, then the Chief Engineer may recommend to the BOCC that a waiver, either full or partial, be granted from the requirements set forth in this subsection. For purposes of this waiver, facts and circumstances particular to a given subdivision may include, but not be limited to: 1) the platting of a one or two lot subdivision; or 2) the replatting to combine several lots in a subdivision; when an existing, functional, on-site septic system is being utilized.

D. Gas, Electric, Telephone and Cable Service:

Underground electrical, telephone and cable utility transmission lines are required for all residential subdivisions with lot sizes smaller than three (3) acres as well as in all employment center or retail business subdivisions.

Section 6. MINIMUM INFRASTRUCTURE REQUIREMENTS:

Compliance with the Minimum Infrastructure Requirements of Article 31 of these regulations is required for new Subdivisions after the effective date of these regulations. Compliance with the highly recommended infrastructure factors of Article 31 shall also be required unless the applicant can show good cause why the highly recommended infrastructure factors should not be provided and that a waiver should be allowed in accordance with Section 2 (E) of Article 31. Compliance with the

