

Subdivision Regulations For The City of Lawrenceburg and Anderson County, Kentucky

Revised and Prepared by the
LAWRENCEBURG/ANDERSON COUNTY JOINT
PLANNING COMMISSION
and the
BLUEGRASS AREA DEVELOPMENT DISTRICT

AUGUST 2004

Amendments:

1) Amendment	2/8/05	Sections 630d & 640e
2) Amendment	7/14/11	Sections 540(4)(C)
3) Amendment	9/9/14	Section 720(a)
4) Amendment	4/11/17	Sections 840(5), 925

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SUBDIVISION REGULATIONS

Regulations for establishing subdivision procedures for the submission and approval of the preliminary plans, final plats and recording of final plats; Design standards and principles for the layout of subdivisions and for the surveying and platting requirements thereof; requiring the installation of certain improvements and providing for the necessary construction agreements and guarantees therein; providing for certain preliminary and final plat requirements; defining certain terms used herein; providing for the method of administration and enforcement and the penalties for violation thereof; providing for the means of adoption and amendment; repealing all regulations, resolutions, order, ordinances and/or codes in conflict herewith.

ARTICLE I
Purpose, Authority and Jurisdiction

100 PURPOSE

Land subdivision is the first step in the process of community development. Once land has been divided into streets, lots, and open spaces, a pattern has been established that usually determines how community needs for residence, business and industry will be met. It also determines, to a great extent, how well it will be able to meet the demand for home sites, and how efficiently and economically it will be able to provide the many services demanded of it.

After land has been subdivided and publicly recorded, it is very difficult and costly to correct defects and deficiencies in the subdivision layout and in the facilities provided. In addition, a subdivided area sooner or later becomes a public responsibility in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. The guidance of land development in harmony with community objectives is, therefore, a matter of serious public concern, and it is in the interest of the public, the developer, and the future owners that subdivisions be conceived, designed, and developed in accordance with sound rules and proper minimum standards.

These subdivision regulations are designed to provide for the harmonious development of the subdivided area; for a coordinated layout; for the proper arrangement of streets; for adequate and convenient open spaces for traffic, utilities, recreation, light, air, and access of fire-fighting equipment; for avoidance of population congestion through requirements for minimum lot widths and lot area; for adequate provision of water, drainage, sewer and other sanitary facilities; and for reducing flood damage potentials to the greatest extent possible.

110 SHORT TITLE

The full title of these subdivision regulations shall be the "Subdivision Regulations for the City of Lawrenceburg and Anderson County, Kentucky." As a short title, these regulations shall be known and may be cited as the "Subdivision Regulations."

120 AUTHORITY AND ADMINISTRATIVE AGENCY

These regulations were prepared and approved by the Lawrenceburg/Anderson County Joint Planning Commission pursuant to the authority, Chapter 100 of the Kentucky Revised Statutes, and shall be administered by the Lawrenceburg/Anderson County Joint Planning Commission upon their adoption.

130 AREA OF JURISDICTION

The Lawrenceburg/Anderson County Joint Planning Commission, through these subdivision regulations, shall have jurisdiction and control over the subdivision of all land in the City of Lawrenceburg, Kentucky, and the County of Anderson, Kentucky, which area also shall be designated the planning area of said Commission.

140 AMMENDMENTS

The Planning Commission may amend or modify these regulations from time to time by holding a public hearing on the proposed changes after giving notice as required by Kentucky Revised Statutes, Chapter 424.

150 FEE SCHEDULES

The Planning Commission shall adopt a fee schedule to cover the cost of plat review, inspections, and other costs to the Commission related to subdivision development.

160 INCONSISTENCY WITH OTHER PROVISIONS

Wherever there is a discrepancy between minimum standards set forth in these regulations and those of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or highest standards shall apply. Nothing in these regulations shall prohibit the Subdivider from imposing higher standards than required by these regulations for a development, provided that the restrictions are indicated on or attached to the plat approved by the Commission and filed with the County Clerk.

ARTICLE II Definitions

200 PURPOSE

The purpose of this Article is to define certain words and phrases commonly used in subdivision development. The words and terms expressed in the present tense include the future tense. The words and phrases expressed singular in number include the plural number. The word "may" is permissive, while "shall" and "will" are mandatory.

210 DEFINITIONS

The following words or phrases as used herein shall be defined and interpreted as follows:

Agencies, Governmental and Private: Governmental and private agencies referred to herein mean those agencies having regulations relating to or having an effect upon subdivision development. These agencies include, but not exclusively, departments and commissions of the City of Lawrenceburg, the Anderson County Fiscal Court, Water Districts, and similar agencies.

Architect, Landscape: A landscape architect shall be a person holding a degree in landscape architecture from a college accredited by the American Society of Landscape Architects, and shall also be a qualified member of such Society.

Building: Any man-made physical structure, or part thereof, affixed to the land and intended for man's work, residence, or other occupancy.

Building Setback Line: A building setback line is a line within the boundaries of a lot which determines the minimum distance any building can be located thereon from the adjacent right-of-way line of an adjacent street. Building setback lines are generally parallel to, but not exclusively, the right-of-way line of said adjacent street.

City: The City of Lawrenceburg, Kentucky.

Conservation District, Anderson County: That body of local government created by KRS Chapter 262.

County: The County means County of Anderson, Kentucky.

Developer: A developer is an individual, partnership, corporation or other legal entity or agent thereof, that undertakes the activities covered by these regulations. Inasmuch as the subdivision plan drawings are merely a necessary means to the end of assuring satisfactory development, the term "developer" includes "subdivider", "owner", "builder", etc., even though the persons and their precise interests may vary at different project stages.

Development Plan: A development plan is the written and graphic material for the provision of a development, including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, lots, parking facilities, signs, drainage of surface water, access points, a plan for screening or buffering, utilities, existing man-made and natural conditions, and all other conditions agreed to by the applicant.

Engineer: An engineer is any person registered and currently licensed to practice as a professional engineer in the State of Kentucky. Depending upon circumstance, shall also refer to the County Road Supervisor

Grade: A grade is the inclination, with the horizontal of a road, unimproved land, etc., which is generally expressed by stating the vertical rise or fall as a percentage of the horizontal distance.

Implementation Devices: Implementation devices are the zoning ordinance, subdivision regulations, office maps, etc., adopted or established by the Commission and/or governmental units of Lawrenceburg and Anderson County to implement the Comprehensive Plan as set forth in Chapter 100 of Kentucky Revised Statutes.

Improvements: Improvements are physical changes made to raw land, and structures placed on or under the land surface, in order to make the land more usable for man's activities. Typical improvements in these regulations would be grading, street pavement, curbs, gutters, drainage ditches, storm and sanitary sewers, utility lines of all types, street name signs, property number signs, streets, etc.

Jurisdiction, Agency With: Agencies having their own regulations relating to certain phases of land subdivision development, and others working with the Commission. Including without being limited to, departments and commissions of the City of Lawrenceburg and/or County of Anderson, Water Districts, and similar agencies.

Land Surveyor: A land surveyor is any person currently licensed as a land surveyor by the State of Kentucky.

Lot: A lot is a portion of a subdivision plan or the basic unit thereof, intended for transfer of ownership or for building development.

Lot Area: The lot area is the amount of land contained within the designated property lines of a lot, which may include utility easements but shall not include street right-of-way.

Lot, Corner: A lot abutting upon two or more streets at a street intersection, or abutting upon two adjoining and deflected lines of the same street and thereby forming an interior angle of less than one hundred thirty-five (135) degrees. The depth of a lot is the minimum horizontal distance between the front and rear property lines of a lot.

Lot, Double Frontage: A double-frontage lot is any lot having two or more of its non-adjoining property lines abutting upon separate streets.

Lot, Reverse Frontage: A reverse frontage lot is a double frontage lot having its vehicular access point limited to the street which is not faced by the building situated thereon.

Lot Width: The width of a lot is the distance measured between the two side property lines of a lot at the building line.

Planner, Community: The community planner is any person who shall be either a member or associate member in good standing of the American Planning Association.

Plan, Comprehensive: The Comprehensive Plan is the plan, or parts thereof, adopted by the City of Lawrenceburg and/or County of Anderson to implement the future physical development of said City and County in regard to transportation, land use, community facilities, utilities and other physical needs, as defined in KRS 100.187.

Planning Commission (Or "Commission"): The Planning Commission of the City of Lawrenceburg and the County of Anderson.

Planning Commission Engineer: Professional engineer designated by or employed by the Planning Commission.

Plan, Development: See "Development Plan".

Roadway: Roadway is that portion within the street right-of-way consisting of the street pavement, curb and gutter (or open ditches), which is accordingly used as a channel for vehicular movement and water drainage.

Secretary: The secretary is that person designated or appointed as such by the Planning Commission.

Soil Survey: That report developed by NRCS and covering Anderson and Franklin Counties in 1985. Also the soils data available at <http://soildatamart.nrcs.usda.gov/Survey.aspx?County=KY005>

Street: A street, in its general sense herein, is an area of land designated for public use within defined limits in order to provide a means for vehicular and pedestrian movement. The right-of-way limits of any street shall include the street pavement, curb and gutter (or open ditches), sidewalks, and may provide space for the location of utilities. The right-of-way limits of any street shall be coincident to the property line of the adjacent or the abutting lot. Streets are classified specifically herein as follows:

1. **Expressways:** Expressways rank first in the classification of streets, and are used only for vehicular movement without access to abutting properties. Interchange of traffic between expressways and other streets (only arterial streets when possible) is accomplished by grade separated interchange with merging deceleration and acceleration lanes.
2. **Arterials:** Arterial streets rank second in the classification of streets. They are used primarily for vehicular movement and are used secondarily for vehicular access to abutting properties. Access to abutting properties, if permitted, should be provided by means of a marginal access street in order to serve several abutting properties, rather than providing each abutting property to have its own individual access thereto. Arterial streets are the link between expressways and collector streets, and generally rank next to expressways in traffic volume, speed limit control and right-of-way limits.
3. **Collector Streets:** Collector streets rank third in the classification of streets and are principally used for vehicular movement; however, access to abutting properties are planned and controlled so that minimum disturbance is made to the traffic flow on said collector street. Collectors are the link between arterial and minor streets, and generally rank next to minor streets in right-of-way widths and speed control.
4. **Minors:** Minor streets rank fourth in the classification of streets and are used primarily for providing access to abutting properties. Vehicular movement on minor streets should have an origin or destination in the immediate vicinity, whereas all types of through traffic should be eliminated. Minor streets are the primary link between generator points (homes, offices, stores, etc.) and collector streets. Minor streets require the least amount of vehicular movement and may be further classified into five categories as follows:
 - a. **Continuing Streets:** Continuing streets are minor streets having two open ends; each end generally connecting with different streets. One or more other streets may intersect such a street between its two open ends, and property abuts both sides of such a street.
 - b. **Frontage Roads:** Frontage roads are minor streets generally having two or more access points to the major street system by connecting to a street of higher classification. Property abuts only one side of such a street, whereas the other side thereof should generally be parallel and adjacent to a street of higher classification.
 - c. **Loop Streets:** Loop streets are minor streets having two open ends each and generally connecting with the same street. No other streets intersect between its two ends and property abuts on both sides thereof.

- d. **Cul-de-sacs:** Cul-de-Sacs are minor streets having only one open end providing access to another street, and a closed end providing a turn-around circle for vehicular movement. No streets of this type shall dead-end at the closed end, unless future plans provide for its continuation for an open end or a turn-around circle. Temporary turn-around circles may be required when deemed necessary by the Commission.
- e. **Alleys:** Alleys are streets generally having two open ends with each end connecting to different streets. Alleys generally provide service and access to the rear of abutting properties on both sides thereof.

Subdivision: Subdivision means the division of land into three or more parcels for the purpose of sale, use or building development, whether immediate or future, and includes re-subdivision of existing subdivided land. However, any division of land for agricultural purposes into lots of five (5) acres or more and not involving a new street shall not be deemed a subdivision. Any division or redivision of land into parcels of less than one acre, occurring within twelve (12) months following the division of the same land, shall be deemed a subdivision. For platting purposes, subdivisions are classified herein under minor and major subdivisions. For physical improvement purposes, major subdivisions are further classified into special classes in Article VIII.

ARTICLE III

Major and Minor Classes of Subdivision Established for Processing Purposes

300 PURPOSE

The purpose of this Article is to establish different classes of land subdivisions on the basis of their relative importance to the community's overall development. This will then permit the establishment of requirements for subdivision plan preparation and approval which may vary for the different classes.

310 PROCESSING CLASSES FOR SUBDIVISIONS

Chapter 100 of the Kentucky Revised Statutes provides that no land shall be subdivided, transferred, sold or agreed to be sold until after a plat of such land is prepared and approved in conformance with requirements established by the Planning Commission; metes and bounds description of the land shall not be used on contracts for the above purposes in order to replace the required plats; no plat shall be used as a basis for the above described activities, nor shall any plat be accepted for recording until after it has been approved in writing by the Commission. Thus, these regulations are intended as the requirements established by the Planning Commission for the preparation and approval of subdivisions.

In order to proceed towards establishing such requirements, "subdivisions" shall be further classified as follows:

A. Major Subdivision

Shall be those subdivisions of land which are generally of major significance to the community's future development, and shall include all subdivisions which do not conform to the definitions established for minor subdivisions. Generally, major subdivisions would be those which create four or more lots for sale or building development for housing residential, commercial, or industrial activities. Subdivisions which meet the minor subdivision definition may be treated as major subdivisions whenever the Commission feels such to be necessary. Major subdivision plans shall conform specifically with the requirements established by Articles V, VI, VII and VIII in addition to any other applicable regulations.

B. Minor Subdivision

Shall be those subdivisions of land which are generally of minor planning significance to the community's future development, and include only the subdivisions as described below. Such minor subdivisions shall conform specifically to the requirements established in Article IV in addition to any other applicable regulations.

1. Minor Subdivision (general class):

The subdivision contains five (5) or fewer lots, counting the remainder of the original tract, and the resulting lots are of less than five (5) acres, and involves no widening or extension of streets and utilities.

2. Consolidation Minor Subdivision:

The subdivision shall be solely for the purpose of transferring a portion of the subdivided land to an adjoining property with which it is to be consolidated. Such adjoining property shall have a common boundary with the portion of the subdivision intended for transfer. This shall include all cases in which the number of lots created by the subdivision is less than the number of lots currently existing.

3. Correction Minor Plat:

Technical revisions to a recorded Final Plat of an engineering or drafting nature or similar small discrepancy, but not including the altering of any property lines or public improvement requirements.

4. Retracement Surveys:

A plat in which no subdivision is approved, but is performed to translate an existing deed into a recorded plat.

ARTICLE IV Requirements for Minor Subdivision Plats

400 PURPOSE

The purpose of this Article is to establish special requirements for minor subdivision plats in order that they may be prepared and processed in less time than is required for major subdivision plans.

410 PROCEDURE FOR MINOR SUBDIVISION PLATS

The step-by-step procedures listed below shall apply to all minor subdivision plats unless otherwise indicated.

A. Plat Preparation

The developer has a registered land surveyor prepare a record plat in conformance with these regulations after checking to make certain that his subdivision qualifies as a minor subdivision.

B. Submission

The developer submits six prints of the original plat drawing to the Commission's staff.

C. Review

The Technical Review Committee (TRC) reviews the plat for conformance to these regulations, marks two prints as to any necessary changes, returns one print to the developer, and retains one for Commission files. As soon as the plat conforms to these regulations, it may be signed by the Chairman. Six final prints shall be submitted for approval.

D. Signing by Chairman

The Chairman will sign the Commission's certification on the six final plats to signify the Commission's approval and make it eligible for recording. One copy shall be kept for the Commission's records, three returned to the developer, one available for recording with the County Clerk, and one to the Anderson County Property Valuation Administrator.

E. Recording

Within ninety (90) days of the staff's review or the Commission's approval, the signed plat shall be recorded in the exact form as previously approved, or else the approval becomes null and void.

420 CONTENT AND FORMAT OF MINOR SUBDIVISION PLAT MATERIAL

The only plat material which the developer shall be required to submit shall be a record plat drawing. The following list describing material, title block, vicinity map, plat requirements, and certificate block applies to all minor subdivision plats unless otherwise noted.

A. Material and Size

The record plat submitted to the Commission for signing shall be prepared on an acceptable medium and contain neat and legible information which cannot be smudged or easily erased by normal use and handling.

B. Title Block

The title block shall be placed generally at the bottom right corner of the plat, showing the name of the subdivision as Record Plat of the (record name of property). The plat shall also show the name and mailing address of the following: the property being subdivided, the owner, the land surveyor, and the name of the owner(s) of adjoining property or the name of an adjacent major subdivision including the recorded deed and/or plat information as applicable. The plat shall indicate the written scale, Source of Title, date of preparation, and any other pertinent legend information.

C. Vicinity Map

A vicinity map shall be placed generally in the upper right corner of the plat, showing the relationship of the property being transferred (drafted in solid black) to a sufficient number of streets or highways in the area to enable one to quickly identify the section of Anderson County in which it is located at a scale of one inch equals 2,000 feet (or less). This map shall be oriented in the same direction as the plat.

D. Plat Requirements

All minor subdivision plats shall be developed as follows:

1. Placed generally in the center of the plat and with the boundaries of the subdivision shown in a heavy and solid line; the boundaries of the remainder of the parent tract shall be shown in a lighter dashed line;
2. All divisions shall have their acreage and a number or letter designation marked thereon;
3. The name and right-of-way width of all streets dedicated to public use and which abut, adjoin or are included within the subdivision;
4. The width, location and full extent of any access or other easement; dedication of at least twenty-five (25) feet of right-of-way from the centerline of existing roadways shall be required on all plats;
5. All boundaries shall be surveyed in the field, and accurate bearings and distances placed on each property line;
6. The scale of drawing shall be one inch equals 100 feet (or less) and the record names shown;
7. On consolidation plats, the parcel which is to be transferred and consolidated shall bear the following notation, "Parcel # ____ shall be consolidated with adjoining property and not conveyed as a separate parcel thereafter". For multiple consolidations, the parcels which are not in conformance shall be noted as follows: "Parcels # _____ do not constitute legal tracts either jointly or separately and must be consolidated each with an adjoining legal tract."
8. The plat shall include legend, title block, north arrow, and date.
9. A 3"x3" corner block for the County Clerk's stamp.
10. Existing major physical improvements, existing utilities, structures, property corner, other documentation as required to meet the Kentucky "Standards of Practice for Land Surveyors" shall be depicted on the plat.
11. Proposed and existing roadway entrances shall be indicated on the plat along with certification that the proposed entrance(s) have been approved by the agency having jurisdiction.
12. Where any property lying partly in Anderson County and partly in an adjoining county is divided into two or more parcels, any parcel resulting from such division which lies partly in Anderson County shall be subject to these Regulations.

E. Certifications

The certifications shall be on the plat opposite the title block. It shall contain the following signed certifications:

1. Owner's Certification
2. Land Surveyor's Certification
3. Commission's Certification
4. For general minor subdivisions, certificate of utility approval
5. For general minor subdivisions, certificate of highway supervisor approval. For all new divisions on state roads, the KYTC permit numbers for each lot shall suffice.

ARTICLE V

Requirements for Major Subdivision Plats

500 PURPOSE

The purpose of this Article is to establish the step-by-step procedure which shall be followed by the developer and the Planning Commission in preparing, reviewing and approving all subdivision plats (except for "minor subdivision" plats, for which the different procedures and requirements are provided in Article IV). The overall purpose of this Article is to foster and encourage better physical design in the transformation of open land to developed areas. Developers need to work closely with the Commission, its staff, and with qualified planning and design professionals to arrive at the most efficient, economical and pleasing physical design which resolves the potential land use, circulation, and other design issues related to the property involved.

510 PRE-APPLICATION CONFERENCE PROCEDURE

The purpose of the "pre-application conference" is to afford the developer an opportunity to avail himself of the advice and assistance of the Commission and its staff before he either prepares the preliminary plan or makes formal application for its approval. The developer should consult with potentially interested parties, such as attorneys, engineers, land surveyors, landscape architects, lenders and community planners, in an effort to reach firm conclusions as to the type of market demand to be served, the suitability of the location of the proposed subdivision, and the general arrangement of streets, lots and other features of the proposed development.

A. Development Plan

The developer should prepare a development plan indicating the boundaries of the tract, street and lot patterns, and other physical information relating to his intentions of development.

B. Office Visit

The developer should next visit the Commission's office and informally discuss his development plan with the staff and if he desires, with the Technical Review Committee (TRC) of the Commission. This informal discussion shall not constitute formal application or filing of a plan.

C. Commission Consideration

After TRC consultation, the applicant will present the above general information to the Commission in order to gain insight as to concerns and problems which might be avoided during the development plan approval process.

520 DEVELOPMENT PLAN PROCEDURE

The following shall be the procedure for Planning Commission consideration of any development plan.

A. Filing

To formally request Planning Commission action on the development plan, the developer shall file six (6) completed copies of the plans required by the Commission.

B. Review

The TRC will review all plans and then forward its recommendations to the Commission.

C. Commission Action

The Commission shall consider no development plans for action until the TRC has reviewed them. All development plans shall be approved or disapproved within ninety (90) days of the date they are formally filed for Commission action. However, in case of a development plan filed in conjunction with a map amendment request, the Planning Commission may postpone the development plan until after the Legislative Body has made its decision on the map amendment request.

The Commission will review the TRC's recommendation and then act for approval, conditional approval with conditions noted, postponement, or disapproval. The Commission may modify or disapprove the development plan if it finds the plan does not comply with the requirements of the Zoning Ordinance and, when applicable, the Subdivision Regulations or if it finds there are existing or potential substantial flood, drainage, traffic, topographic or other similar problems relating to the development of the subject property.

530 PRELIMINARY PLAN PROCEDURE

All subdivision plans shall receive their second official consideration by the Commission as "preliminary" plans. No developer shall proceed with any construction work on the proposed subdivision, including grading, before obtaining approval. The following procedures shall be required at this stage:

A. Design Plans

The developer shall have a licensed engineer, land surveyor or landscape architect registered in the state of Kentucky (providing that all engineering data are supplied by a licensed registered engineer) prepare the preliminary plan in conformance with the format, design, and improvement requirements of Articles VI, VII, and VIII. Utility companies and other concerned city and county agencies should be consulted before these are prepared.

1. Drainage Report Including Drainage Study and Computations: Two (2) sets of Drainage Reports including computations. The Planning Commission shall retain one (1) copy.
2. Plans for the Control of Erosion and Sedimentation: Three (3) sets of plans for the Control of Erosion and Sedimentation. The Planning Commission shall retain one (1) copy.
3. Water supply shall be adequate to serve development in accordance with Article VIII Section 830(C).

B. Formal Application and Submission

To secure formal action on the preliminary plan, the developer shall submit an application to the Commission's office at least three (3) weeks prior to Commission's regular scheduled meeting, together with six (6) prints of the preliminary plans (including improvement drawings and other required preliminary plan information).

C. Distribution of Plans

Copies of the preliminary plans shall be submitted to concerned city and county agencies (Health Department, utility companies, post office, school boards, park departments, traffic engineer, fire departments, Anderson County Conservation District, Planning Commission Engineer, etc.) for review and approval.

D. Staff and Other Agency Review

The Commission staff and the other related governmental agencies shall review the preliminary plans.

E. Subdivision Committee Review

The TRC will review all recommendations made, and then decide upon their own recommendations (for approval, conditional approval with conditions noted, postponement, or disapproval) to the Commission. A copy of all the TRC's recommendations shall then be given to the developer in order that he may make any necessary changes in the plans and resubmit copies of the revised plans for the Planning Commission meeting.

F. Commission Action

No preliminary plan shall be considered for action by the commission until it has been reviewed, and recommendations made by the TRC. The Planning Commission will review the TRC recommendations and then act for approval, conditional approval with conditions noted, postponement, or disapproval.

G. Notification of Action

1. **Approval:** Approval means the developer is now authorized to proceed with his physical improvements after securing any required construction permits, and proceed with preparation of his final plats. Lots shall not be sold at this time; rather, this shall occur only after approval of the final plat. Preliminary approval automatically grants a developer a maximum time limit of twelve (12) months within which he shall submit his final plat for approval unless the Commission grants a time extension. Within this twelve (12) month period, no changes shall be made in the approved preliminary plan without Commission approval.
2. **Conditional Approval:** Conditional approval means the developer may proceed as outlined above in Section 530(G)(1), but only after he has submitted revised preliminary plans. A completely new re-submittal of the plan is not required of the developer.
3. **Postponement:** Postponement means action is delayed for definite reasons which shall be noted by the Commission. Certain specified changes may have to be made in the plat, but a completely new re-submittal of the plat is not required of the developer.
4. **Disapproval:** Disapproval means denial of the plan. For further action, the developer must rework his plan to conform to the Commission's requirements. The reworked plan must be re-submitted as though it were a completely new preliminary plan no sooner than 30 days after the denial of the original plan.

540 FINAL PLAT PROCEDURE

All subdivision plats shall receive their last consideration as "final" plats. No developer shall sell or agree to sell any lot until after his final plat has been approved. At this stage, the following procedure shall be required.

A. Design Plans

The developer shall have a licensed land surveyor registered in the state of Kentucky prepare the final plat in conformance with the format, design, and improvement requirements of Articles VI, VII, and VIII. The final plat is a legal record of the subdivision as surveyed in the field, and must agree with the approved preliminary plan.

B. Time Lapse

Unless a time extension has been requested by the developer and granted by the Commission, all final plats (whether for portions of, or the entire coverage for, approved preliminary plans) shall be submitted within twelve (12) months of the approval date of the preliminary plan; otherwise the plat cannot receive "final plat" consideration, but shall be considered and re-submitted as a new "preliminary plan".

C. Material to be submitted

To secure formal action on the final plat, the developer shall submit the following final plat materials:

1. **Application:** One copy of the Commission's application completely and properly filled out.
2. **Final Record Plat:** Six (6) prints of the plat showing the manner in which the land has been subdivided and will be legally recorded.
3. **Record (As Built) Drawings:** One (1) print showing the "as-built" or "as-constructed" plans of the platted improvements, unless a performance guarantee has been approved by the Commission, in which case such print shall be submitted before the performance guarantee is released or exonerated.
4. **Bond for Physical Improvements:** The Commission may, in its discretion, permit developers to furnish a performance bond guarantee in lieu of actually completing the physical improvements. Where permitted, performance guarantees shall be equal to the maximum estimated cost for the installation of the uncompleted portion of the required improvements adjusted for inflation during the maximum effective period of the guarantee, but in no case shall the amount be less than 125% of the current construction costs of such improvements.* shall be made in an amount equal to of the estimated cost of such improvements,. In arriving at the maximum* estimated cost, the developer shall submit his estimates, but the decision of the Commission's engineer shall be final. The performance guarantee shall be posted to the Commission for the use and benefit of the City of Lawrenceburg or the county of Anderson (whichever has jurisdiction). The developer may choose one of the three following types of performance guarantees: *(*Amended 7/17/11)*
 - a. **Surety Bond:** A surety bond shall be in the form required by the staff, with the developer as principal. The surety shall be a surety bonding company authorized to do business in the State of Kentucky.
 - b. **Cash Deposit or Escrow:** The developer shall deposit cash, or other instrument readily convertible into cash at face value either with the Commission or in escrow with a local bank. The use of any instrument other than cash shall be subject to the approval of the Commission. In the case of an escrow account (which may be an interest-bearing account), the developer shall file with the Commission an agreement between the bank and himself guaranteeing the following:
 - i That the funds of said escrow account shall be held in trust until released by the Commission and may not be used or pledged by the developer as security in any matter during that period.
 - ii And that in the case of default on the part of the developer to complete said improvements as required, then the bank shall immediately make the funds in said account available to the Commission for use in the completion of those improvements.
 - c. **Letter of Credit:** The developer shall furnish a letter of credit from a local bank, which shall certify the following:
 - i That the bank guarantees the necessary funds.
 - ii That, in case of default on the part of the developer, the bank shall pay to the Commission, immediately upon request and without further action, such funds as are necessary to finance the completion of the improvements up to the limit of credit stated in the letter.
 - iii That the letter of credit may not be withdrawn or reduced in amount within a fixed period of time, to be determined by the Commission's engineer as being a reasonable time for completion of the improvements; and, in the event of default, for a reasonable time thereafter to permit the Commission to complete said improvements.
 - iv Effective Period: The effective period of the performance guarantee should be no more than one (1) year from the date of approval of the RECORD PLAT, MINOR PLAT or DEVELOPMENT PLAN.* *(*Amended 7/17/11)*

- v Extensions of the Performance Guarantee: Prior to the end of the effective period of any performance guarantee, the Commission may, for good cause shown, extend the effective period of such guarantee for an additional one year period. Prior to the granting of such extension, the Commission or its engineer, shall review the guarantee, and may require a change in the amount of guarantee for the extension period.* (*Amended 7/17/11)
- vi Substitutions: The Commission may, at any time during the effective period, accept a substitution of principal, sureties, or other parties, upon recommendation by its legal counsel.* (*Amended 7/17/11)
- vii Default - Whenever the required improvements have not been installed according to the terms of the performance bond and no extension or substitution has been granted, the Commission or its' designee may, upon recommendation of the applicable engineer and thirty (30) days' written notice to the parties to the instrument, declare the performance guarantee to be in default and exercise the rights hereunder. Upon default, no building permit or other approval shall be granted for the development until the Commission or it's designee determines that adequate progress has been made toward completion of the remaining improvements.* (*Amended 7/17/11)
- vii Partial Release of Guarantee and Review: any developer, who has posted a performance guarantee, may request that such guarantee be released or reduced upon a showing to the Commission that improvements insured by the guarantee have been completed in whole or in part. Prior to any reduction in the guarantee, the Commission shall review the amount of the guarantee to determine if the remaining portion of the guarantee is sufficient to cover the expense of the uncompleted improvement. In determining the amount or propriety of any requested reduction, the Commission shall utilize the criteria for determining the "maximum estimated cost" as set forth in Paragraph (a) above, but in no case shall the guarantee be reduced to an amount less than 125% of the current construction costs of the uncompleted improvements.* (*Amended 7/17/11)

5. In the event the developer is a public or quasi-public body, the Commission may waive the requirements of Subsections 540(C)(4).

D. Distribution of Plats

The staff shall review the material submitted and, if it is in compliance with these regulations, shall distribute copies to concerned city and county agencies.

E. Staff and Other Agency Review

Other agencies shall review the plat.

F. Technical Review Committee

The TRC will review all the findings and then decide upon its recommendations (for approval, conditional approval with conditions noted, or disapproval) to the full Commission. The developer or any other party may appear before the Subdivision Committee at its meeting to discuss any aspect of the plat being considered.

G. Commission Action

The Commission shall consider no final plat for action until it has been reviewed, and recommendations made by the TRC. The Planning Commission will review the TRC's recommendations and then act for approval, conditional approval with conditions noted, postponement, or disapproval.

H. Notification of Action

1. **Approval:** Means the final plat is ready to be signed by the Commission's Chairman, the plat may be recorded, and after recording the developer may sell or agree to sell lots by reference to an approved and recorded final plat. Commission approval shall not be deemed to constitute or effect an acceptance by the public of the dedication of any street or other proposed space offered for dedication since such acceptance is the prerogative of the City and County legislative bodies.
2. **Conditional Approval:** Conditional approval means the developer may proceed as outlined above in Section 540(H)(1), but only after he has met the conditions attached to the approval.
3. **Postponement:** Postponement means that the Commission has deferred action until some future Commission meeting in order that certain clarification can be made in regard to the plat. The Commission may require some specified changes, but a completely new re-submittal is not required of the developer, as it is in the case of disapproval.
4. **Disapproval:** Disapproval means complete denial of the present final plat. To request new review and action, the developer must re-work his plans to conform to Commission requirements, and then re-submit such as a completely new set of final plans.

I. Recording Final Plat

Within ninety (90) days of the Commission's approval, the final plat with all original signatures shall be filed for recording with the Anderson County Clerk's office or else the Commission's approval becomes null and void. Such original plat shall not be altered in any manner (except for Commission requirements) between the dates of Commission approval, and recording, or else the Commission's approval becomes null and void. At anytime within the ninety (90) days of Commission approval, the developer may deliver the plat with all original signatures to the Commission's office when he is ready for recording and the following shall take place:

1. **Signing by Chairman:** The Commission's Chairman shall sign the Certificate of Approval if the plat conforms to the approved plat.

J. Release of Bond

If the Commission has permitted a performance guarantee, the Commission shall approve its release after the receipt of notification by letter from the Planning Commission Engineer that the following requirements have been met:

1. **Record (As-Built) Construction Drawings:** That an acceptable print of the "as-built" construction drawings has been delivered to his office and is in conformance with all requirements.
2. **Approval of Improvements:** That the required improvements have been given a final check and have been satisfactorily completed in conformance with all requirements; that all items of construction (i.e. street paving, curbs and gutters, monuments, sidewalks, sanitary sewers, storm drainage facilities, etc.) where necessary and whether shown on previous plats or not, have been satisfactorily completed in accordance with sound engineering practices and the Commission's requirements; and all water, gas and other necessary utilities have been satisfactorily completed.

Subdivision Regulations

3. **Private Engineers Inspection:** That the developer's engineer has certified to the Commission engineer that all the requirements for physical improvements have been completed and are in full conformance with the Commission's regulations.
4. **Test Results:** That all required test results have been submitted and approved as outlined in Section 840 B (11).

ARTICLE VI

Content and Format of Plan/Plat Materials

600 PURPOSE

The purpose of this Article is to describe the content and format of required plat/plan materials and the information which must be placed thereon. Conformance to these requirements will provide maximum insurance for thorough study and expedient processing of plats. All plats shall adhere to these specifications unless, due to unusual and special circumstances, the Commission grants permission for modifications. Plats which are flagrantly or repeatedly lacking specified data shall be returned to the developer immediately after checking by the staff without waiting for review by the Subdivision Committee or the Commission.

610 PLAN MATERIALS FOR PRE-APPLICATION CONFERENCE

As previously described in Section 510 regarding Procedures, the minimum material should be a development plan showing the boundaries of the tract, the rough street and lot lay-out, and any other physical information readily available. The plan need not be to any special scale, nor drawn on any special material, nor meet any other specifications.

620 DEVELOPMENT PLAN MATERIALS

There shall be a preliminary development plan and a final development plan, defined as follows.

A. Preliminary Development Plans

A preliminary development plan is a site plan by which, at the early stages of development design, the Commission may consider, approve and restrict many major aspects of the development without requiring an undue amount of final design work on the part of the developer. The preliminary development plan is less detailed and specific than a final development plan in terms of exact arrangement of buildings, parking areas, open spaces, access points and any other site design features. No building permits can be issued based upon a preliminary development plan.

1. Contents of Preliminary Development Plan: A preliminary development plan shall contain the following information at a minimum:

- a. A title block containing the plan name, development plan type, name and address of developer and plan preparer and written scale.
- b. The boundary of the subject property and the record plan name or owner's name of all adjoining property.
- c. A vicinity sketch, oriented in the same direction as the design scheme.
- d. Topography with contour intervals as shown on the available USGS sheets.
- e. Location, arrangement, and approximate dimensions of existing and proposed driveways, walkways, parking areas and arrangement of spaces, point of ingress and egress, and other vehicular and pedestrian right-of-way.
- f. Location of any proposed or existing streets within or abutting the subject property.
- g. Screening, landscaping, buffering, recreational, and other open space areas.
- h. Approximate size, location, height, floor area, area arrangement and use of proposed and/or existing buildings and signs.

- i. Storm drainage areas, floodplains, conceptual drainage controls and storm water retention and any other designated environmentally sensitive or geologic hazard area.
- j. Proposed and existing easements for utilities or other purposes.
- k. Areas of substantial existing trees including those located along fence rows and drainage areas along with a general description of the type and size of such trees.
- l. A statistical summary of all-pertinent site data including site area, zoning, building coverage and floor area, parking, open space, etc.
- m. An owner's certification, signed and witnessed as follows: "I (We) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this as my (our) development plan for the property."
- n. A Commission's certification to be signed by the Commission's Chairman if and when the plan is fully approved, as follows: "I do hereby certify that this development plan was approved by the Planning Commission."

B. Final Development Plan

A development plan from which a building permit will be sought. A final development plan is intended to deal with site design issues at a detailed level and to actually dictate the approved locations of buildings, parking areas, open spaces, access points and any other site design features that vary from those requirements for the uses permitted and regulated by the dimension and area requirements for that zoning classification.

1. **Contents of Final Development Plan:** All information required for preliminary development plans as required under Sections 620(A), items (a) through (n) above; and that the plan information shall be of an exact nature, rather than approximate or general.

C. Amendments to Development Plans

Amendments to approved development plans can be made only by official Planning Commission action. Content and format and procedures shall be as for the original submission. However, amendments which fully meet the requirements set forth hereinafter for minor amendments may be approved and certified by the Commission's staff without further action by the Commission. Staff shall have discretion to refer any amendment which might qualify as a minor amendment to the Commission for approval.

1. **Minor Amendments Defined:** Minor amendments are intended to expedite approval in those situations where amendments are of minor significance and generally relate to the shifting of previously approved spaces. Such amendments (1) do not substantially change the character or nature of a development; (2) shall not increase the number or size of signs; (3) shall not change the location of any street and shall not increase the number, or change the location of, street access points; except that shifts in the approved access location not exceeding 25' may be approved as a minor amendment where the access point is not located on an arterial street; (4) and conform to zoning and other subdivision requirements.
2. **First Development Plan:** The procedure described in 620(c)1 shall also apply to new development plans on previously developed property.

D. Development Plans and Preliminary Subdivision Plan May Be Combined

It is recognized that for certain development situations it can be advantageous to both the developer and the Commission to combine the functions and requirements for development plans and preliminary subdivision plans in order to streamline the development approval process while not reducing the quality of the review.

E. Preliminary Plan or Final Subdivision Plat May Be Substituted for Development Plans Required in Conjunction with Map Amendment Request

It is recognized that in certain cases, a preliminary plan or final subdivision plat would be as appropriate or more appropriate to be considered in conjunction with a map amendment request than a development plan. Generally, such situations involve developments where placements of structures will be tightly controlled by the streets, lot pattern, and the requirements for placement of structures within the zone, and where the developer sees fit to have plans prepared at the required level of detail for subdivisions plans prior to receiving a zone change approval.

630 PRELIMINARY PLAN MATERIALS

The preliminary plan materials shall consist of three groups of materials: application; plan requirements, including other reports required herein; and improvement construction drawings, as explained below. Other materials may be submitted by the developers or may be required by the Commission.

A. Application Form

These forms may be secured from the Commission's offices. One copy shall be filled out completely and accurately and submitted as part of the preliminary plan materials.

B. Plan Requirements

Six (6) prints of this drawing shall be submitted, and the sheet size shall be 22 or 24 by 36 inches unless the staff gives permission for another size because of unusual or special circumstances. If necessary, more than one sheet may be used as long as a key map is shown to relate each sheet to the entire planned area. The information required on the face of this sheet should be positioned in one of three places: in the title block, on the vicinity map, or on the plan as noted below.

1. **Title Block:** The title should be placed on the bottom right-hand corner of the plan, and shall contain the following information:
 - a. **Subdivision Name:** The proposed name of the subdivision, which shall not duplicate nor closely approximate (phonetically or in spelling) the name of any other subdivision in Anderson County, preceded by the words "Preliminary Plan of _____".
 - b. **Property Identification:** The record name and mailing address of the property being subdivided.
 - c. **Owner Identification:** The name and mailing address of the property owner, the developer, the engineer, and any other persons directly involved in the transaction.
 - d. **Legend Information:** The written scale, north arrow, date of preparation, and any other pertinent legend data.
2. **Plan Requirements:** The plan shall be drawn at a scale of one inch equals one hundred (100) feet (or less), and shall show the following existing conditions and proposed development features.

- a. Existing Conditions On, And Adjacent To, The Tract:** The following information on existing conditions shall be shown (property and other lines off the tract should be shown as dashed lines):
- i Boundary Lines On, And Adjacent To, The Tract: The location, distance, and bearings for boundary lines; and location, width, and purpose of all easement lines. The boundary lines of the tract should be shown by a special line style and weight (possibly a heavy solid line) which will provide quick and easy distinction between the developer's property and any adjacent property.
 - ii Streets On, And Adjacent To, The Tract: The street name, right-of-way width, and location; type, width, and elevation or any surfacing or curb; any legally established centerlines and elevations; gutters, culverts, etc.
 - iii Utilities On, And Adjacent To, The Tract: The location, size and invert elevation of sanitary and storm sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles or underground wires, and street lights. If water mains and sewers are not adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers.
 - iv Other Conditions On, And Adjacent To, The Tract: Such as the existing zoning designations; and proposed highways or other proposed major improvements.
 - v Subsurface Conditions On The Tract: When required, location and results of tests made to ascertain subsurface soil, rock, and ground water conditions; location and results of site evaluations if individual sewage disposal systems are proposed.
 - vi Other Conditions On The Tract: Such as water courses, marshes, rock outcrop, sinkholes, wooded areas, isolated preservable trees of six inch caliper or greater, houses, barns, and other significant features, which will be retained or removed. Flood plain areas and elevation on and adjacent to the tract shall be shown; all flood plains designated by FEMA shall be indicated on the plan.
- b. Proposed Development On Tract:** The following information on proposed development shall be shown:
- i Streets: The proposed names (which shall not be the same or approximate the name of any other street in the county), right-of-way and roadway widths; approximate grades and direction thereof; and similar data for alleys, if proposed. All street design shall be in accordance with Sections 830(A) and 840(B).
 - ii Other Rights-of-Way or Easements: The location, width and purpose of such actually named (such as gas line easement, etc.).
 - iii Lotting and Setback: The location and distances for lot lines; lot numbers and block numbers; and the proposed building setback lines, with dimensions showing the distance setback from the street R.O.W.
 - iv Utilities and Benchmarks: The general alignment and location of all utilities, and the location and elevation of all permanent benchmarks, of which there shall be at least one per each development.
 - v Public and Non-Public Sites: The name, acreage, and use of any sites proposed for public use such as parks, playgrounds, etc.; and the name, acreage and use of any non-public uses (other than single-family dwellings) such as multi-family dwellings, shopping centers, churches, etc.

- vi. Drainage Structures and Facilities: All design shall be in accordance with Section 850, "Storm Water Drainage."

C. Improvement Construction Drawings

Four (4) prints of these drawings shall be submitted, and the sheet size shall be 22 or 24 by 36 inches unless another size is approved by the staff. The drawings shall be referenced to the name and unit number of the proposed subdivision, shall show elevations based on mean sea level datum plane approved by the Planning Commission Engineer and shall show the following information:

1. **Street Profiles:** The plan and profile of each proposed street (indicating the existing ground surfaces and proposed street grade surface) at a horizontal scale equal to the horizontal scale of the land subdivision plan and a vertical scale of 1/10 of the horizontal scale, with tentative finish grades indicated.
2. **Street Cross Sections:** A cross section of each proposed street at 50 foot intervals, at a scale of one inch equals ten (10) feet (or less), showing the width of pavement, the location and width of sidewalks, and rights-of-way.
3. **Sewers and Storm Water Drainage:** The plans and profiles of proposed sanitary sewers and storm water sewers or other drainage ways, at a horizontal scale equal to the horizontal scale of land subdivision plat and at a vertical scale of 1/10 of the horizontal scale, with grades and sizes indicated. If piped system of sewers is not proposed, then alternate system shall be properly illustrated as required by Planning Commission Engineer.
4. **Other Utilities:** Where required, plans and line sizes of other proposed utilities shall be shown.

D. Other Materials

1. Where the tract shown on the land subdivision plan represents only a portion of the developer's entire holding, an additional sketch shall be required as a means of showing the proposed street layout for such remainder of the tract. Other additional sketches or material may also be required by the Commission.

*2. Maintenance and Repair of Off Site Improvements: The developer shall be responsible for the maintenance and repair of adjacent roads, streets or improvements installed and identified by the city or county road superintendent to be directly impacted by the construction of this development. The developer shall be responsible for any damage done to the adjacent roads, streets or improvements; by construction, traffic or other means and shall ensure the accessibility to all occupiers lots until final acceptance for maintenance by the city or county. Failure to maintain or repair improvements may result in withholding approval of subsequent units of the subdivision or the billing of the developer for such services performed by the city or county. The Planning Commission shall establish a bond, letter of credit, certified check or performance guaranty from a federally insured bank or institution payable to the city or county sufficient to cover the estimated costs of repairing these improvements. The guaranty to repair such improvements shall be subject to the condition that repairs shall be completed within one year after approval of the final plat. The bond, certified check, letter of credit or performance guaranty shall be in the amount of 125% of the estimated costs of repair as approved by the city or county road superintendent.

The developer may, with the approval of the city or county road superintendent and in lieu of a bond, certified check, letter of credit or performance guaranty for estimated repairs to adjacent roads, streets or improvements, construct and install a construction entrance. It shall be the developer's responsibility to insure that the construction entrance is utilized by all contractors, subcontractors and/or their agents. In the event the construction entrance is not utilized, notice shall be given to the developer, the developer shall then be required to post the bond, certified check, letter of credit or performance guaranty to insure that estimated repairs to adjacent roads, streets or improvements are performed in accordance with the preceding paragraph, and all other provision of the preceding paragraph relative to the enforcement shall remain in full force and effect. (*Amended 2-8-05)

640 FINAL PLAT MATERIALS

The final plat materials, which all developers are required to submit for their last "official" consideration, shall consist of four groups of materials: application; final protective covenants; plat for recording; and as-built improvement construction drawings, as explained below. Other materials may be submitted by the developer or required by the Commission.

A. Application Form

These forms may be secured from the Commission's office. One copy shall be filled out completely and accurately and submitted as part of the final plat materials.

B. Protective Covenants

When the developer intends to regulate land use in the subdivision and otherwise protect the development, one copy of the final protective covenants shall be submitted as part of the final plat materials.

C. Plat for Recording

The drafting of this plat shall be such that the copy presented to the Commission for signing will be a print which contains dark, stable lines which cannot be easily smudged or removed by ordinary handling. The overall sheet size shall be 17 by 22 inches unless the staff gives special permission for another size because of unusual or special circumstances. If necessary, more than one sheet may be used as long as a key map is shown to relate each sheet to the entire platted area. Four (4) prints of this plat shall be submitted by the developer whenever he makes application for final approval. The information required on the face of this sheet should be positioned in one of four places: in the title block, in the certificate block, on the vicinity map, or on the plat.

1. **Title:** The title should be placed on the bottom right-hand corner of the sheet and shall contain the following information:
 - a. **Subdivision Name:** The name of the subdivision and, where the plat at hand is only part of a larger subdivision bearing the same name, the unit number or other necessary identification. Such subdivision name shall not duplicate or closely approximate any other subdivision name in the county. The name of the subdivision shall be preceded by the words "Record Plat of _____."
 - b. **Property Identification:** The record name and mailing address of the property on the record plat.
 - c. **Owner Identification:** The name and mailing address of the following: the property owner, the developer, the engineer, and any other persons directly involved in the transaction.

- d. **Legend Information:** The written scale, north arrow, date of preparation, and any other pertinent legend information.
2. **Certification:** The certification should be placed on the sheet and shall contain the following certifications along with required signatures:
 - a. Owner's Certification
 - b. Land Surveyor's Certification
 - c. Utility Certification
 - d. Roads Certification
 - e. Commission's Certification
 - f. 3"x3" space for County Clerk's stamp
3. **Vicinity Map:** A vicinity map showing the general location of the subdivision in relation to the surrounding area shall be placed on the sheet generally in the upper right hand corner. The vicinity map shall be drawn at a scale large enough to show the proposed subdivision's relationship to existing and proposed community features such as shopping areas and industrial areas, typically one inch equals 2,000 feet (or less).
4. **Plat Requirements:** The plat shall be drawn at a scale of one inch equals fifty (50) feet (or less), and shall show the following information for the tract and for the adjacent land:
 - a. **Street Lines on Adjacent Land:** Show the exact location with dashed lines, and the width along the property lines for all existing or recorded streets intersecting or paralleling the boundaries of the tract.
 - b. **Typical Street Cross Section:** A typical cross section shall be shown showing the width and thickness of the pavement, the location and width of the sidewalks, and the rights-of-way.
 - c. **Monument References on Adjacent Land:** Show the bearings and distances to nearest established street bounds or other established survey lines, or other official monuments, which monuments shall be located and accurately described on the plat as described on the plat as determined by the Planning Commission Engineer.
 - d. **Owners of Adjacent Land:** For adjacent land which is platted, show the boundaries with dashed lines, the record name, deed and/or plat reference. For adjacent land which is unplatted, show the name of the owners of record.
 - e. **Boundary Lines of Tract:** In a line style and weight which will distinguish the developer's property from all adjacent property (possibly a heavy, solid line) show the tract boundary lines with lengths of courses to hundredths of a foot, and bearings to nearest minute. These boundaries shall be determined by an accurate survey in the field using minimum standards.
 - f. **Site Statistics:** Detailed information shall be provided including total acreage, acreages in street rights-of-way, single family lots, and other uses.
 - g. **Benchmarks:** Show the accurate location, elevation, and material of all permanent benchmarks, of which there shall be at least one per plat.
 - h. **Monuments on Tract:** All corners shall be monumented or witness monumented in accordance with the monumentation standards set forth in the "Standards of Practice for Land Surveying in Kentucky". All street curves and intersections shall be monumented likewise.

- i. **Street, Easement, and Lot Lines on Tract:** For street and alley rights-of-way, show the names, bearings, and width including the widths along the line of any obliquely intersecting street; for all arcs show the length, radii, points of curvature, chords with bearings and distances; for all easements or other rights-of-way, show the location, width, and actual name and purpose (utility easements, etc.); for all lot lines, show dimensions in feet and hundredths, and bearings to the minutes.
- j. **Lot Numbers on Tract:** Show the lots numbered in consecutive numerical order, and lettered in alphabetical order as well as street names and addresses, none of which shall be repeated in an ongoing development.
- k. **Street Addresses:** Show street address numbers for each lot according to United States Postal Service standards.
- l. **Reservations and Dedications on Tract:** Show the accurate boundary of all property which is either offered for dedication to public use or which is reserved by covenant in the deeds for the common use of the property owners in the subdivision, with the purpose also plainly printed thereon.
- m. **Setback Lines on Tract:** Show the front yard setback building lines with dimensions as fixed by the Zoning Ordinance or other public law or resolution, or those stipulated in the deed restrictions by the developer if more restrictive than the public ones.
- n. **Restrictions on Tract:** If any private restrictions exist, show boundaries of each type of use restriction, and any other restrictions.
- o. **Flood Plain Areas with Elevations:** The 100-year flood area shall be clearly indicated with elevations noted.
- p. **Storm Water Drainage:** Show the location of any storm water drainage easements including along all existing streams as per Section 850(F). Where drainage easements are reserved outside of a public right-of-way, the plat shall contain the following note:

"Maintenance of storm water drainage easements lying outside the public right-of-way are the responsibility of the property owner and if the drains lying within those easements are unenclosed, they may not be enclosed or altered without prior approval of Planning Commission."

Where storm water drains are in the public right-of-way the plat shall contain the following note:

"The responsibility for maintenance of storm water drains in the public right-of-way shall become the responsibility of the local government only after the street is accepted for maintenance purposes by the local government."

D. Record (As-Built) Construction Drawings

One hard copy shall be submitted to the Planning Commission Engineer at a scale of one inch equals fifty (50) feet (or less) and the sheet size shall be 22 or 24 by 36 inches unless another size is approved by the staff. The drawing shall be referenced to the name and unit number of the proposed subdivision, shall show elevations based on a datum plane approved by the Planning Commission Engineer, and shall show the following information:

- 1. **Street Profiles:** The plan and profile of each street (indicating the previous ground surface and the grade of the new street's surface at a horizontal scale equal to the horizontal scale of the record plat and a vertical scale of 1/10th of the horizontal scale, with final grades indicated.

2. **Street Cross Sections:** A cross section of each new street shall be at a scale of one inch equals ten (10) feet (or less), indicating the width of pavement, the location and width of sidewalks.
3. **Sanitary Sewers and Storm Drainage:** The plans and profiles of the new sanitary sewers and storm water sewers, including drainage ditches, and details of storm water retention facilities, at a horizontal scale with grades, pipe sizes, and ditch cross-sections indicated. The plan view of the new water lines shall be shown.
4. **Other Utilities:** Where required, plans and line sizes of other installed utilities shown.

E. Other Materials

In addition to other sketches or material which may be required by the Commission, the following shall pertain to performance guarantees and to recording:

1. **To Secure Release of Performance Guarantee:** When the Commission has approved a final plat and permitted submission of a performance guarantee to insure completion of required improvements, and the developer has completed such improvements, the following procedure shall apply:
 - a. **Reduction of Bond:** After posting, the Commission may release any part of a bond for which all improvements have been properly installed, **except that in the unincorporated areas of the county, no more than 50% of the bond allocated to road construction may be released until completion of the roads.* (*Amended 2/8/05)
 - b. **Planning Commission Engineer's Inspection:** After completing improvements, the developer shall notify the Planning Commission Engineer that the improvements are ready for inspection.
 - c. **Engineer's Notification to Commission:** If the Planning Commission Engineer finds the improvements are completed in conformance with Commission requirements, and if the required copies of the "as-built construction drawings" are received, the engineer shall notify the Commission's staff of these facts by letter and recommend the release or reduction of the amount of the bond. On the other hand, if the date of completion of the bond has passed and the improvements are not completed in accordance with Commission requirements, the engineer shall so notify the Commission, recommending that the Bonding Company be notified to complete the required work within a specified time.
 - d. **Planning Commission Action:** The Planning Commission shall then act on the Engineer's recommendation, either releasing the bonds or calling for completion of the work, and notifying the developer and bonding company of their actions.
2. **Final Approval of Improvements:** Prior to final approval, all required test results shall have been submitted and approved as outlined in Section 840 B(11).

ARTICLE VII Design Standards

700 PURPOSE AND SUITABILITY OF LAND

The purpose of this Article is to establish the basic and minimum design standards which will be required for lots, streets, and other physical elements in the subdivisions.

If the Planning Commission finds that the land proposed to be subdivided is unsuited for subdivision development due to flooding, high water table, topography, slow permeability, inadequate water supply; or schools, transportation facilities, and other such conditions which may endanger health, life or property; and if from investigations conducted by the public agencies concerned, it is determined that in the best interest of the public the land should not be developed for the purpose proposed, the Commission shall not approve the land for subdivision unless adequate methods are advanced by the subdivider for solving the problems that will be created by the development of the land.

The Planning Commission will utilize as guides the Soil Characteristics and Soil Interpretation Maps and the corresponding report prepared by the Anderson County Conservation District in making this determination when a physical resource problem is involved. For other physical problems, consultations will be made.

On areas extremely questionable to the effectiveness of septic field operation, the Commission may require site evaluations as specified by the Anderson County Health Department be made to ensure that the health welfare of the County is best served.

710 STREET DESIGN STANDARDS

All streets, which are designed primarily for the movement of vehicular traffic, shall conform to the following requirements at the minimum.

A. Classification of Streets

Four basic street classifications shall be observed by developers: expressways, arterials, collectors, and minor streets. Each class is fully defined in Article II.

B. Miscellaneous Street Standards

The following standards shall apply to miscellaneous street design elements:

1. **Relation to Topography:** Streets shall be logically related to the topography so as to produce the most usable and properly situated lots, provide proper drainage for storm water, and produce proper grades.
2. **Street Continuity:** Streets in proposed subdivisions shall generally provide for the continuation of existing or dedicated streets in adjoining or nearby tracts, and provide for connection to adjoining unsubdivided tracts.
3. **Street Names:** Streets which are obviously in alignment with existing streets shall bear the names of the existing street. Street names shall not duplicate or closely approximate the names of existing streets in Anderson County. Street name signs of a type in use throughout the City and County shall be erected by the subdivider at all intersections.

4. **Partial Subdivision:** Where the plat to be submitted includes only a plan part of the tract owned or intended for development by the developer, an overall plan of the proposed street system for the unsubdivided portion shall be prepared by the developer and submitted to the Planning Commission.
5. **Planning for Conflicting Traffic or Land Use:** Whenever the proposed subdivision contains or is adjacent to a railroad right-of-way, arterial street right-of-way, other major rights-of-way, or conflicting changes in land uses, the Planning Commission may require marginal access streets, reverse frontage lots, lots with rear service alleys, lots with additional depth, or other such treatment as may be necessary for protection of abutting properties and afford separation of conflicting types of traffic or land use.
6. **New Half Streets and Reserve Strips:** New half, or partial, streets shall not be permitted, except where essential to reasonable subdivision of a tract and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be secured. No reserve strips shall be permitted unless the Commission gives its express permission.
7. **Existing Half Streets:** Whenever a proposed subdivision borders an existing half or partial street, the other part of the street shall generally be plotted within the proposed subdivision.
8. **Cul-de-Sacs:** Shall not be longer than five hundred (500) feet including the turnaround which shall be provided at the closed end with a right-of-way radius of fifty (50) feet and a transition curve radius of seventy-five (75) feet for connecting the turnaround with the rest of the street. Cul-de-sacs in commercial areas shall have a one hundred (100) foot radius. Temporary turnarounds may be required at the end of stub streets. Loop streets shall not have a radius of more than one thousand (1000) feet.
9. **Oversize Improvements:** Whenever street rights-of-way or other improvements are required in excess of what is needed to meet the demands of the subdivision plan being considered, the Commission should require dedication or improvement costs of the developer only to the extent of what his subdivision needs, and then encourage the other appropriate authorities to finance the acquisition or costs of the additional improvements.
10. **Special Street Types:** Permanent dead-end streets shall be prohibited. Temporary dead-end streets shall be permitted as part of a continuing street plan only if the temporary turnaround is designed to the satisfaction of the Commission.
11. **Alleys:** Alleys may be required in commercial and industrial districts if other provisions cannot be made for adequate service access. The minimum widths for alleys shall be twenty (20) feet for the right-of-way and eighteen (18) feet for the pavement width.
12. **Private Streets:** Private streets where permitted shall be designed and constructed according to the standards for minor streets in these Regulations. Such streets must be maintained by a homeowner's association or other mechanism which provides for equitable common responsibility for street maintenance and repair established by the developer.
13. **Rural Residential Streets:** Rural residential streets shall be built to county road standards with a minimum pavement width and right of way to meet the standards for minor streets in these Regulations. The need for curbs, gutters, and sidewalks shall be determined by the Planning Commission on a case-by-case basis depending on anticipated traffic volume and increased runoff.

C. Street Rights-Of-Way and Grades

Shall be as follows:

Street Classification	Min. R.O.W.	Max. Grade	Min. Grade
Expressways	120'	4.0%	0.5%
Arterials	100'	6.0%	0.5%
Collectors	60'	8.0%	0.5%
Minors	50'	12.0% City 8.0 % County	0.5%
Frontage Roads	40'	8.0%	0.5%
Alleys	20'	10.0%	0.5%

D. Street Alignment

The minimum horizontal and vertical alignment on all streets shall be as determined by accepted engineering practice and as follows:

Street Classification	*Horiz. Curve Radius	**Stop Sight Dist.	Crest Curves	Sag Curves
Expressways	1,146'	550'	L = 80A	L = 70A
Arterials	573'	325'	L = 50A	L = 60A
Collectors	500'	250'	L = 45A; 100' min.	L = 60A; 100' min.
Marginal Access	150'	150'	L = 22A; 100' min.	L = 35A; 100' min.
Minor, continuing	100'	150'	L = 22A; 100' min.	L = 35A; 100' min.
Cul-de-Sac	100'	150'	L = 22A; 100' min.	L = 35A; 100' min.
Alleys	100'	N.A.	N.A.	N.A.

*Whenever street centerlines are deflected in excess of one (1) degree, connection shall be made by horizontal curves with a minimum radius at the center line as noted. A 55 mph design speed was assumed for expressways, 40 mph for arterials, 30 for collectors and 20 for all minor streets. Design must comply with AASHO 1990 policy, "A Policy on Geometric Design of Highways and Streets."

**A minimum safe stopping sight distance, measured from driver's eye level of four and one-half (4.5) feet above road surface along centerline of driver's path to top of object four (4) inches high above road surface, shall be provided as noted in "A Policy on Geometric Design of Highways and Streets," 1990.

***All changes in street grades, having an algebraic difference exceeding one-half of one percent (0.5%), shall be connected by vertical curves of a minimum length as noted. In the formula, L = minimum length of vertical curve; A = algebraic difference in grades in percent; 100' min. means minimum acceptable length of curve.

E. Street Intersections

The following standards shall be the minimum for intersection designs:

1. **Number of Approaches:** Intersections involving more than four basic street legs or approaches shall be prohibited. Merging lanes, deceleration lanes, "Y" intersections, etc., are not included in this prohibition, but are considered as being parts of one street leg or approach.
2. **Angle of Street Intersection:** For a tangent distance of at least one hundred (100) feet, measured from the intersection of right-of-way lines, all streets shall intersect at an angle of ninety (90) degrees, where practical—but in no case shall be less than seventy (70) degrees.
3. **Intersection Offset:** Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of one hundred twenty-five (125) feet between their centerlines. For minor and collector streets, consideration should be given to "T" intersections as opposed to four-way intersections.
4. **Intersection Spacing:** All minor streets intersecting with, and entering the same side of, arterial and collector streets shall be located at least eight hundred (800) feet apart, measured between centerlines, except that in plans for entire neighborhoods such intersections may be spaced at closer intervals up to two hundred (200) feet. All minor streets intersecting with, and entering the same side of minor streets shall be located at least two hundred (200) feet apart, measured between centerlines. Access points from frontage roads onto arterials and collectors also shall observe the 800' separation. When through streets pass through frontage roads and enter a collector or arterial, the frontage road may be required to be bowed outward at the intersection in order to provide storage space of 100' or more to the arterials or collector streets.
5. **Excessive Grades at Intersections:** Where the grade of any street at the approach to an intersection exceeds three (3) percent, a leveling area shall be provided, having not greater than three (3) percent grades for a distance of fifty (50) feet from the intersection of street centerlines. Vertical curves shall then be used to connect the intersecting grades.
6. **Intersection Sight Triangle for Crossing:** At all intersections, sight triangles shall be provided which will permit vehicles on the designated "stop" street to safely cross, or turn into, the through street. The sight triangles shall be formed by measuring along, and from the intersection of, the street centerlines, and connecting the measured points. The resulting triangles must lie wholly within the street rights-of-way. The following distances shall be measured along the centerlines.

Street Classification	Distance Along Through Street	Distance Along Stop Street
Expressways	NA.	NA.
Arterials	625'	35'
Collectors	500'	30'
All Minors, Ex. below	250'	25'
Marginal Access	200'	25'
Cul-de-Sacs	200'	25'
Alleys	NA.	NA.

7. **Minimum Property Line Radii:** For Street Intersections, the minimum radius at property line shall be 20' for all streets, unless sound engineering practice dictates otherwise.

720 LOT DESIGN STANDARDS

The following shall be required standards to be observed for the design of lots in a subdivision.

A. Corner Lots

Corner lots for residential use shall be of sufficient width to permit compliance with the required minimum building setback line on all property lines which abut streets. In order to comply with the additional width requirement and continue the same size homes as are on adjoining lots, corner lots shall be increased to whatever width is necessary.

B. Lot Lines

Side lot lines should be at right angles to straight street centerlines, radial to curved street centerlines, and extensions of the center point of cul-de-sacs. Rear lot lines should consist of straight lines with a minimum number of deflections.

C. Lot Shape

Agriculturally zoned or agricultural subdivisions for residential use shall have no ratio or proportion requirements, if said individual lots of the subdivision exceed five (5) acres in size. For all other divisions*. Excessive depth in relation to width should be avoided, with a proportion of 2 ½ to 1 normally being considered as a desirable maximum for lot widths of sixty (60) feet or greater. Pointed or very irregular shaped lots should be avoided where possible. Additional depth may be required on lots which back up to railroads, major streets, or other conflicting land uses. (**Amended September 9, 2014*)

D. Access

All lots shall abut a public street and shall have readily apparent physical means of pedestrian and vehicular access from the lot onto the street. The minimum lot width shall be in accordance with the zoning district and shall be established at the front building line.

E. Double Frontage Lots

Double frontage lots shall be prohibited except where employed to prevent excessive vehicular driveway access to streets, or to separate residential areas from other areas of conflicting land or traffic use.

F. Land Remnants

If remnants of land exist after subdividing and have no apparent future use which can be properly controlled, they shall be incorporated into the lots of the proposed lotting scheme.

G. Lot Area, Width, and Minimum Building Setback Line

Lots for residential or nonresidential use shall meet the minimum standards required by the Zoning Ordinance, except that any lots permitted with septic tanks shall be of at least 43,560 square feet in size, as covered by Section 830(D).

H. Minimum Width at Building Line/Road Frontage

Minimum lot width shall be measured at the building line in all zones.

730 EASEMENT DESIGN STANDARDS

The following shall be the required standards to be observed for the design of easements in a subdivision.

A. Utilities

An easement for utilities may be required along each side of a rear or side property line, or wherever necessary to form a continuous right-of-way. Easements may be required along lot lines or across lots wherever necessary for the extension of utilities as required by the affected utility.

B. Slope Easement for Grading Right-of-Way

Whenever a proposed subdivision affects an existing or proposed road in such a way that present or future grading of such road's full right-of-way width will necessitate cuts and fills in adjoining property, a slope easement on such adjoining property shall be required.

C. Storm Water Drainage Easement Or Right-of-Way

Wherever a subdivision is traversed by a watercourse, a drainage easement or right-of-way shall be provided. This drainage right-of-way or easement shall have adequate width for workmen with necessary equipment to install, maintain or repair drainage facilities. When required for creeks or streams, such drainage right-of-way shall be dedicated to the City or County. All requirements of Section 850(F) shall be met.

D. Connection To Existing Easements

Where necessary, utility and drainage easements shall connect with easements already established in adjoining properties.

740 COMMUNITY FACILITIES DESIGN STANDARDS

The following shall be the required standards to be observed for the design and provision of community facilities and related elements.

A. Assessing Needs For Community Facilities

In reviewing subdivision plats, the Planning Commission shall consider the adequacy of existing or proposed community facilities which must serve the additional population to be housed in the proposed subdivision. Subdividers shall also give earnest consideration to dedicating or reserving land for those facilities which will be needed by the people who buy homes in the subdivision--such as public buildings, schools, recreational areas, and shopping centers.

B. Adequacy Of Such Areas

Areas provided or reserved for such community facilities should be adequate for building sites, landscaping, and off-street parking as appropriate to the proposed use. Prior to preparation of final plats, subdividers of large tracts should review with the Commission staff the minimum standards for various community facilities applicable to the proposed subdivision.

C. Preservation Of Existing Physical Assets

Existing features which are existing assets to the community and subdivision area shall be preserved as much as possible through harmonious design of the subdivision. Example of such features are farm fences of stone or wood, groupings of trees or isolated outstanding trees, watercourses, vacant historical ground, historical buildings, and similar irreplaceable physical assets.

D. Flood Hazards

Development shall be prohibited in areas designated as within the one-hundred year flood plain on the Flood Hazard Maps produced by the Federal Emergency Management Agency (FEMA). Land subject to flooding or otherwise uninhabitable shall not be platted for residential use or for any other use which may increase the danger of health, life, property or aggravate erosion or flood hazards. Such land within the subdivision shall be set aside on the plat for such uses as will not be endangered by periodic or occasional inundation or will not result in conditions contrary to the public welfare (e.g., use as open space, extensive recreation use, conservation purposes). For questionable lots, to ensure that lots will be located on land where they will provide flood-free sites, the Planning Commission will require the subdivider to provide elevation and flood profiles sufficient to demonstrate that the sites will be free from the danger of flooding. Fill may be used in flood danger areas to render lots habitable if such fill does not inhibit the flow of the waters and thereby unduly increase flood heights in other areas and meets with the approval of the Kentucky Division of Water and the Planning Commission. Such information shall be prepared by a Registered Civil Engineer.

1. **Stream Easement:** If a stream flows through, or adjacent to, the proposed subdivision, the plat shall provide for a storm water easement or drainage right-of-way along the stream for a floodway of at least twenty (20) feet. For the smaller streams, the plat shall provide for channel improvement to enable them to carry 100-year frequency rainfall within banks.
2. **Streets:** Approval shall not be given for streets within a subdivision which would be subject to inundation or flooding or those culverts which are inadequate to handle the fifty-year frequency storm, unless the culvert is being used as a part of the stormwater retention/detention plan.

750 PUBLIC SITES AND OPEN SPACE

The purpose of this article is to establish minimum recommended standards to which developers and subdividers must conform in providing and constructing Public Sites and Open Space in a development.

A. Reservation Of Land For Public Use

Where a proposed park, playground, school or other public uses in the opinion of the Planning Commission is located in whole or in part in a subdivision, the Commission may require the reservation of such area up to a total of ten (10) percent of the gross area of the subdivision for a period of two (2) years from the date of approval of the final plat by the Planning Commission. The Commission may recommend acquisition of the reserved area to the appropriate public agency at this time.

After the two (2) year period has elapsed, if the public agency affected has not begun negotiations for acquisition for the area, full rights shall revert to the original owner.

B. Capital Improvement - Land Reservation

If the City has adopted an official map and a Short Term Capital Improvement Program (as provided for in KRS 100.293--100.311) which includes such park or other recreational area, school site, or other public ground, then the Planning Commission may require a reservation, as a condition precedent to Final Plat approval, not to exceed five (5) years, for the purchase of such public ground by the appropriate public agency.

C. Planned Development - Open Space Program

Where deemed essential by the Planning Commission, upon consideration of the particular type of development proposed in the subdivision and especially in large scale neighborhood unit developments not anticipated in the City's adopted plans, the Commission may require reservation of such areas or sites of a character, extent and location suitable to the needs created by such development to schools, parks and other neighborhood purposes. Every subdivider of land for subdivisions not containing public sites shall be required to provide land or payment in lieu thereof, for that portion of benefits from public sites accruing to his land as determined by the Planning Commission.

D. Buffer Zones

Where incompatible land uses abut, buffer zones of screen plantings will be required. The species shall be specified on the preliminary plan and the plantings shall be according to the Landscaping and Buffer Guidelines of the Anderson County Zoning Ordinance.

ARTICLE VIII Physical Improvements

800 PURPOSE

The purpose of this article is to establish the minimum standards to which developers must conform in providing and constructing the subdivision's physical improvements.

810 COMPLETION OF IMPROVEMENTS

All of the required improvements shall be completed in accordance with, and under the supervision of, the officials or agencies having jurisdiction, prior to the filing with the Commission of the final plans for approval.

Or, with the Commission's approval, the developer, in lieu of completing the improvements as stated above, shall furnish the Commission with a performance guarantee running to the Lawrenceburg/Anderson County Joint Planning Commission for and on behalf of the City of Lawrenceburg and the County of Anderson, whichever is appropriate. The bond shall be sufficient to cover the cost, plus 10 percent, of all the improvements required to be installed by the subdivider and approved by the appropriate Planning Commission Engineer, thereby to secure the actual construction and installation of such improvements immediately after approval of the final plat or at a time as may be established by the Commission. All physical improvements (including all utilities) shall be installed under the direction, supervision, and coordination of the developer's engineer.

820 GENERAL DESCRIPTION OF IMPROVEMENTS

A. Sidewalks

In residential areas, sidewalks shall be provided on both sides of the street. Where a residential block exceeds nine hundred (900) feet in length, a through sidewalk in a ten (10) foot easement may be required by the Commission. Sidewalks shall be required for all commercial lots, and may be required for industrial lots, according to the Commission's discretion.

Sidewalks shall be constructed of concrete at least four (4) inches thick and four (4) feet wide, poured over a compacted four (4) inch dense-grade gravel sub-base. All sidewalks shall comply with the Americans With Disabilities Act requirements.

B. Grading

All streets shall be excavated and graded for the full width of their typical section.

C. Water Supply System

Every subdivision shall be provided with a complete water distribution system adequate to serve the area being platted, including a connection for each lot. Where fire protection service is provided by the water supplier, fire hydrants shall be installed and spaced in accordance with the guidelines established by the fire officials having jurisdiction. The entire water system shall be designed to meet the approval of the officials having jurisdiction.

D. Sanitary Sewage Disposal System

In every subdivision, provision shall be made for the satisfactory disposal of sanitary sewage as follows with the Planning Commission Engineer, County Health Department or other utilities having jurisdiction over this:

1. On all lots of less than 43,560 square feet, a public sanitary sewer main is required; the subdivision shall be provided with a complete sanitary sewer system connected to the existing sewer main, with lateral connections for each lot, and manholes spaced as approved by the utility having jurisdiction.
2. When the Commission feels that a public sanitary sewer main is not reasonably accessible, the Commission may consider permitting the use of individual disposal systems for each lot of 43,560 square feet or greater, if such lot fully conforms to the requirements of the officials having jurisdiction.

E. Street Signs

Each developer is required to provide street name signs of the type in use by the City or County.

F. Curb Cuts for Private Driveways

All private driveway access points shall be constructed so as not to divert storm water away from the curb and gutter. The driveway shall not extend into any portion of the curb, gutter or paved area of the street. Prior to the construction of any such access point along any state and/or federal roads, and as required by local jurisdictions, an encroachment permit shall be required.

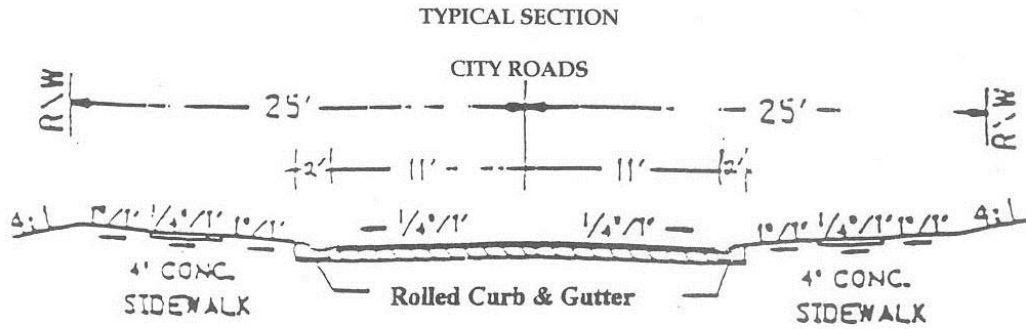
G. Monuments

In all subdivisions, iron pin monuments one-half inch in diameter and at least 18 inches long shall be placed at all points on subdivision boundary lines where there is a change of direction, and at all rear lot corners and behind the curb at the lot line extended. These pins shall be placed only after all area grading and sidewalk construction have been completed. A guard stake shall be placed next to each pin with the lot number and the number of the adjoining lot plainly lettered on the flat faces of the stake. The Planning Commission Engineer has this jurisdiction.

830 STREET CONSTRUCTION – CITY OF LAWRENCEBURG

All streets and roads shall be constructed according to these specifications and conform to the attached typical road section.

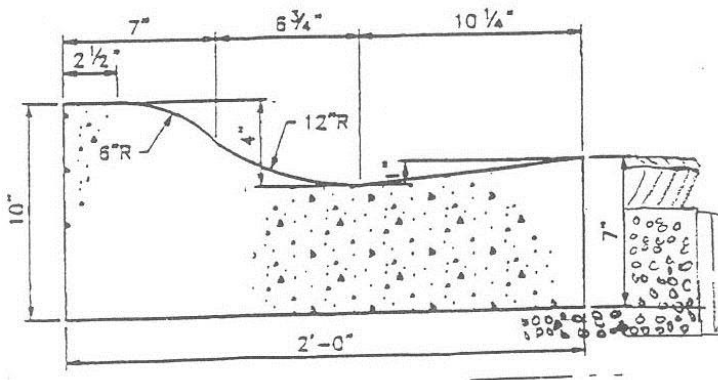
Figure 1: City Street Typical Section



PAVEMENT DESIGN

- 8" DGA Dense Graded Aggregate Base (in two courses)
- 3" Bituminous Concrete Base
- 1" Bituminous Concrete Surface
- Bituminous Tack Coat Applied at the rate of 0.1 gal per Sq. Yd. Before application of surface coat.

DETAIL CURB & GUTTER
(RESIDENTIAL STREETS)
24" Rolled Curb



The final surface cap shall not be applied until the subdivision is at least 90% complete, and until written approval is received from the City Public Works Director.

A. Aggregate Base

On a prepared sub grade, with an approved density of 95% Dense Graded Aggregate Section 303 of the 1979 Kentucky Specifications for Road and Bridge Construction or the most current amendment or amendments thereof, unless such amendment or amendments require a lesser standard or specification, shall be applied in two (2) courses. The D.G.A. shall be plugged and where the C.B.R. value of the sub grade is 4 to 7 shall be laid in 2 -4" courses and where the C.B.R. value is 7 to 10 shall be laid in 2-3" courses. The D.G.A. base shall be placed and shaped to meet the required lines and cross section of the typical section. (See drawing attached.) The D.G.A. base shall be compacted to a density of no less than 84% of solid volume before any course of bituminous concrete is applied. The dense graded aggregate gradation shall be according to Section 805 (Table 1 - Coarse Aggregates) of the 1979 edition of the Kentucky Standard Specifications for Road and Bridge Construction or the most current amendment or amendments thereof, unless such amendment or amendments require a lesser standard or specification.

B. Bituminous Base

On the dense, graded aggregate base, a 3" bituminous base course shall be applied. The bituminous base course shall be prepared and applied according to the Kentucky Standard Specifications for Road and Bridge Construction (1994 or most recent edition). The gradation of the aggregate in the bituminous course shall be:

Bituminous Base Gradation (Lawrenceburg)

Sieve Size	Percent Passing by Weight
1 1/2"	100%
1"	85-100%
1/2"	50-80%
#4	30-50%
#8	25-45%
#16	15-35%
#50	5-20%
#100	3-10%

Asphalt Content 4%-6%

C. 1" Bituminous Surface Course

After the application of an approved tack coat at the rate of 0.1 gal/sq. yd., the bituminous surface course meeting the following gradation specification shall be applied.

Bituminous Surface Gradation (Lawrenceburg)

Sieve Size	Percent Passing by Weight
1/2"	100%
3/8"	80-100%
#4	55-80%
#8	35-60%
#16	22-46%
#50	5-21%
#100	3-14%
#200	2-7%

5.4% -6% Asphalt AC-20 shall be used in the preparation of the bituminous surface mix.

The final surface cap shall not be applied until the subdivision is at least 90% complete and written approval is received from the City Public Works Director.

D. Drainage and Shoulders

The developer of a road and/or street or the Subdivider shall install adequate drainage to ensure proper disposal of all surface water. In no case shall such person or persons build or construct roadway sections that will cause undue flooding on any adjacent property or on any portion of the property being constructed or developed and shall provide a drainage system including the necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc. necessary for proper drainage control and disposal. Within a subdivision, before any construction is begun, all entrance pipes shall be concrete or C.M.P. pipe 12" diameter minimum.

Such drainage pipes and structures shall include all driveways and entrance ways and shall be inspected by the selected City Engineer and shall be installed according to his/her direction. All such sites for said pipe shall be inspected personally or by plat, and at the inspector's discretion the herein above pipe regulations may be waived if, in the opinion of said inspector none are needed.

All shoulders shall conform to the attached typical or cross-section and shall be constructed of approved granular material, according to the slope shown on the said typical or cross-section. Granular shoulder material shall extend downward at a depth of no less than one-half (1/2) of the dense grade aggregated base.

In light of this section, existing topographic contours at an interval of not greater than two (2) feet shall be required and shown on any plat for the subject property and shall extend beyond for two hundred (200) feet.

840 STREET CONSTRUCTION – COUNTY OF ANDERSON

Any street or road proposed for construction which is to be dedicated to the County for maintenance shall be designed and platted according to these Regulations. All streets must comply with the following regulations and attached street sections.

Figure 2: County Street Section, CBR Less Than 4

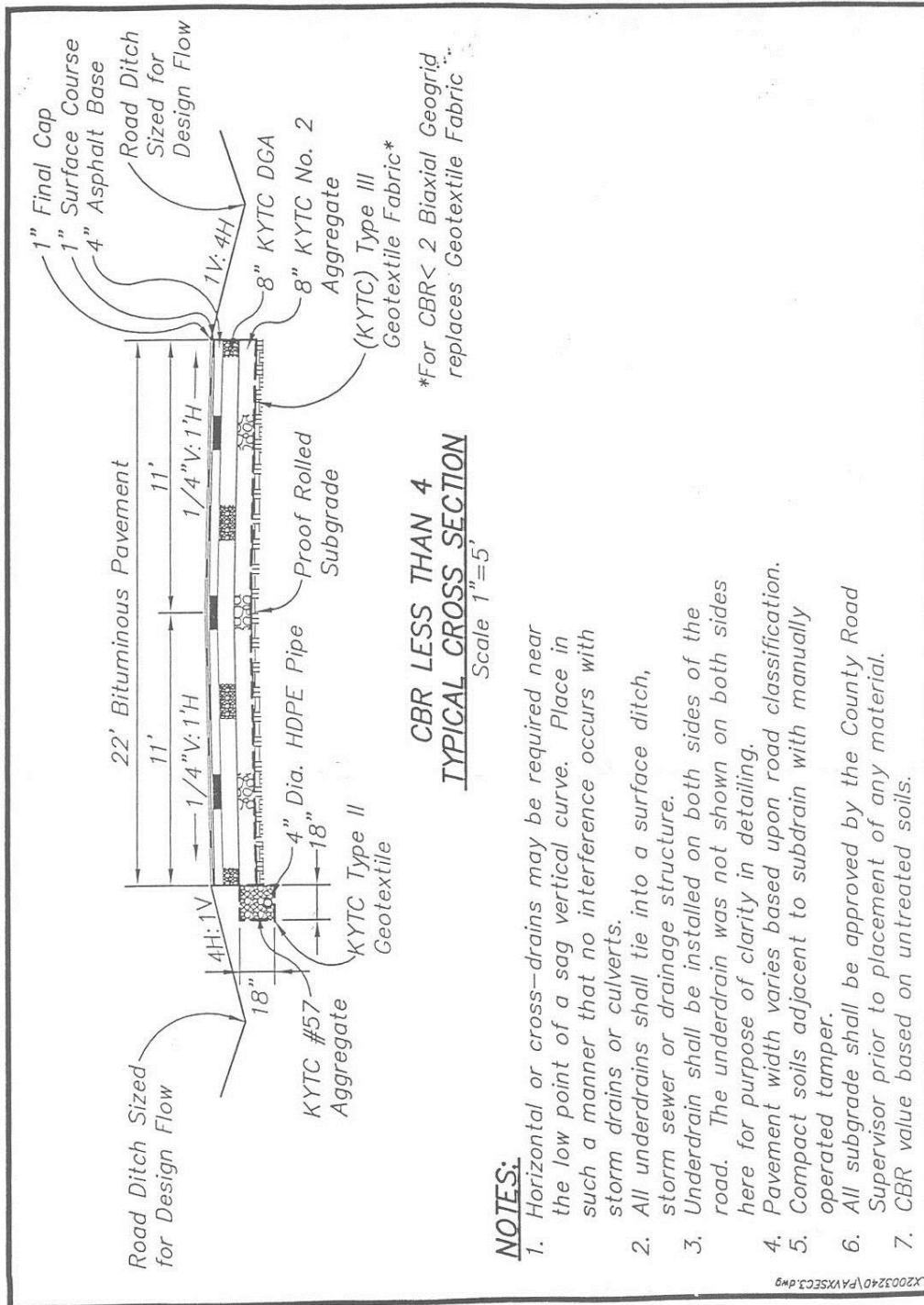


Figure 3: County Street Section, CBR Greater Than 4

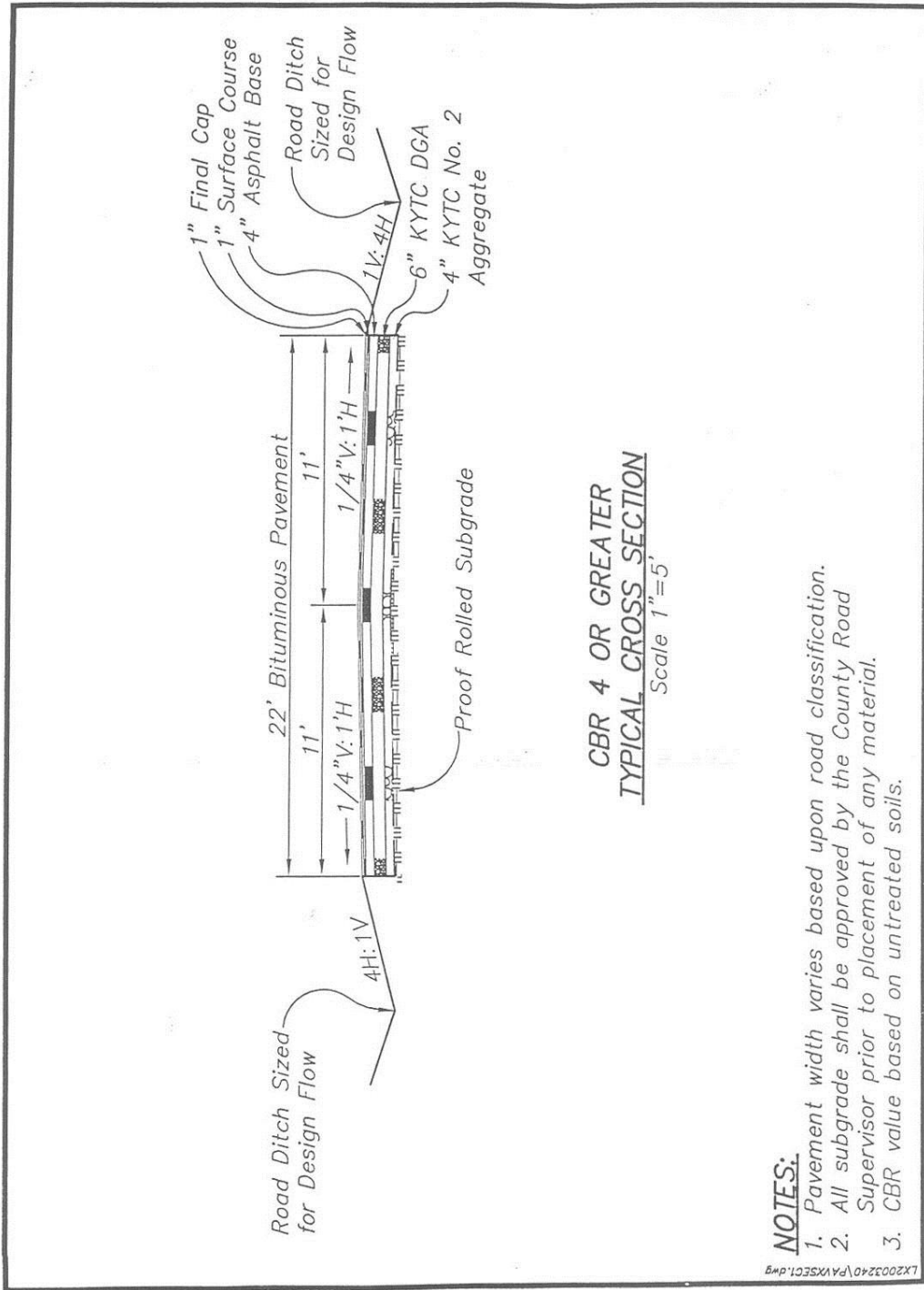
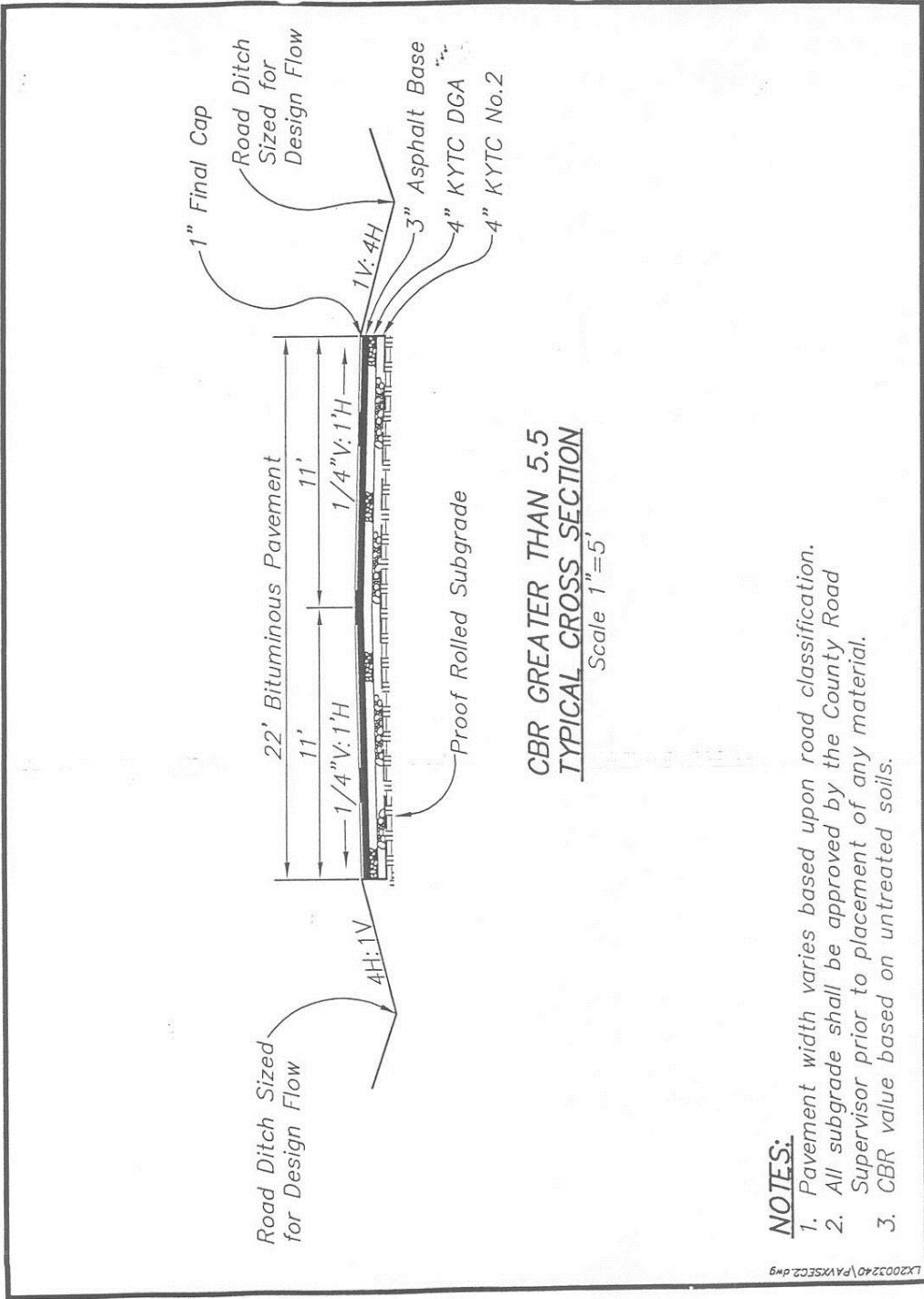


Figure 4: County Street Section, CBR Greater Than 5.5



No paving will be done after December unless a written extension is granted by the County Judge-Executive or Road Supervisor and approved by the Fiscal Court. For base coat paving, the temperature must be 39 degrees Fahrenheit and rising. For surface and cap paving, the temperature must be 44 degrees Fahrenheit and rising. Should weather conditions warrant, paving may be stopped at the discretion of the Judge-Executive or Road Supervisor.

A. Design Standards

The constructed cross-section of bituminous pavements and base courses shall be based on the results of site-specific Standard Proctor and California Bearing Ratio (CBR) tests. Any and all fill sections of the road subgrade shall be compacted to 95% of standard Proctor maximum dry density.

All streets and roads shall meet the following design pavement thickness requirements as detailed in the attached road pavement sections.

CBR 2 to 4

- Kentucky Transportation Cabinet (KYTC) Type III Geotextile Fabric
- 8" KYTC No. 2 Aggregate
- 8" KYTC Dense Graded Aggregate (DGA) placed and compacted to 84% maximum density
 - in two 4 inch lifts
- 4" Asphalt Base
- 1" Surface Course
- 1" Final Cap

Pavement edge drains or cross drains shall be installed. The type of drain, spacing, and location will be determined on a site-specific basis and shall be subject to approval of the County Road Supervisor. The underdrains shall consist of perforated HDPE underdrain pipe conforming to ASHTO M252, surrounded with KYTC No. 57 course aggregate drainage stone wrapped with KYTC Type II Geotextile Fabric. Dimensions of the underdrain shall conform to the Standard Drawing, but may be adjusted based on site-specific conditions as approved by the County Road Supervisor.

CBR Less Than 2

Same section as shown above, except that side areas represented by soils with a CBR less than 2 shall be constructed with biaxial geogrid conforming to TENSAR BX1100 or equivalent in lieu of filter fabric.

CBR 4 to 5.5

- 4" KYTC No. 2 Aggregate
- 6" KYTC DGA placed and compacted to 84% maximum density
- 4" Asphalt Base
- 1" Surface Course
- 1" Final Cap

CBR Greater Than 5.5

- 4" KYTC No. 2 Aggregate
- 4" KYTC DGA DGA placed and compacted to 84% maximum density
- 3" Asphalt Base
- 1" Final Cap

B. Materials Standards

DGA shall meet the requirements of Section 303 of the Kentucky Specifications for Road and Bridge Construction (1994), the most current edition or amendment, unless such amendment or edition requires a lesser standard or specification. DGA gradation shall be in accordance with Section 8005.07 (Table 1–Sizes of Course Aggregates). The DGA shall be a plugged material.

The gradation of Bituminous Base shall be as follows:

Bituminous Base Gradation (Anderson County)

Sieve Size	% Passing by Weight
1 1/2"	100%
1"	100%
3/4"	70-90%
3/8"	44-76%
#4	30-58%
#8	21-45%
#16	14-35%
#30	8-25%
#50	5-20%
#100	3-10%
#200	2-6%

Asphalt Content 4% - 6.5%

The Tack Coat shall be SS-1L material meeting the requirements of Section 407 of the Kentucky Standard Specifications for Road and Bridge Construction, 1994 edition (or the most current edition or amendments thereof unless such edition or amendments require a lesser standard or specification). The tack coat shall be applied to the surface of the bituminous base course at the rate of 0.1 gal./sq. yd.

The gradation of Bituminous Surface shall be as follows:

**Bituminous Surface Gradation (Anderson County)
Class I Mix**

Sieve Size	% Passing by Weight
1 ½"	100%
3/8	80-100%
#4	55-80%
#8	35-60%
#16	20-45%
#30	10-32%
#50	5-21%
#100	3-14%
#200	2-7%

5% -8% Asphalt AC-20 shall be used in preparation of the bituminous surface mix.

C. Construction Standards

1. Grading and Embankments: The area on which streets and roads are to be constructed shall be cleared of all vegetation, topsoil, and unsuitable fill. These materials should be disposed of outside of the limits of the typical section. Prior to the construction of roadway embankments, any unsuitable foundation material should be removed or stabilized by conventional methods as approved by the inspecting engineer or engineering firm. The embankments shall be formed by placing material in successive horizontal layers of no more than eight (*) inches (loose thickness), and each lift thoroughly compacted to the specified density by rolling with a ten-ton three wheel roller, sheep's foot roller, or other approved roller.
2. Cut Section Excavation: Cut sections shall be excavated to the required typical section. Any unsuitable material encountered shall be removed and the area backfilled with "construction fill material" as specified herein.
3. Solid Rock Excavation: If solid rock is encountered in connection with the grading operation, the solid rock shall be removed to a depth of six (6) inches below subgrade elevation, and backfilled with "construction fill material" as specified herein to meet final grading and embankment requirements.
4. Road Subgrade Preparation: Subgrade shall be sloped to drain and shall parallel the grades of the finished asphalt surface. All subgrade shall be proof rolled with such rolling being observed by the County Road Supervisor or designee. All subgrade shall be approved by the Supervisor prior to any material placement.

5. The surface course shall be applied to a compacted depth of one (1) inch. The final one (1) inch surface cap shall not be applied until the subdivision is at least ~~90%~~ *sixty (60%)* complete, and until written approval is received from the County Engineer or Road Supervisor. A tack coat shall be applied between the bituminous base and surface course unless waived by the Engineer or Road Supervisor. (*Amended 4/11/17)

**a) Bond Reduction Schedule County of Anderson: when the final one (1) inch cap is applied and road is submitted at sixty percent (60%) total completion for inclusion in the county's road maintenance system, as follows:*

i) Fifty percent (50%) bond to be released immediately following acceptance of the road into the County's road maintenance system.

ii) The remaining Fifty percent (50%) bond to be released twelve (12) months following acceptance into the county's road maintenance system, and;

*iii) Notwithstanding the provisions of (b) above, if any issues relating to soundness of construction or structural integrity occur within the twelve month period, as determined by the Anderson County Road Foreman, then the period may be extended for an additional twelve month period in the discretion of the Anderson County Fiscal Court to ascertain the structural integrity of the road and to insure any necessary corrections are made. Additionally, Anderson County may mandate the use of a construction entrance for any additional construction necessary. (*Amended 4/11/17)*

6. Construction Fill Material: Any fill to be used for roadway construction shall conform to the following minimum standards. Higher standards may be required where these are not sufficient to ensure stability.
- No organic matter shall be permitted in the fill and no rocks with a dimension greater than six inches shall be buried or placed in fill unless approved by the Engineer or Road Supervisor. Native soils free of topsoil, vegetation, and other organics are generally suitable for use as construction fill, provided the moisture content of the soil is suitable for proper compaction.
 - Fill shall be placed in maximum 8" (loose thickness) horizontal lifts, and each lift compacted to at least 95% of the maximum dry density, at a moisture content within two percent of optimum. Maximum dry density and optimum moisture shall be determined by the standard Proctor test (ASTM D-698).
 - Completed fill slopes shall be no steeper than 2:1 (horizontal:vertical). A flatter slope may be specified by the County Engineer or Road Supervisor for stability and safety.
 - Fill shall not be permitted on natural slopes steeper than 2:1, unless an analysis proving the stability of the slope is submitted for approval by the Engineer or Road Supervisor.
 - Adequate provision shall be made to prevent surface runoff from damaging the face of an excavation or fill. Slopes shall be protected from surface water runoff from above by construction of berms or swales.
 - When development is proposed on areas of existing fill where composition and compaction of fill material is in doubt, test borings may be required by the Engineer or Road Supervisor to determine the suitability of the fill before development is permitted to occur.

D. Drainage and Shoulders

1. The developer of a road and/or street or the Subdivider shall install adequate drainage to ensure proper disposal of all surface water. In no case shall such person or persons build or construct roadway sections that will cause undue flooding on any adjacent property or on any portion of the property being constructed or developed and shall provide a drainage system including the necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc. necessary for proper drainage control and disposal. The drainage system shall be designed by a registered engineer, with ditches, drain pipes, and other drainage features clearly shown and labeled on the preliminary plat. Drainage calculation used in sizing drainage features shall be submitted along with the preliminary plat.

Drainage pipes and structures shall include all driveways and entranceways and shall be inspected and installed as directed by the County Engineer or County Road Supervisor. Drainage pipes at subdivision entranceways shall be installed before other subdivision work is begun.

Drainage pipes and ditches shall be maintained by the developer and/or subdivider in sound working condition until which time the road and/or street is accepted by the County for county maintenance. Drainage pipes and ditches shall be routinely inspected by the developer and/or subdivider and cleaned as necessary, or as deemed appropriate by the County Engineer or County Road Supervisor.

2. All shoulders shall conform to the attached typical or cross-section and shall be constructed of approved granular material or dense graded aggregate (DGA) and shall be sloped as shown. The minimum thickness of the granular shoulder material shall be no less than one-half of the required thickness of the DGA base.
3. In light of this section, existing topographic contours at an interval of not greater than two (2) feet shall be shown on any plat for the subject property and shall extend beyond for two hundred (200) feet.

850 STORM WATER DRAINAGE

A drainage system shall be designed and constructed by the subdivider to provide for the proper drainage of the surface water of the subdivision and the drainage area of which it is a part. The following requirements and methods shall be followed:

A. General

Specifications given hereafter outline the minimum standards for design, materials, installation methods, and inspection procedures required by the Lawrenceburg/Anderson County Subdivision Regulations and the construction of storm drainage facilities. Design of storm drainage facilities shall be based on Kentucky Department of Transportation's Manual of Instruction for Drainage Design except as hereinafter modified. Except as modified herein, construction of storm drains and appurtenances shall be in accordance with the following recommendation.

B. Scope

The scope of these specifications is to set forth the policies of the Lawrenceburg/Anderson County Subdivision Regulations regarding construction of storm drainage facilities. Design of the facilities covered herein must be performed by and carry the seal and signature of a qualified registered Professional Engineer.

C. Design Criteria

1. Post-Development versus Pre-Development Design Criteria:

a. Peak Discharge Consideration – The basic standard for design of drainage systems will be to keep runoff characteristics after development as close as possible to the same level as existed prior to any development. To achieve this objective, storm water detention/retention facilities will be required in most cases so that the peak discharge measured in cubic feet per second (cfs) from the developed area shall not be greater than the peak discharge from the pre-developed area. The peak discharge shall be evaluated for three separate SCS Type II, storm events. Using TR-SS Methodology: the 2-year/1-hour storm; the 10-year 24-hour storm; and the 100-year/1-hour storm. The peak discharge for the pre-developed site shall be measured as an instantaneous flow rate at the discharge point of each watershed affected. The peak discharge for the post-developed site shall be the instantaneous flow rate taking into consideration both the detained storm water and any undetained storm water.

b. Downstream Flood Levels – The Developer shall provide storm drainage improvements that will prevent the downstream flood level from being raised in a 2-year/1-hour storm, a 10-year/1-hour storm, and a 100-year/1-hour storm considering both the instantaneous flow rate and flood elevations caused by the increased quantity of water from the development. Where conditions and engineering calculations indicate benefit from storm water detention/retention facilities would not occur, they may be deleted from the development requirements in favor of channel improvements and/or off-site improvements to improve flow, if approved by City/County.

c. Watershed Over Compensation – There shall be no over-compensation within one watershed to allow for under-compensated storm water detention in any other watershed. Each watershed must be evaluated separately, and each watershed must meet the requirements as stipulated within these Specifications.

d. Discharge Points – The discharge point(s) of any storm drainage facility shall be into either a natural, well defined drainage path or into a man-made drainage way. For areas proposed to drain onto adjoining properties essentially undetained, then the drainage must be sheet flow. Point discharges onto adjoining property are prohibited unless the discharge point is into a natural, well-defined drainage path or into a man-made drainage way. Receiving channel capacity must be confirmed as adequate to convey the 2-year/1 hour-storm discharge.

e. Connection to Public System Requirements – Where an adequate public storm sewer is available to the subdivision boundary, the Developer shall construct the drainage system to connect with such storm sewer line. If such a system is not available, the Developer may be required to provide for the construction of necessary storm drainage facilities as may be required beyond the immediate boundaries of the subdivision in order to conduct runoff to an acceptable point of disposal.

2. Storm Water Collection System Design Criteria:

a. General System Design - Six sets of the preliminary storm water drainage layout shall be submitted along with the preliminary arrangement of the development. This layout shall indicate the overall drainage scheme in enough detail to ensure the proposed plan is acceptable. The City/County shall review this preliminary plan and issue a statement indicating a general acceptance or denial of this preliminary plan. If the Developer is proposing to dedicate a detention or retention basin to the City/County for acceptance and maintenance, then this request must be made in writing and approved by the City/County prior to the preliminary storm water plan being generally accepted. After a general acceptance by the City/County of the preliminary storm water drainage layout, the Developer's Engineer may proceed with the final design of the storm drainage system. An over all drainage plan shall be prepared and furnished as part of the Construction Plans. The over all drainage plan shall include the pre-developed and post-developed contours and other information as may be necessary to establish that positive drainage from all of the lots throughout the subdivision shall be satisfactorily accomplished. Easements for the storm drainage system shall be shown on the plats (as applicable) in the locations and widths as approved by the City/County. Special notes pertaining to the maintenance of detention and retention basins may be required on the plats (as applicable). Release or modification to existing drainage easements shall require the written approval of the City/County. Engineering review shall be made by City/County Engineering firms to determine the adherence to the criteria as outlined in these Specifications, and to determine compliance with other City/County Specifications. After the review of the preliminary submittal, six sets of the final storm drainage system design calculations shall be submitted to the City/County. They shall include the original seal and signature of a professional engineer, and the engineer's calculations for runoff, catch basin spacing, pipe sizing, and detention volumes. The City/County reserves the right to reject any plan that would adversely affect adjoining or downstream properties.

b. Curb Inlets or Catch Basins - Curb inlets or catch basins shall be placed along the curbs at all depressions in such a manner as to prevent storm water from crossing the pavement and at other locations along the curb necessary to limit the spreading of water onto the pavements to one half the driving lane width for a 2-year/1 hour storm. Curb inlets shall be Lexington Type A or Type A KDOT. Storm water shall not be designed to cross over payment.

c. Piping System - Design of storm water piping system shall be based on the Kentucky Department of Transportation Manual of Instruction for Drainage Design (except as hereinafter modified). Storm water pipes shall be designed on the basis of a 10-year storm event using a minimum time of concentration (TC) of 8 minutes. The unit shall then be checked for backwater conditions with a return period of 100-year frequency. No structure flooding shall be induced by the structure at the 100-year return frequency. The Manning's roughness coefficient to be used in culvert design shall be 0.024 for Corrugated Metal Pipe (CMP); and 0.012 for Reinforced Concrete Pipe (RCP), smooth interior High Density Polyethylene Pipe (HDPE), Ductile Iron Pipe (DIP), and Polyvinyl Chloride (PVC) pipe. A plan and profile of the proposed storm drainage system (including pipes, drainage swales, stream re-locations, etc.) shall be drawn with pipe sizes, types, grades, and inverts indicated. All drainage pipes must be extended to a natural, well-defined drainage path or to within 5 feet of the rear property line and connected to a man-made drainage way. Under no circumstances shall the storm water drainage system be designed, constructed or connected so that the flow is diverted into any public or private sanitary sewer system. The minimum pipe size is 15" for storm sewers.

d. Storm Manholes - The storm drainage system shall be designed and constructed with sufficient junction boxes, manholes, and other appurtenances to provide ready access into any section for cleanout and maintenance operations. Storm sewer manholes with improved inverts shall be required for pipes smaller than 60 inches in diameter at any change in direction or junction point and when distances between storm manholes exceeds 400 feet.

e. Reinforced concrete designs from a professional structural engineer to withstand the anticipated loading.

f. Drainage swales - When open channel flow in drainage swales is proposed as a method of storm water transport to natural drainage swales, man-made drainage swales, or drainage pipes, the Developer shall provide drainage swales sufficient in size to contain the peak runoff from the 25-year frequency storm. The swales shall then be checked using the 100-year frequency storm. No structure flooding shall be induced by the swales at the 100-year return frequency. Channel Lining for Swales shall be based on the allowable shear stress in accordance with Kentucky Department of Transportation criteria. Riprap lined swales shall not be permitted. The remaining bottom portions of the swales containing a low flow channels shall be sloped a minimum of 2 percent toward the channels. The side slopes for swales shall not be steeper than two to one (2H: 1V). The side slopes for all other swales shall not be steeper than three to one (3H: 1V).

g. Headwalls- Headwalls are required for any pipe within the proposed storm drainage system. Headwalls are also required for any existing pipe within the proposed subdivision. Headwalls and outlet protection where warranted shall be provided at the outlet of all pipes and of a configuration to prevent erosion and to reduce water velocity. A minimum 3-foot high chain link fencing shall be required along the perimeter of the headwall if the distance from the pipe invert to the top of the headwall exceeds 3.5 feet. The fence shall consist of galvanized No. 9 gauge wire with 2-1/2 inch diameter corner posts. All headwalls designed shall have prior approval of City Public Works Director or County Road Foreman.

h. Existing Structures - The storm drainage system shall take into account adjoining subdivisions and drainage areas to ensure that the effects of existing structures and/or drainage ways have been considered. If existing structures are to be utilized within the storm drainage system, then each existing structure shall meet the design requirements as set forth in these Specifications. Additionally, the existing structure shall meet the materials and construction requirements as set forth in these Specifications.

i. Sinkholes - Sinkholes (either active or inactive) shall not be used for the storage or transfer of storm water. Sinkholes shall not be considered as a viable part of the storm drainage system. No structures shall be allowed beneath a sinkhole's overtopping elevation.

j. Springs - Springs (either constantly flowing or wet weather flowing) shall be considered within the storm drainage system. Spring boxes and piping shall be required to divert the ground water from the spring to the public system. This shall include existing springs and any spring discovered during construction. Under no circumstances shall a spring be designed, constructed, or connected so that the flow is diverted into any public or private sanitary sewer system.

k. Private Systems - A private storm drainage system shall be defined as a system installed by an individual (i.e. person or company) to fulfill drainage requirements not

associated with subdivisions. The system shall follow the same design criteria as outlined in these Specifications

3. Detention and Retention Basin Design Criteria:

a. Detention Basin – A detention basin shall be defined as a normally dry, storm water storage area with a principle spillway and an emergency spillway. Grass bottoms in detention basins shall be designed with minimum slopes of 2 percent, and shall include low flow concrete channels designed with minimum slopes of 0.5 percent from the basin inlets to the outlet. The concrete channels shall have a minimum 6-inch depth, and a minimum 36" width with side slopes not to exceed two to one (2H: 1V), and shall be constructed in accordance with standards outlined by the Kentucky Department of Highways. The bottoms and side slopes of detention basins shall be sodded. In certain instances, other techniques (underground vault storage, etc.) may be considered for private systems on a case-by-case basis. Detention basins shall be excavated, and the principle spillway constructed prior to the construction of the water facilities, streets, and other storm drainage facilities.

b. Retention Basin – A retention basin shall be defined as a storm water storage area that permanently stores a predetermined pool of water. Retention basins shall be designed within a drainage area of sufficient size to ensure that the standing water will not stagnate or present health hazards. For the design of retention basins, the static ground water level must be taken into consideration for any and all utilities including the existence or possibilities of basements. The minimum depth for a retention basin shall be three 3 feet as measured from the bottom of the basin to the invert of the principle spillway. The storm water piping system used to feed the retention basin shall have the inflow inverts above the normal lake level as dictated by the invert elevation of the principle spillway. Trash racks and rock silt check dams shall be designed at each inflow source to the retention basin to prevent silt and/or trash from entering into the permanent pool.

c. Construction in Flood Plain – Detention and retention basins shall not be constructed within the 100-year flood plain as defined by the Flood Insurance Rate Maps for the City/County of Lawrenceburg unless a permit for such construction is obtained from the Division of Water in Frankfort, Kentucky.

d. Principle Spillway – Each detention or retention basin is required to have a principle spillway of a size dictated by the overall storm water detention/retention plan. The minimum size for a principal spillway shall be 4 inches in diameter for either pipe or orifice. More than one principle spillway for each detention or retention basin may be required to insure compliance with the method as outlined in these Specifications.

e. Emergency Spillway – Each detention or retention basin must have an emergency spillway of sufficient size to discharge the 100-year/24-hour storm event.

f. Embankment Requirements – If an earthen berm is used to construct a detention or retention basin, the minimum top width shall be 4 feet, and the maximum slope of the embankment shall be 3 feet horizontal for each 1 foot of vertical rise (3H:1V). The embankment shall be constructed to a minimum 1 foot above the crest of the 100-year/24-hour storm event discharge through the emergency spillway, and sodded.

D. Materials

1. Pipe:

- a. Corrugated Metal Pipe (CMP) – Corrugated Metal Pipe shall be Aluminized Steel Type 2 with a minimum thickness of 0.079 inch (14 gage). Galvanized corrugated metal pipe shall only be used in private systems.
 - b. Reinforced Concrete Pipe (RCP) – Reinforced Concrete Pipe shall conform to Kentucky Standard Specifications for Road and Bridge Construction. Joints shall be made with either bituminous mastic joint sealing compound or rubber gaskets.
 - c. High Density Polyethylene (HDPE) Pipe – High Density Polyethylene Pipe shall be ADS N-12 corrugated pipe with an integrally formed smooth interior manufactured by Advanced Drainage Systems, Inc. or approved equal.
 - d. Ductile Iron Pipe (DIP) – Ductile Iron Pipe shall conform to the requirements for sanitary sewer pipe as defined by these specifications.
 - e. Polyvinyl Chloride (PVC) Pipe- Polyvinyl Chloride Pipe shall conform to the requirements for sanitary sewer pipe as defined by these specifications.
2. **Manholes:** Manholes shall be constructed of pre-cast concrete conforming to the specifications of the American Society for Testing and Materials designation C-76 or any subsequent revision thereof. Compressive strength of concrete used in the pre-cast rings shall not be less than 4,000 psi. All manhole tops shall be eccentric in design.
- Conical tops shall be used for all manholes with depths sufficient for their use. Manhole frames and covers constructed of gray cast iron conforming to the American Society for Testing and Materials (ASTM) designation A48-56, or subsequent revisions thereof. The Class Number shall be 50. Manhole frame and cover shall have a minimum weight of 350 pounds, unless specifically approved otherwise by a designated representative of the City/County. Each cover shall be constructed with raised letters spelling out “Storm Sewer.”
3. **Headwalls:** Headwall shall conform to the Kentucky Bureau of Highways, Headwall Supplement, RDH Series, except as modified for energy dissipaters. Headwalls shall be pre-cast or cast-in-place concrete.
4. **Other Concrete Structures:** Construction of other concrete structures shall conform to the Kentucky Bureau of Highways Standard Drawings Manual.

E. Installation

This section presents the minimum conditions acceptable to the City/County for installation of storm sewer pipe and appurtenances within and adjacent to the City/County. Stricter specifications than those given herein are desirable, but in no case shall they be less stringent than herein delineated.

1. **Trenching:** This section specifies the minimum requirements for trenching for storm sewer pipe as applies to all types of pipes listed in Section IV-4 herein before.
- a. The walls of all excavations shall be nearly vertical from the bottom of the excavation to a minimum of 1 foot above the top of the pipe. If necessary, the trench walls may be sloped from a point 1 foot above the pipe to the original ground.
 - b. Trench width at the top of the pipe shall not be less than 1 foot plus the outside diameter of the pipe.
2. **Pipe Bedding and Backfill:** This section outlines the minimum bedding and backfilling operations acceptable to the City/County for the various types of storm sewer pipe permitted.

a. When the trench excavation is in rock, the pipe shall be bedded on at least 6 inches of No. 9 or No. 68 crushed stone and shall be backfilled with No. 9 or No. 68 crushed stone for a minimum of 12 inches above the top of the pipe. Backfill above this cushion shall not contain pieces of rock larger than 12 inches in any dimension.

b. When the trench excavation is in soil, the pipe shall be bedded on at least 6 inches of No. 9 or No. 68 crushed stone and shall be backfilled with No. 9 or No. 68 crushed stone to the springline of the pipe. The remaining portion of the trench, not located within a street, can be backfilled with select soil containing rocks no larger than ¾ inch in size.

c. When the trench excavation is within a street (i.e. back or curb to back of curb), then the entire trench shall be bedded and backfilled with No. 9 or No. 68 stone.

- 3. Manholes:** All manhole tops and covers shall be set to finish grade. Stubs for service connections or future line extensions shall be installed at the time of setting manholes and shall be properly plugged and sealed. Minor grade adjustments to the top elevations of manhole covers shall not exceed 12 inches. No more than two grade rings shall be permitted. A bituminous sealant shall be used at the joint of each manhole section as a joint waterproofing agent. Non-shrink (Hydraulic) grout finish shall be required inside the manholes where the pipe enters and exits.

860 PLANS REQUIRED FOR THE CONTROL OF EROSION AND SEDIMENTATION

In the event that any developer shall intend to make changes in the contour of any land proposed to be subdivided, developed, or changed in use by grading, excavating or the removal or destruction of the natural topsoil, trees, or other vegetative covering thereon the same the owner of said land or his agent must submit to the Planning Commission for approval a plan for erosion and sedimentation control. No topsoil or other construction products will be allowed to wash from the site under development onto adjacent roadways or public or private property.

Such plans shall contain adequate measures for control of erosion and siltation where necessary, using the guidelines and policies contained herein and in accordance with recommendations of the Anderson County Conservation District. If recommendations are not incorporated into said plan, the person, firm or corporation or its agent who submitted said plans, shall set forth in writing the reason for not incorporating any of the recommendations of the Anderson County Conservation District.

The Planning Commission shall review these plans as submitted, and shall take necessary steps to ensure compliance by the developer with these plans as finally approved.

A. Requirements

1. Two (2) sets of plans for the control of erosion and sedimentation shall be submitted to the Planning Commission at the time the preliminary plats are submitted.
2. Measures to be taken to control erosion and sedimentation shall be described and provided for in the construction agreement. The estimated cost of accomplishing such measures shall be covered in the performance guarantee (as Section 540(C)(4)) of these Regulations. In addition, the developer shall be required to provide a cash escrow guarantee in an amount determined by the Planning Commission which would ensure that emergency measures could be taken at the developer's expense if he did not initiate corrective action determined to be needed by the Planning Commission.
3. At the building permit application stage, a review will be conducted to ensure conformance with the plan as approved.

4. During the planning phase, technical conservation planning assistance may be furnished, if necessary, by the Planning Commission, or by the local representative of the Soil Conservation Service through the Anderson County Conservation District. The Planning Commission shall enforce compliance with the approved plans.
5. The Planning Commission shall make a continuing review and evaluation of the methods used and the overall effectiveness of the erosion and sedimentation control program.
6. All erosion control measures must meet the guidelines of the Anderson County Conservation District.

B. Suggested Control Measures

The following control measures should be used for an effective erosion and sediment control plan:

1. The smallest practical area of land should be exposed at any one time during development.
2. When land is exposed during development, the exposure should be kept to the shortest practical period of time.
3. Where necessary, temporary vegetation, erosion fencing, and/or mulching should be used to protect areas exposed during development.
4. Sediment basins (debris basins, desilting basins, or silt traps) should be installed and maintained to remove sediment from run-off waters from land undergoing development.
5. Provisions should be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development.
6. The permanent final vegetation and structures should be installed as soon as practical in the development.
7. The development plan should be fitted to the topography and soils so as to create the least erosion potential.
8. Wherever feasible, natural vegetation should be retained and protected.

C. Erosion Plan

The report shall include but not be restricted to the following provisions:

1. The areas of said premises that may be exposed at any one time.
2. The type of temporary vegetation and/or mulching that will be used to protect exposed areas of said described premises during (1) the construction of any improvements thereon; or (2) changes being made in the contours thereof; or (3) in removal or destruction of topsoil, trees and other vegetation located thereon.
3. The locations, construction and maintenance of sediment basins or other control measures on said premises.
4. The type of permanent and final vegetation and water control structures or features (e.g., swales, diversions) that should be planted and installed on the said described premises and the time within such vegetation and structures are to be planted and installed.
5. Description of the type of soil comprising the described premises and physical properties of each type.
6. Description of the soil comprising the area immediately adjacent and within the general vicinity of the described premises, and physical properties thereof.

D. Construction Inspections

- 1. Responsible Official:** The Planning Commission shall be responsible for the inspection of all improvements. The Planning Commission Engineer shall make a minimum of three inspections to ensure compliance with these regulations not under the jurisdiction of any conflicting agency or utility. The Commission shall adopt a fee schedule to cover the cost of said inspections.
- 2. Authority and Duties of Inspectors:** Inspectors employed by the Planning Commission shall be authorized to inspect all work done and all materials furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication, or manufacture of the materials to be used. The inspector shall not be authorized to revoke, alter, or waive any requirements or the specifications of plans. He shall be authorized to call the attention of the contractor to any failure of the work or materials to conform to the specifications and contract. He shall have the authority to reject materials which do not meet specification requirements or suspend the portion of the work involved until any question at issue can be referred to and decided by the Planning Commission.
- 3. Final Inspections:** Upon completion of all the improvements, the subdivider shall request, in writing, a final inspection by the Planning Commission Engineer. The Planning Commission shall make a final inspection of streets, sidewalks, curbs and gutters, storm sewers, and other improvements required in these Regulations, and copies of final inspections of other agencies.

ARTICLE IX General Provisions

900 PURPOSE

These subdivision regulations are designed to encourage the development of sound, healthful, and economically stable residential, commercial, industrial, and public areas; to provide for safe, convenient, and efficient traffic circulation; to coordinate land developments in order to ensure that our future physical growth shall be orderly, efficient, and conducive to the minimum outlay of public and private expenditures in providing services to new growth areas; to minimize fire hazards and to provide for light and air in habitable structures; and to provide for the overall harmonious development of our entire community.

910 VARIANCES

These land subdivision regulations are adopted only as minimum requirements, and all developers should consider developing their subdivisions at higher standards. Thus, the developer is encouraged to go beyond the standards of these regulations and the Commission may require standards above the minimum contained herein whenever it feels that public health, safety, or welfare purposes justify such increases. The Commission also may reduce or otherwise vary the requirements of these regulations whenever it encounters the situations described below. In granting such variances, the Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variances granted by the Commission shall be noted in its official minutes along with reasons which justified the granting of the variance.

A. Exceptional and Undue Hardship

Where the Commission finds that strict compliance with these regulations would create an undue hardship because of exceptional and unique topographic or other physical conditions encountered on the particular land, the Commission may modify these regulations to the extent necessary to relieve the undue hardship; provided, however, that such resulting variances may be granted without detriment to the public good, and without impairing the desirable general development of the neighborhood and the community as proposed in the Comprehensive Plan. If such modification is determined to be a substantial departure from these regulations, a public hearing may be required prior to Planning Commission action.

B. Design Innovation and Large Scale Development

These regulations may be modified by the Commission in the case of plans for complete neighborhoods or other design innovations which, in the Commission's opinion, still achieve the basic objectives of these regulations. The Commission shall require those conditions, such as covenants or other legal provisions, which it feels are necessary to assure conformity to, and achievement of, the proposed subdivision plat.

C. Approval of Dimensional Variances by Planning Commission

In conjunction with the review and approval of subdivision plans/plats, the Planning Commission is authorized by KRS 100 to grant dimensional variances upon finding that:

1. The variance is a result of customary design standards or innovative design which, in the Commission's opinion, still achieve the basic objectives of the zoning laws and subdivision regulations; or

2. Strict compliance with the regulations would create an undue hardship because of exceptional and unique topographic or other physical conditions encountered upon the particular land, and the resulting variance may be granted without detriment to the public good.

920 AMENDMENTS

The Commission may, from time to time, revise or modify or amend these regulations by action taken at a regularly scheduled meeting after the required notice and holding of a public hearing.

*925 CONDITIONAL ACCEPTANCE OF COUNTY ROADS

Conditional Acceptance of County Roads for snow removal allowing for conditional acceptance of a road which has been, by Final Plat, dedicated to public use and proposed for ultimate adoption into the county's road maintenance system as a county road for the sole purpose of snow removal under terms and conditions contained in an Order of the Anderson County Fiscal Court acknowledging a written agreement with the subdivision developer of the terms and conditions and including the following:

1. That a Performance Bond shall be in place which is equal to (125%) of the current estimated costs for the installation of the incomplete portion of the required improvements as required by the Anderson County Subdivision Regulations, and;
2. Performance bond may be adjusted annually for compliance, and;
3. Developer shall remain responsible for all costs related to the completion of the roads, shall be responsible for any costs associated with any damage or deterioration to the roads prior to final acceptance and shall ensure that the roads are in compliance with the requirements of the Anderson County Subdivision Regulations at the time of final acceptance, and;
4. Developer shall not hold Anderson County liable for any damage or deterioration to the roads whatsoever, and;
5. Developer shall complete the roads with final cap and submit for inspection by a date certain determined by the Anderson County Fiscal Court, and;
6. If at any point the Performance Bond referenced in Paragraph (a) or any other provision of the Order of the Anderson County Fiscal Court is allowed to be in default, the conditional acceptance of the roads shall be revoked. (*Amended 4/11/17)

930 VIOLATIONS AND PENALTIES

The following violations and penalties are hereby cited from Chapter 100 of the Kentucky Revised Statutes.

A. No Subdivision of Land before Approval

No person or his agent shall subdivide any land before securing the Planning Commission's approval of a plat designating the areas to be sold.

B. No Selling of Land before Approval

No subdivider owning land composing a subdivision, or his agent, shall transfer or agree to sell any lot or parcel of land located within such a subdivision by reference to, or by exhibition, or by any other use of a plat of such subdivision, before such plat has been approved by the Commission. Any such instrument of transfer, sale, or contract shall be void and shall not be subject to be recorded, but all rights of such purchaser to damages are hereby preserved.

C. Metes and Bounds Descriptions No Exception

The description of such lot or parcel by metes and bounds in any contract or instrument of transfer or other document used in the process of selling or transferring same shall not exempt the person attempting to transfer from the penalties provided, or deprive the purchaser of any rights or remedies he may otherwise have.

D. Penalties

Any person or entity who violates any of the provisions of KRS 100 or any of the regulations adopted pursuant thereunder for which no other penalty is provided, shall upon conviction be fined not less than ten but no more than five hundred dollars for each conviction. Each day of violation shall constitute a separate offense.

E. Other Penalties

Any person, owner or agent who violates this chapter shall, upon conviction, be fined not less than one hundred nor more than five hundred dollars for each lot or parcel which was the subject of sale or transfer, or a contract for sale or transfer.

F. Injunctions

The City of Lawrenceburg, the County of Anderson, or the Planning Commission may bring action in the circuit court to prevent, correct, or abate the unlawful sale or use of land in violation of these regulations.

940 SEPARABILITY

Should any section, subsection, paragraph, or provision of these regulations be held invalid or unenforceable by a court of competent jurisdiction, such decision shall in no way affect the validity of any other provision of these regulations, it being the intention of the Commission to adopt each and every provision of these regulations separately.

950 PREVIOUS REGULATIONS

Any previous subdivision regulations adopted by any Planning Commission of Lawrenceburg or Anderson County are hereby repealed.

960 EFFECTIVE DATE

These regulations shall be in full force and effect as of the date of their adoption by the Lawrenceburg/Anderson County Joint Planning Commission.

Public Hearing held by on the Lawrenceburg/Anderson County Joint Planning Commission on
Approved by the Lawrenceburg/Anderson County Joint Planning Commission

Lawrenceburg/Anderson County
Joint Planning Commission Chairman

Date