

# Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky



## **Hardin County**

Planning and Development Commission  
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**Article 1 – General Provisions**

**1-1 Purpose**

The Hardin County Subdivision Regulations have been prepared in accordance with the adopted goals and objectives of the Hardin County Comprehensive Plan. The design of the Subdivision Regulations will allow for fair implementation of community minded development standards, which is an absolute requirement for good land use regulations.

**1-2 Title**

The full title of these regulations shall be the “Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky”. As a short title, these regulations shall be known, and may be cited, as the “Subdivision Regulations”.

**1-3 Authority And Area Of Jurisdiction**

These standards, adopted by the Hardin County Planning and Development Commission and endorsed by the Fiscal Court of Hardin County, KY are pursuant to the authority delegated to local planning units under Kentucky Revised Statutes – Chapter 100. These standards shall have jurisdiction and control over the subdivision of all land within the unincorporated boundaries of Hardin County, Kentucky.

**1-4 Exceptions, And Waiver Of Conditions**

When the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these Subdivision Regulations and/or the purpose of these Subdivision Regulations may be served to a greater extent by an alternative proposal, it may approve exceptions and a waiver of conditions to these Subdivision Regulations so that substantial justice may be done and the public interest served. The exception or waiver of conditions shall not have the effect of nullifying the intent and purpose of these Subdivision Regulations.

- A. The Planning Commission shall not approve exceptions or waiver of conditions unless it shall make findings based upon the evidence presented to it that:
  - 1. The granting of the exception or waiver of conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;
  - 2. Because of the particular physical surroundings, shape, or topographical conditions of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict application of these Subdivision Regulations is carried out;
  - 3. The condition upon which the request is based was not caused by a willful action by the property owner subsequent to the adoption of the Subdivision Regulations, or;

4. The relief sought will not in any manner vary the provisions of the Zoning Regulations, Comprehensive Plan, or official map, except that those documents may be amended in the manner prescribed by law.

The Planning Commission may also consider other factors it may deem relevant in rendering its decision

**1-5 Compliance With Other Codes, Statutes and Regulations**

In designing a subdivision, the developer shall comply with the principles and requirements of the Subdivision Regulations, the Zoning Ordinance, and any other applicable studies or regulations in effect at the time of application. When considering an application for the subdivision of land, the Commission shall be guided by the standards contained within the Subdivision Regulations, the Zoning Ordinance, and any other applicable studies or regulations.

**1-6 Disclaimer of Liability**

Notwithstanding any provision of these regulations, no approval of any Building Plans, Street Design Plans, Development Plan, Subdivision Plat, or portion thereof by the Staff, the Road Department, the Engineering Department, the Planning Commission, or any other public agency or official of Hardin County, whether employed, elected, or appointed, shall operate as a warranty or guarantee of the safety or reasonableness of any Building Plans, Street Design Plans, Variance, Conditional Use Permit, Development Plan, Subdivision Plat, Zoning Permit or portion thereof, or act in any way to limit or alter any common law duties imposed on the applicant or authors of such plans.

**1-7 Complaints Regarding Violations**

Any person may file a written complaint alleging violation of these standards. Such complaint shall state fully the cause and base thereof and shall be filed with the Director of the Planning and Development Commission. The Director or his agent shall properly record such complaint and investigate and take action thereon as provided by these regulations. If found to be in violation, the Director shall notify the owner and give the developer reasonable time to correct any violations. If the violation is not corrected within a reasonable time, the Director may institute appropriate legal proceedings in the court of competent jurisdiction.

A. **Penalties for Violation** – Violation of the provisions of these regulations or failure to comply with any of the requirements contained herein shall constitute a violation. Violation of the provisions of these regulations shall be handled as per KRS 100.991 (1) through (3) as listed below:

1. Any person or entity who violates any of the provisions of KRS 100.201 to 100.347 or any of the regulations adopted pursuant thereto for which no other penalty is provided, shall upon conviction, be fined not less than ten dollars (\$10) and not more than five hundred dollars (\$500) for each conviction. Each day of violation shall constitute a separate offense.

2. Any person, owner or agent who violates this chapter shall, upon conviction, be fined not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500) for each lot or parcel which was the subject of sale or transfer, or a contract for sale or transfer.
3. Any person who intentionally violates any provision of KRS 100.3681 to 100.3684 shall be guilty of a misdemeanor punishable by a fine of not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500).

**B. Conflict of Regulations**

1. In their interpretation and application, the Subdivision Regulations shall be held to be the minimum acceptable standards. More stringent provisions may be required if it is demonstrated that they are necessary to promote the public health, safety and welfare.
2. Whenever the requirements of the Subdivision Regulations conflict with the requirements of any other rules, regulations, ordinances, resolutions, or restrictions lawfully adopted by government, the most restrictive standard shall govern.
3. When subdivision plans or plats which have been approved by the Commission contain setbacks or other features in excess of the Zoning Ordinance requirements, such features as shown on the record plat shall govern, particularly for the purposes of issuing a building permit, but are otherwise subject to enforcement in a manner similar to private deed restrictions.
4. Private deed restrictions or covenants do not fall within the jurisdiction of enforcement by any agency of local government and cannot be enforced by Staff.

**1-8 Separability**

If any section, sentence, clause, paragraph, subdivision or part of these regulations be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, sentence, clause, paragraph, subdivision or part thereof directly involved in the controversy in which said judgment shall have been rendered.

**1-9 Amendments**

- 1-10** The Hardin County Planning and Development Commission may from time to time, revise, modify or amend these regulations by a majority vote of the entire membership of the Commission. **Exception Of Specific Subdivision Requirements** The Planning Commission when acting upon applications for preliminary or minor subdivision approval, shall have the power to grant such exceptions from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provision for subdivision review and approval of this ordinance, if the literal enforcement of one or more provisions of the ordinance is impractical or will exact undue hardship because of peculiar conditions pertaining to the land in question. The Planning Commission may delegate the above-mentioned authority to an agent by resolution.

**Article 2 – Minor Subdivision Class**

**2-1 Minor Subdivision Classes** - The class of minor subdivisions shall be those subdivisions of land which are generally of minor planning significance to the community's development and which do not require or propose the creation of a new street. Changes of a significant planning nature may require drainage plans by the County Engineer and shall be considered as a major subdivision. Minor subdivisions shall conform to the Record Plat Standard as established in Section 3-4 and include the subdivisions defined as follows:

**A. Record Subdivision Plats**

A Plat that is professionally prepared drawing of a proposed subdivision containing all the data required by this ordinance and the Hardin County Subdivision Regulations that shall be recorded in the Office of the Hardin County Clerk. (KRS 100.283).

**B. Amended Record Subdivision Plats**

The following defined types of amendments to existing recorded plats shall be deemed as minor subdivision plats:

1. **Corrected** – for the purpose of drawing of technical corrections to a plat filed in the Hardin County Clerk's office.
2. **Replating Plats** – for the purpose of drawing of the transfer of a portion of a lot or parcel to an adjoining lot or parcel on a plat, with no new lots or parcels are to be created.
3. **Resubdividing** – for the purpose of creating new lots or parcels from existing lots or parcels on a plat in the Hardin County Clerk's Office.
4. **Revised** – for the purpose of drawing changes to items (setback lines, easements, etc.) on a plat filed in the Hardin County Clerk's office.

**C. Retracement Subdivision Plats**

Shall be for the purpose of platting or re-platting an existing parcel of land that has historically been transferred by deed, and in a consistent fashion, that is either:

1. contrary to the lotting authorized by subdivision plats recorded prior to July 17, 1995, or
2. utilizing legal descriptions in the deed that have not altered since July 17, 1995.

The applicant for such a plat shall supply the Staff with any copies of past deeds recorded in the office of the Hardin County Clerk that may be necessary to document compliance with these requirements.

If such a plan involves a non-conforming lot, as defined in Section 15 of the Zoning Ordinance, then the provisions of that Section shall be applicable. The plat

shall identify any existing easements, adjacent rights-of-way, floodplain(s), environmentally sensitive areas or other features deemed necessary by the Staff.

**D. Utility and Public Facility Subdivision Plats**

Shall be for the purpose of platting parcels of land or easements currently owned or proposed to be acquired by public utilities under the jurisdiction of the Public Service Commission, common rail carriers, or other governmental agencies with authority for service facilities as established under KRS 100.361 and/or KRS 100.324; or in the case of other governmental agencies, land for the public facility under the jurisdiction of that governmental entity. For such plans, either the current owner of record, or the authorized agent of the eligible utility, common rail carrier, or governmental entity purchasing or disposing of the property or easement shall be authorized to sign the required "Owners' Certification."

**E. Boundary Surveys**

Boundary Survey shall be primarily for the purpose of assisting developers in acquiring land for agricultural purposes, without having, at this time, to meet the requirements for a major/minor subdivision. Except for alterations to existing buildings, no new building development shall be permitted for residential activity unless said tract is twenty-five contiguous acres or greater. Whenever such new development is desired, the developer must submit a subdivision plan.



### **Article 3 – Major Subdivision Class**

**3-1 Major Subdivision Class** – The class of a major subdivision shall be those subdivisions of land that are of major significance to the development of the community. A subdivision that does not conform to the definitions established for minor subdivision, as described in Section 2-1, shall be considered as major subdivision. Further, any subdivision proposing the creation of a new street shall automatically be considered as, and follow the requirements for, a major subdivision.

#### **A. Pre-Application**

At least ten (10) working days prior to the filing of a preliminary subdivision plat, the developer and their agent shall prepare a sketch of the proposal and meet with the Staff and the Engineering Department to discuss subdivision requirements and procedures, and possible issues related to the development of the property in question. The sketch shall show the boundaries of the proposed subdivision, the proposed location and widths of streets, future connectivity to adjoining properties, lotting schemes, drainage patterns, subdivision restrictions plus any other pertinent information. The Staff shall not accept any application for a preliminary subdivision plat approval unless the provisions of this Article have been met.

#### **B. Preliminary Plat Submittal**

A developer proposing a major subdivision shall submit two paper copies of the required preliminary plans. The developer shall have a registered land surveyor prepare a preliminary plat for submission to the Commission. These plats shall display the entire development as it relates to previously filed subdivisions or of the remainder of the vacant parcel. The Director and any other appropriate agencies shall have thirty (30) working days from the date of submission and notify the engineer/surveyor through written review comments to resolve all differences. Resubmissions of the corrected plat may be as a black line print or as a PDF. After the necessary corrections have been made, the Staff will make recommendations to the Commission. The developer shall present a record plat when all requirements for the preliminary plat have been fulfilled. Record plats shall conform to provisions of the approved preliminary plat and shall be filed with the Hardin County Court Clerk no later than two years from the Commissioner's action on the preliminary plat.

#### **C. Commission Meeting Requirements**

Preliminary plats shall not be considered for action until plans have been reviewed with recommendations made by the Staff. All preliminary plats shall be approved or disapproved within sixty (60) days from the date they are officially filed with the Staff, if no action is taken by the Commission within sixty (60) days it shall be deemed disapproved.

The developer shall provide two (2) black line prints of the plat three (3) working days prior to the scheduled Commission meeting.

Within thirty (30) days of approval, the developer shall submit two digital drawings of the plat (one CAD file and one PDF) compatible with the County's computer mapping system. Improvement plans or record plats will not be reviewed until the digital drawings of the approved preliminary plat are received.

**D. Commission Action**

The Commission will review the Staff's recommendation and the act for approval, postponement or disapproval. Reasons for action of postponement or disapproval shall be fully incorporated in the Commission's minutes and shall be available to the developer and the public. Upon Commission approval, the Chairman or Authorized Agent shall then certify the preliminary plat as approved. The Staff will then notify the owner(s)

Commission approval authorizes the developer to proceed with the preparation of the required improvement plan. Preliminary plat approval grants a developer two (2) years within which record plats must be submitted for approval for all properties shown on the preliminary plat. Before expiration, the Commission may extend the approval, in increments not to exceed one year at a time, provided that the Commission finds that progress has been made in the physical construction of improvements. In conjunction with such approval extensions, the Commission shall have the right to require changes in the development when it finds that time has necessitated such or when applicable ordinances and regulations have been changed. Upon the expiration of any approval periods specified under this Article, the plat shall be deemed not in conformance with these regulations and require re-filing.

The Engineering Department shall not approve any improvement plans for a subdivision unless approval of the preliminary plat has been achieved.

**E. Items to be Shown on Preliminary Plats**

Shall be clearly and legibly drawn in ink and at a minimum scale of 100 feet to the inch on a sheet no greater than 24 by 36 inches. An index map may be used for larger subdivisions. The following shall be shown on all preliminary plats.

1. A title block which shall present the following information:
  - a. the words PRELIMINARY PLAT;
  - b. the name of the subdivision;
  - c. the name and address of the owner of record;
  - d. the Property Valuation Administrator's map number;

- e. the names and addresses of the land surveyor or engineer involved in preparation of the plat;
  - f. a graphic and written scale; and
  - g. the acreage involved in the proposed development shall be presented as Lot Area and Right-of-way Area.
2. The boundary lines of the tract by bearing and distance, giving distances to the nearest one-tenth foot and angles to the nearest minute, balancing and closing with an error not to exceed one in 5,000.
  3. Ground elevations with two-foot contour intervals for developments with lots of less than five acres, and ten-foot contour intervals for developments with lots of greater than five acres. Whenever developments contain a mixture of lots of greater and lesser than five acres, two-foot contour intervals shall be used. The contours are to exceed at least 200 feet beyond subject property.
  4. Lot lines with dimensions to the nearest one foot; the acreage of each lot to the nearest one-tenth acre; and lot numbers and block letters where applicable. Bearings are not required for a preliminary plat.
  5. The location of all right-of-ways, property lines, and survey monuments.
  6. The location of all existing roadways on or adjacent to the site, their pavement widths, names, and rights-of-way.
  7. The location and dimensions of all existing easements on or adjacent to the site.
  8. The location of all streets proposed for the site, their names, widths, and rights-of-way, as well as their angles of intersection and radii.
  9. The location of flood lines for streams, lakes, and rivers, in accordance with Hardin County Ordinance 56-89, relating to flood damage prevention and the National Flood Insurance Program; or a note stating – “As indicated on map number 00000c0000-D of Flood Insurance Rate Maps, this site is located in Zone ( ) which has been determined to be outside 500-year flood plain.”
  10. A north arrow.
  11. A vicinity map showing the entire site whether or not all of it is proposed for development. This shall be shown at a minimum scale of one inch to 2,000 feet.

- 12. The location of any municipal or county line which crosses or falls adjacent to the site.
- 13. Date of original and all subsequent revisions.
- 14. Size and location of any existing structures. If the existing structure(s) is/are to be removed, then list the anticipated removal date.
- 15. List of dimensional variances either requested or secured.
- 16. List any requested or secured design exceptions.
- 17. List any water courses, flood plains, wetlands, sinkholes or other environmentally sensitive areas on or within 200 feet of the site.
- 18. Existing system of drainage of subject property and of any larger tract or basin of which it is part.
- 19. Dimensions of the required sight triangles.

**F. Certifications Required on Preliminary Plats**

The following certifications shall be shown and executed on all preliminary plats:

- 1. The owner(s) shall certify as follows:

(I, We) certify that (I am, we are) the owner(s) of the property platted hereon and accept this as (my, our) preliminary plat for development of this property.

\_\_\_\_\_                      \_\_\_\_\_  
 Date                                  Owner(s)

- 2. Signatures shown in (1) shall be notarized as follows.

State of \_\_\_\_\_  
 County of \_\_\_\_\_

I certify that I am a notary for the state-at-large. I further certify that the owner(s) signature(s) (is, are) legal and (has, have) been executed voluntarily, to the best of my knowledge and belief.

\_\_\_\_\_                      \_\_\_\_\_  
 Date                                  Notary Public

\_\_\_\_\_  
 Date Commission Expires

3. The Commission shall, upon presentation of an acceptable preliminary plat, certify as follows.

I certify that this preliminary plat has been approved in accordance with the regulations administered by the Hardin County Planning and Development Commission.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman or Director

**G. Sketch Plans Required with Preliminary Plats**

In cases where the land shown on the plat does not illustrate the entire deeded property or all properties owned by the applicant in the general area, a sketch plan shall be required at the time of preliminary plat submission. This sketch plan shall show how this remainder of the property is proposed for development, and its relationship to the land shown on the preliminary plat.

**H. Health Department Certification Required with Preliminary Plats**

To preclude problems during preparation of the record plat, a certification from the Hardin County Board of Health shall be required at the time of preliminary plat submission. This certification shall be on department letterhead and shall state that all lots have been approved for subsurface solid waste treatment facilities.

**3-2 Street Design Plan Required**

Upon approval of the preliminary plat, the applicant shall submit two paper copies of the required street design plans. Applicants shall have a registered engineer prepare subdivision street design plans. The Director and Road Supervisor shall have thirty (30) days in which to review the plans. In no instance shall construction commence prior to this approval.

A. Items to be shown on Street Design Plans shall be clearly and legibly drawn in ink and at a minimum scale of 100 feet to the inch on a sheet size no greater than 24 by 36 inches. An index map may be used for larger subdivisions. The following information shall be shown on all subdivision street design plans:

1. A title block which shall present the following information;
  - a. The words STREET DESIGN PLANS;
  - b. The name of the subdivision;
  - c. The name and address of the owner of record;
  - d. The Property Valuation Administrator number;
  - e. The name and registration number of the engineer involved in preparation of the plans; and,
  - f. A graphic and written scale.

2. Street centerline profiles shall be provided illustrating existing ground and proposed grade. A horizontal scale of not more than 100 feet to the inch and a vertical scale of not more than ten feet to the inch for all streets to be constructed. All vertical curve data, such as PVC station, PVI station, PVT station, length of curve, percent grade shall be shown.
3. Typical street cross section at a scale of one inch equal to ten feet illustrating all information necessary for proper street construction, including but not limited to: width of paved street; width of shoulder; distance from centerline of street to centerline of roadside ditch; width of right-of-way; slope of pavement; slope of shoulder; maximum slope from the edge of shoulder to centerline of roadside ditch; maximum fill slope; maximum cut slope; subgrade, base and pavement composition.
4. Widths of all rights-of-way and streets.
5. A north arrow.
6. A vicinity map at a minimum scale of one inch to 2,000 feet.
7. The location of all streets proposed for the site, their names, widths, and rights-of-way, as well as their angles of intersection with other streets, their pavement radius at same intersections. Horizontal curve data shall be provided such as radius, tangent, length of curve, central angle and degree of curve.

**B. Certifications Required for Street Design Plans**

The following certifications shall be shown and executed on all subdivision street design plans.

1. The engineer who prepared the street design plans shall certify as follows:

I certify that the information shown here and proposed for construction in the indicated subdivision is accurate and fully meets the requirements of Hardin County, Kentucky.

\_\_\_\_\_  
Date                      Engineer

\_\_\_\_\_  
Registration Number

2. The County Road Supervisor shall, upon presentation of an acceptable set of street design plans, certify as follows:

I certify that these street design plans have been approved in accordance with all requirements of Hardin County, Kentucky.

\_\_\_\_\_  
Date                      Hardin County Road Department

**3-3 Drainage Plans Required**

Upon approval of the preliminary plat, the applicant shall submit two paper copies of the required drainage plans. Applicants shall have a registered engineer prepare said plans. The Director shall have thirty (30) days in which to review the plans. The street design plans and drainage plans should be submitted together in order to expedite review time. In no instance shall construction commence prior to this approval.

A. **Items to be shown on Drainage Plans** shall be clearly and legibly drawn in ink and at a minimum scale of 100 feet to the inch on a sheet size no greater than 24 by 36 inches. An index map may be used for larger subdivisions. The following information shall be shown on all subdivision street design plans.

1. A title block which shall present the following information:
  - a. the words DRAINAGE PLANS;
  - b. the name of the SUBDIVISION;
  - c. the name and address of the owner of record;
  - d. the Property Valuation Administrator's map number;
  - e. the name and registration number of the engineer involved in preparation of the plans; and
  - f. a graphic and written scale.
2. Provide a drainage area map.
3. Location of all water courses, flood plains, sinkholes, wetlands or any other environmental feature possibly impacted by stormwater on or within 200 feet of the property in question.
4. Provide all drainage calculations.
5. A north arrow.
6. A vicinity map at a minimum scale of one inch to 2,000 feet.
7. Construction details of all culvert sizes, headwalls, or other associated drainage infrastructure to be constructed.

**B. Certifications Required for Drainage Plans**

The following certifications shall be shown and executed on all drainage plans.

1. The engineer who prepared the plans shall certify as follows:

I certify that the information shown here and proposed for construction in the indicated subdivision is accurate and fully meets the requirements of Hardin County, Kentucky.

\_\_\_\_\_    \_\_\_\_\_  
Date    Engineer

\_\_\_\_\_  
Registration Number

2. The County Engineer shall, upon presentation of an acceptable set of drainage plans, certify as follows:

The roadway, grading, storm drainage, and erosion prevention and sediment control plans for this development have been reviewed by this office and appear to meet the requirements Hardin County, Kentucky. In performing this limited review of the plans, this office does not design the plans or rerun any of the design calculations or models or confirm in any way that the plans have been prepared in accordance with the required professional standards.

\_\_\_\_\_    \_\_\_\_\_  
Date    Engineering Department

3. The Director shall, upon presentation of an acceptable set of drainage plans, certify as follows:

I certify that these drainage plans have been accepted as meeting or exceeding all requirements of Hardin County, Kentucky.

\_\_\_\_\_    \_\_\_\_\_  
Date    Director



**3-4 Record Plats Required:**

The applicant shall present a record plat when all requirements for the preliminary plat have been fulfilled or when a minor plat is proposed. Record plats shall conform to provisions of the approved preliminary plat (if required) and with applicable requirements in the *Zoning Ordinance* and the *Subdivision Regulations*. Preliminary Plats shall be filed no later than one year from the Commissioner's action on the preliminary plat.

If deficiencies are found, the staff shall notify the applicant, return the plat, and assist the applicant in the correction process. A maximum of ninety (90) days shall be permitted for these efforts. Upon receipt of a corrected plat and three paper copies (all shall contain original signatures), the staff shall review the plat and notify the developer of the findings. If all specifications have been met, the Director shall sign the plat to be filed in the Office of the Hardin County Clerk.

Whenever such plats are approved, the staff shall report the action to the Commission at its next meeting.

**A. Preparation of Record Plats**

Applicants shall have a registered land surveyor prepare record plats for submission to the staff. The record plat shall show only the part of the parcel that is to be subdivided at this time.

**B. Items to be shown on Record Plats** shall be clearly and legibly drawn in ink and at a minimum scale of 100 feet to the inch on a sheet size no greater than 24 by 36 inches. An index map may be used for larger subdivisions. The following shall be shown on all record plats.

1. A title block which shall present the following information:
  - a. the words RECORD PLAT; or, the words AMENDED RECORD PLAT as applicable;
  - b. the name of the subdivision;
  - c. the name, mailing address of the owner(s) of record;
  - d. the affected Property Valuation Administrator's map number;
  - e. the name, mailing addresses of the land surveyor or engineer involved in preparation of the plat;
  - f. a graphic and written scale; and
  - g. the acreage involved in the proposed subdivision of land.

2. A three (3) inch by three (3) inch open square shall be located in the bottom right corner of plat to accommodate the Clerk's Office stamp/label.
3. An Amendment Note shall be presented which explains the purpose of the amendment to the record plat shall be required where applicable.
4. If existing structures are violating the new building setback lines, an existing structure note shall be presented on the plat.
5. If the proposed subdivision is located in the Kentucky 313 Corridor, a note shall be presented boldly on the plat and be one (1) inch in height as follows:

<b>KENTUCKY 313 CORRIDOR</b>
THIS PLANNING AREA MAY BE NEGATIVELY AFFECTED BY NOISE CREATED BY FORT KNOX ACCORDING TO THE FORT KNOX NOISE IMPACT STUDY.

6. The boundary lines of the parcel by bearing and distance, giving distances to the nearest one-hundredth foot and angles to the nearest second, balancing and closing with an error not to exceed one in 5,000.
7. Lot lines with dimensions to the nearest one-hundredth foot; angles to the nearest second; the acreage of each lot to the nearest one-thousandth acre; lot numbers and block letters where applicable.
8. The location of the front, side, rear building setback lines and utility and/or drainage easements shall be shown on each lot.
9. The location of all right-of-way, property line, and survey monuments including materials used and a description of each.
10. The location of all existing roadways on or adjacent to the site, their surface widths and types, names and dedicated rights-of-way or distances from the centerline to the front property line.
11. The location and dimensions of all existing and proposed drainage and utility easements on or adjacent to the site.
12. The location of all streets proposed for the site, their names, surface widths and types, and rights-of-way, as well as their angles of intersection, radii, and lines of tangent.
13. The location of flood lines for streams, lakes, and rivers, in accordance with Hardin County Ordinance No. 254, Series 2007, Relating To Flood Damage

Prevention and the National Flood Insurance Program; or a note stating – “As indicated on map number \_\_\_\_\_ of Flood Insurance Rate maps dated \_\_\_\_\_, this site is located in Zone (\_\_\_) which has been determined to be outside 100-year flood plain”.

14. The adjoining property owners information, their names and deed book and page numbers or the adjacent subdivision name, plat cabinet, sheet number and lot numbers, if platted.
15. A north arrow.
16. A vicinity map showing the entire deeded property and the general location of the subdivision in relation to the surrounding area and major traffic arteries, with the map oriented in the same direction as the lotting scheme.
17. The location, dimensions, and extent of any land to be used for any purpose other than residential use, including any improvements to be made to that land.
18. The location, dimensions, and extent of any buffer areas required to include types and sizes of trees, fences, berms, or walls.
19. The location of any municipal or county line which crosses or falls adjacent to the site.
20. Date of original and all subsequent revisions.
21. Size, use and location of any existing structures which are to remain.
22. A note shall be presented stating all dimensional variances granted for the subject property.
23. A note shall be presented stating all exceptions granted for the subject property.
24. List any water courses, flood plains, wetlands, sinkholes or other environmentally sensitive areas on or within 200 feet of the site.
25. Dimensions of the required sight triangles.
26. Existing system of drainage of subject tract including the eventual stormwater receiver.



1. the right to construct, maintain, operate, replace, upgrade, or rebuild pole lines and/or pipes, and/or underground cable systems and all appurtenances thereto.
2. the right of ingress and egress over all lots to and from said easements indicated;
3. the right to trim or remove any tree necessary to maintain proper service;
4. the right to keep easements free of any structures or obstacles the company deems a hazard to the said pole lines, pipes or cable; and
5. the right to prohibit any excavation within five feet of any buried pipe and/or cable herein mentioned, or change of grade that interferes with overhead pole lines.

The undersigned hereby grants the further right, to said electric utility company, to install, either overhead or underground, necessary wiring for street lighting, that is requested and/or required, but in no case shall said wiring be installed more than five feet from any lot line.

Lot owners are to use and enjoy said lands included in easements shown hereon, but such use shall not interfere with the right herein granted.

Date	Owner (s)
Date	Owner(s)

**3. Signatures for the above shown Owners Certification shall be notarized as follows:**

State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that I am a notary for the State-At-Large. I further certify that the above signature(s) (is, are) legal and (has, have) been executed voluntarily, to the best of my knowledge and belief.

Date	Notary Public
Date Commission Expires	

**4. Officials of the appropriate electric, gas, telephone, and water utilities shall certify as follows:**

I, being a duly authorized agent of the cited utility company, accept the easements shown on this record plat on behalf of my company. I also release any easements that have been approved previously.

\_\_\_\_\_  
Date                                  Representative

\_\_\_\_\_  
Electric Company

\_\_\_\_\_  
Date                                  Representative

\_\_\_\_\_  
Telephone Company

\_\_\_\_\_  
Date                                  Representative

\_\_\_\_\_  
Water Company

\_\_\_\_\_  
Date                                  Representative

\_\_\_\_\_  
Gas Company

**5. The Hardin County Board of Health shall certify as follows:**

- a. The following certification is required on subdivision plats when full site evaluations for on-site sewage disposal systems are performed on each proposed lot of a subdivision or when an existing septic system is involved. As established in KRS 211.350, site evaluations and approval of septic system designs by licensed professional engineer is allowed:

I certify that the sewage disposal systems proposed for installation in this subdivision fully meet the requirements of Kentucky On-Site Sewage Disposal Systems Regulation [902 KAR 10:085] and are approved.

\_\_\_\_\_  
Hardin County Health Center Official or  
Licensed Professional Engineer

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

License Number: \_\_\_\_\_

- b. The following certification is to be used on subdivision plats when only preliminary site evaluations are performed for the subdivision not full site evaluations on each lot. The property owner must have a full site evaluation performed and approved prior to getting a permit to install an on-site sewage disposal system on the property:

These subdivision lots have received tentative approval for on-site sewage disposal systems. This approval is granted only to the general feasibility of on-site sewage disposal system usage for the subdivision as a whole. Each lot must be approved prior to system installation.

\_\_\_\_\_  
Hardin County Health Center Official or  
Licensed Professional Engineer

Date: \_\_\_\_\_  
License Number: \_\_\_\_\_

- c. An exception has been made for subdivision lots that are five acres or greater and not containing a residence. Said lots are not required Hardin County Health Center approval at time of recording.

**6. The Hardin County Road Department Supervisor shall certify as follows:**

**a. Major Subdivisions**

The improvement plans for this subdivision have been reviewed by me and are in conformance with all appropriate regulations. A financial surety in the amount of \$\_\_\_\_\_ has been posted to assure completion of all required improvements in case of default.

\_\_\_\_\_  
Date                                  Official

\_\_\_\_\_  
Title

**b. Minor Subdivisions**

- 1. The driveway entrance(s) installed or proposed for installation for this development have been reviewed by me and are in conformance with all appropriate regulations.

\_\_\_\_\_  
Date                                  Official

\_\_\_\_\_  
Title

- 2. The driveway entrance(s) is/are preexisting and nonconforming in this development. Any changes made to the entrances shall require approval of the Hardin County Road Department.

\_\_\_\_\_  
Date                                  Official

\_\_\_\_\_  
Title

**7. The Commission shall, upon presentation of an acceptable record plat, certify as follows:**

I certify that this record plat has been approved in accordance with the regulations administered by the Hardin County Planning and Development Commission, and that this plat is now eligible for recording.

\_\_\_\_\_  
Date Chairman or Director

**8. The appropriate city official shall certify that the water infrastructure meets the minimum standards for the City of Elizabethtown.**  
(Elizabethtown portion of the Urban Growth Area Only)

I certify that the water supply system installed or proposed for installation fully meet the requirements for the City of Elizabethtown and are approved.

\_\_\_\_\_  
Date Elizabethtown Water Department Official

**D. Financial Security for Public Improvements**

This section describes the minimum content of sureties before a Major Record Plat can be considered for recording in the Office of the Hardin County Clerk.

1. **Surety Information** - The Developer may begin construction of public improvements after the preliminary plat, street and drainage plans have been fully approved. If such improvements have not been fully constructed at the time of consideration of the major record plat, the Commission may, but is not required to do so, permit the plat to be approved and recorded prior to completion of such improvements. An acceptable surety must be posted by the developer to cover the full cost of completing the incomplete public improvements. The following requirements and procedures shall apply to such surety.
2. **Surety Procedure and Requirements** – Acceptable Sureties shall be either:
  - a. an irrevocable letter of credit,
  - b. a certificate of deposit in favor of the Commission, or
  - c. a performance bond in favor of the Commission from a reputable bonding company acceptable to the Commission.Any surety shall establish a completion date after which Hardin County shall call the surety and require the improvements to be constructed.
3. **Determination of Surety Amount** –The developer’s engineer shall prepare and stamp and itemized list of all improvements to be bonded with estimated associated costs on the County’s Cost Estimate Form. The Engineering Department shall review this estimate for accuracy and conformance with the improvement plans and then establish the amount of the surety based upon the



estimated cost which would be incurred by the County to construct the unfinished improvements including an estimated cost for engineering, contingencies and inflation. Upon receipt of the surety in the established amount from the developer and the approved cost estimate, the County Engineer will certify the record plat. The plat will then be certified by the Director.

4. **Surety Period** – The developer shall satisfactorily install all required improvements within two (2) years of record plat approval by the Planning Commission. In order to assure completion of and warranty of the approved public improvements, the developer shall maintain a surety through the completion of the warranty period of all improvements. If construction of the public improvements is completed within one (1) year, the surety may be reduced in order to maintain a one-year warranty period.
5. **Reduction of Surety** – Two reductions in the amount of the surety will be permitted prior to the warranty period based upon the improvements completed. At least 10% of the original value shall be maintained through the warranty period.
6. **Release of Surety** – Upon written request from the developer, the County will accept the public improvements into the County’s maintenance system for ownership and continuous maintenance after approval from the Fiscal Court. This request shall be accompanied by the following:
  - a. A letter from the developer’s engineer certifying that Control Monuments, materials, construction and testing comply with County specifications.
  - b. Two (2) black line prints of “As Built Drawings”.
  - c. A digital drawing of the plan compatible with the County’s computer mapping system.

The developer shall be notified of the initial acceptance date. This date shall begin a one (1) year warranty period during which the County will periodically inspect the streets and the developer or his contractor will be responsible for correction of any defects found. After the one-year warranty period expires and any defects are corrected, the County will permanently accept the streets for continuous maintenance and the surety may be released.

**3-5 As-Built Drawings**

This plan shall generally include the same information as required for improvement plans, except that the “as-built” plan shall accurately reflect the actual installation of the improvements and shall be labeled “As-Built Drawings” in the title block. The plans shall be submitted following the installation of the improvements and at the end of construction.

Specifically, As-built Drawings shall include the following:

- A. **Streets** – The profile of each street with elevation of ground and street grade, and a typical cross-section of each street showing pavement width, right-of-ways and sidewalks.
- B. **Stormwater** – The size and locations of all stormwater structures, including basin information, and drainage ditch / swale line information.

## Article 4 – Improvement and Design Standards

### 4-1 The Requirements and Standards for Subdivision Development

All subdivision development shall conform to the following general requirements and standards.

- A. **Building and Electric Permit Requirements.** Applicants shall make application and acquire building and electric permits prior to the commencement of any building, moving, or alteration activities. Permits shall become invalid if the authorized work is not commenced within one year after issuance of the permit, or if the work is suspended or abandoned for a period of six months after the time of commencing the work.
- B. **Other Permit Requirements.** Applicants shall make application and acquire all other necessary permits from the appropriate regulatory agencies prior to the commencement of any building, moving, or alteration activities.
- C. **Certification of Occupancy Requirements.** Applicants shall not use nor allow the use of any building until the Director has issued a Certificate of Occupancy. This certificate shall show that the structure has been built, moved and reset, or altered in conformance with the Kentucky Building Code.
- D. **Name Standards.** Names proposed for any development, such as subdivisions, streets, etc., shall have the approval of the Commission. Such names shall not duplicate nor closely approximate names of similar development types anywhere in Hardin County.
- E. **Minimum Lot Size.** All lots proposed for development shall have a minimum of 12,000 square feet where sewerage systems are present. The minimum where on-site subsurface treatment facilities are proposed shall be as specified by the Hardin County Board of Health or the minimum established for the zone in question as established in the Zoning Ordinance, whichever is greater.
- F. **Block and Lot Standards.** Subdivision blocks and lots shall conform to the following standards.
  - 1. Lots shall have a minimum frontage of 60 feet on a cul-de-sac or as designated by the Zoning Ordinance.
  - 2. Lot width to length ratio shall not exceed that ratio as defined by the Zoning Ordinance.
  - 3. Double frontage lots shall be avoided except where essential to provide separations from traffic or other disadvantageous topography.
  - 4. Lots shall abut upon a Government Maintained Road.
  - 5. Blocks shall not be greater than 1,100 feet long.

6. Blocks shall be wide enough to provide two tiers of lots of minimum length.
7. Blocks shall have pedestrian walkways, not less than ten feet wide, where deemed essential by the Commission, to provide access to schools, playgrounds, or other community facilities.

G. **Monument Standards.** All lot and boundary corners shall be marked in accordance with the minimum standards established by the Kentucky Board of Registration for Engineers and Land Surveyors.

H. **Setback Standards.** All subdivision developments shall conform to the setback standards established for the zone in question as listed in the Zoning Ordinance.

Corner lots shall be large enough to allow for erection of buildings observing the minimum front yard setback from both streets, along with the opposite rear yard setbacks. Said lots shall have the minimum lot frontage required by the applicable zone on both streets. Driveways on corner lots shall be located at the building line farthest from the intersection.

The Commission will review all proposals for lots with zero lot lines on a case-by-case basis.

I. **Easement and Reserve Strip Standards.** Easements and reserve strips shall conform to the following standards.

1. Where easements are required, they shall conform to the following standards:
  - a. Easements for utilities are encouraged to be along the back lot line of the site, away from the road, and shall conform to utility company standards;
  - b. Developments with approval for septic tanks shall provide easements for sewer lines;
  - c. Where a site is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water or drainage easement of adequate width to provide for the ultimate channel cross section and a ten (10) foot maintenance strip on each side; and
  - d. Open drainage ditches which are to be constructed or improved for the purpose of drainage shall be provided with an embankment having a minimum slope of three to one; right-of-way easements shall be provided for open drainage ditches to be 20 feet greater than the overall top width of the ditch, ten feet to be on each side of the centerline of the ditch.
2. Reserve strips controlling the access to streets shall be prohibited except where this control is placed in the hands of the Fiscal Court under conditions approved by the

Commission. In an effort to ease traffic congestion and provide for future transportation needs, the Commission may control access to specific roads by requiring all lots to face and have access only to local streets.

**J. Utility Standards.** All subdivision development shall provide for utilities as follows:

1. All development shall be provided with a satisfactory water supply as follows:
  - a. Individual wells shall be permitted where sites have been approved for them by the Hardin County Board of Health;
  - b. Except as above, all sites shall be provided with a complete water distribution system as required to serve the proposed development;
  - c. Where applicable, all parts of the public system shall be dedicated to public use.
2. All development shall be provided with a satisfactory means of sewage disposal as follows:
  - a. A private sanitary sewer system shall be permitted where sites have been approved by the Hardin County Board of Health. A private sanitary sewer system is a septic tank and disposal field or other approved system constructed, in accordance with the applicable law and regulations, to service an individual lot or tract. Once private sanitary sewer system is approved by the Hardin County Health Department the area of the system cannot be subdivided from the parcel it serves unless a replacement system is installed in accordance with the Hardin County Health Department;
  - b. Except as above, all sites shall be provided with a public sewage disposal system, except that the Commission may approve a private system in cases where the Commission believes adequate assurances can be given to protect users of such a system as well as the environment; and
  - c. When applicable, all parts of such private systems shall be dedicated to public use.
3. All development shall be provided with adequate access to electricity and gas where applicable. Such lines shall be constructed in conformance with technical standards as established by the appropriate utility company.

**K. Street Access Requirements.** Subdivision streets proposed under provisions of this section shall only be permitted so long as they have direct access from county or state maintained roads. Should a street be proposed with direct access to a roadway which is not on the Hardin County Road Maintenance System, that roadway shall be brought to the minimum county standards, for that classification of roads, according to the Hardin County Road Classifications System.

L. **Access Safety Standards.** All subdivision developments shall conform to the following safety standards as applicable:

1. Access design standards shall allow an entering vehicle a turning speed of 15 miles per hour to help reduce interference with through traffic.
2. Access points shall be able to accommodate all vehicle types having occasion to enter the site.
3. Access points shall be such that an exiting vehicle has an unobstructed sight distances according to the Road Speed Sight Distance Chart in the *Road Entrance and Driveway Permit Ordinance*.
4. Right turn lanes and tapers shall be required:
  - a. When expected right-turn ingress movements meet or exceed 50 per hour during a typical weekday peak traffic period;
  - b. When volumes are expected to meet or exceed 1,000 vehicles per day; or
  - c. When it can be documented through traffic analysis that such treatment is necessary to avoid congestion or unsafe conditions on the public roadway.
5. Access spacing, to include crossovers on divided highways, shall be determined according to standards enforced by the Department of Highways of the Kentucky Transportation Cabinet.
6. Intersections shall be designed with a flat grade whenever practicable. Maximum grade within intersections shall be five percent (5%) except for all collectors which shall be three (3%) percent.
7. Sight triangles easements shall be required and shall include the area on each street corner that is bounded by the line which connects the sight or “connecting” points located on each of the right-of-way lines of the intersecting street. The planting of trees or other plantings or the location of structures exceeding thirty inches in height that would obstruct the clear sight across the area of the easement shall be prohibited, and a public right-of-entry shall be reserved for the purpose of removing any object, material or otherwise, that obstructs clear sight (See Table 17-17; Development Guidance System).

M. **General Subdivision Street and Right-of-way Standards.** Subdivision streets and rights-of-way shall conform to the following general standards.

1. Streets shall be so laid out that their use by through traffic will be discouraged.
2. Existing streets shall be continued at the same or greater width, but in no case less than the required width.

3. Additional right-of-way shall be dedicated at the end of existing streets that do not provide for a 50-foot radius turn-around. If the proposed subdivision does not result in any new lots and an increase in traffic is not anticipated, then cul-de-sac construction is not required. A 35-foot radius cul-de-sac is required if the proposed subdivision does result in any new vacant lots or an increase in traffic is anticipated.
  4. Street jogs with centerline offsets of less than 150 feet shall not be permitted.
  5. Half streets shall be prohibited.
- N. **Subdivision Street and Right-of-Way Dimensional Standards.** Construction of subdivision streets, cul-de-sacs and sidewalks shall conform to the criteria and standards included on the following pages. Standards for right-of-way width, pavement width, and shoulder width. Standards for drainage way and sidewalk widths are also shown. The Commission shall deal with proposals for divided streets (those with grassed medians) on a case by case basis and shall have the right to require greater half widths than are specified in the following illustrations.
- O. **Options for Street and Right-of-Way Standards.** Street standards shall comply with the Street Options outlined in Appendix A. Lessened right-of-way width may be exchanged for construction of curbs and gutters.
- P. **Street Design Standards.** Streets constructed in subdivision developments shall conform to the following design standards.
1. Street intersections shall be as nearly at right angles as possible with no street intersection being at an angle of less than 75 degrees.
  2. Street pavement radii at street intersections shall be a minimum of 25 feet. Where the angle of street intersection is less than 90 degrees, the Road Department Supervisor may require a longer radius.
  3. Development that adjoins existing roads shall dedicate additional right-of-way as needed to meet the required 40 foot minimum set by the Hardin County Fiscal Court. Those shall be given as follows:
    - a. The entire right-of-way where any part of the development is on both sides of the existing road; or
    - b. When the development is located on one side of an existing road, one-half of the required right-of-way, measured from the centerline of the existing road.
  4. All pavements shall have a one-quarter inch per foot slope away from the center of the road except where approaching or leaving horizontal curves where super elevations would be required.

5. All pavements shall have a minimum grade of one percent (1%) and a maximum grade of eight percent (8%).

**Q. Street and Drainage Way Construction Standards.** Streets and drainage ways constructed in subdivision developments shall conform to the following construction standards.

1. All streets and shoulders shall be graded and compacted to 95% of the maximum density their full width by the developer so that pavements can be constructed. The preparation of the right-of-way shall be completed before grading is started and the construction of cuts and fills shall be accomplished in accordance with these requirements.
2. An adequate drainage system based on at least the ten year rainfall frequency including necessary curb, pipes, culverts, headwalls, and ditches shall be provided for the proper drainage of all surface water. Major drainage channels and creeks shall be designed on at least a 25 year frequency. No storm water lines shall be connected or constructed so as to allow water to flow into any sanitary sewage system. In computing storm water runoff, applicants shall consider the area being developed and the amount of impervious surface to be constructed on the site.
3. After grading is completed and approved and before any base is applied, all of the underground utilities – water mains, sewer mains, gas mains, and all service connections related – shall be installed completely and approved throughout the length of the street and across the section.
4. The minimum ratios for all fill or cut slopes shall be two-to-one. All shoulders shall slope one inch to the foot. When all construction is completed, all slopes and shoulders shall be cleared of all rubbish and shall have a stand of grass established to prevent erosion, either by sodding or seeding, according to soil conservation service standards.
5. Pavements for the street types of Residential, Commercial and Industrial shall be constructed according to the *Road Entrance and Driveway Permit Ordinance*.

The Commission shall retain the authority, working with the Fiscal Court, to require any of these street types to surpass these standards. To do so, the Commission shall prove that these standards will not handle the anticipated traffic load or weight.

All pavement materials and construction methods shall be in conformance with the KENTUCKY DEPARTMENT OF HIGHWAYS STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, current edition.

6. When it is necessary for an applicant or utility company to break existing pavement for the installation of utilities, for drainage facilities, or for any other purpose, the



applicant, or utility company, shall be financially responsible for the repair of the pavement. All backfill shall be of dense grade aggregate.

7. Moundable curbs and gutters shall be of portland cement concrete and shall have a width of not less than 24 inches.
8. Sidewalks shall be of portland cement concrete and shall have a minimum width of 42 inches and a minimum thickness of four (4) inches on a compacted base.

R. **Access Drainage Culvert Standards.** All access points shall be provided with a culvert conforming to the following standards:

1. All access or entrance culverts shall be installed to allow proper drainage under the entrance. This culvert shall be 15 inches minimum diameter and 24 feet minimum length, or of sufficient length to provide two (2) feet of pipe on each side of the entrance. The County Road Supervisor shall have the right and authority to require culvert pipe of larger diameter and/or greater length in cases where lesser specifications would prove inadequate.
2. Entrances shall be constructed so as to allow the lowest point of the entrance to be directly over the culvert. This low point shall be three to four inches below street grade at a minimum.

S. **Floodproofing Standards.** All subdivision development proposed within an area identified by the federal government as being flood prone shall conform to Hardin County Ordinance 56-89, relating to flood damage prevention and the National Flood Insurance Program. Elevations used to establish 100 year flood levels shall be calculated by the closest bench mark. The location of said benchmark shall be shown or indicated on the plat.

T. **Subdivision Sidewalk Standards.** Sidewalks shall be required in subdivision development as specified in Section N. Additionally, sidewalks shall be required in all subdivision developments within one mile of any school facility, provided that, in the opinion of the Commission, local terrain, roadways, and traffic are conducive to children walking to school.

U. **Stream and Basin Easements.** If a stream flows through or adjacent to, the proposed subdivision, the plat shall provide for a drainage easement along the stream for a floodway of at least twenty five (25) feet. An additional building setback of fifty (50) feet may be required. A 25' Easement shall be established around any Retention Basin and labeled as a "Drainage and Maintenance Easement". A ten (10) foot wide "Maintenance Easement" shall be established from a public right-of-way to the Retention Basin.

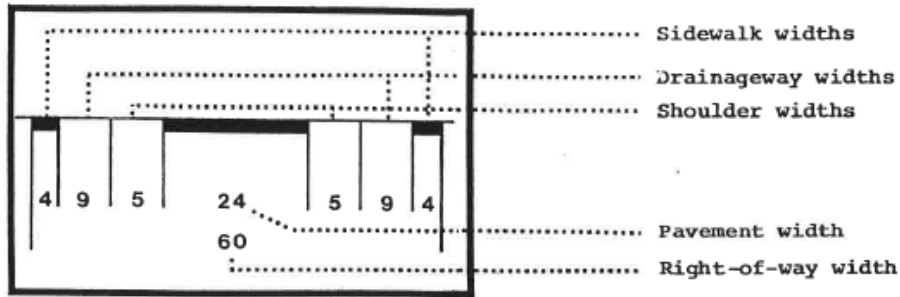
- V. **Subdivision Identification Signs.** Each entrance to the subdivision may have no more than two signs per entrance and shall only contain the name of the establishment and date for the subdivision.
  
- W. **Neighborhood Associations.** Developers may choose to form neighborhood associations or other organizations that would be responsible for the maintenance and upkeep of common areas, decorative entrances, special median plantings, drainage features or other special amenities. If any such association or organization is formed, the private covenant or agreement establishing the association or organization must be reviewed and approved by the Commission and County Attorney as to the content relating to the continual and permanent maintenance of special features and the disposition of such features if organization or association ceases.
  
- X. **Erosion Control.** During grading, improvement installation, and building construction erosion control shall be implemented. The project engineer shall use the *Best Management Practices for Construction Activities* prepared by the Kentucky Division of Conservation and Division of Water. The developer and project engineer shall use vegetative, structural, and associated best management practices, as approved by the Engineering Department.
  
- Y. **Cluster Box Units (CBUs).** Developers are required to incorporate centralized mail delivery within all major subdivision developments. It is the responsibility of the developer to provide the necessary mail receptacle equipment as outlined in the Builder and Developer Information Packet provided by the U.S Postal Service.

# Appendix A

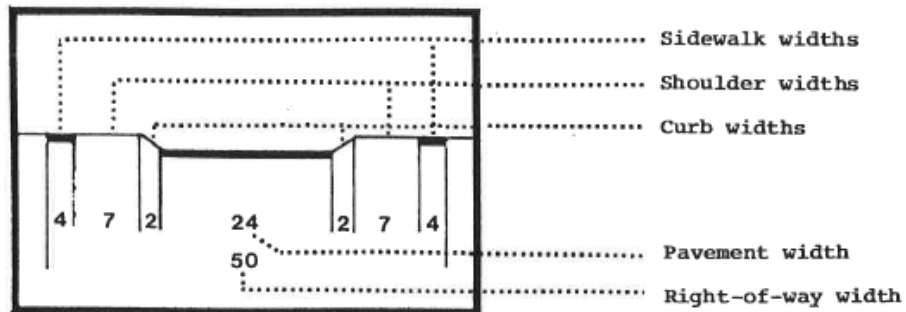
## Street and Right-Of-Way Standards

Minor Cul-de-sac  
Cul-de-sac  
Minor Street  
Street  
Major Street  
Turn-around Standards

### Standards



### Option: Curbs



# DGS: Street Options

		Minor cul-de-sac	
		Standards for this street type	Option with curbs and gutters
Average Frontage Per Lot	Greater than 200'	<p>8.5   5   18   5   8.5 45</p>	<p>6.5   2   18   2   6.5 35</p>
	125 to 199'	<p>11   5   18   5   11 50</p>	<p>9   2   18   2   9 40</p>
	100 to 124'	<p>10   5   20   5   10 50</p>	<p>8   2   20   2   8 40</p>
	65 to 99'	<p>3.5   8   5   22   5   8   3.5 55</p>	<p>3.5   6   2   22   2   6   3.5 45</p>
	Less than 65'	<p>3.5   10.5   5   22   5   10.5   3.5 60</p>	<p>3.5   8.5   2   22   2   8.5   3.5 50</p>

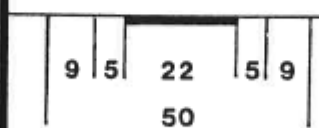
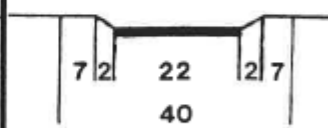
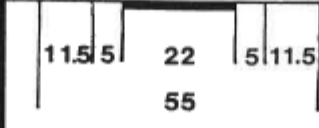
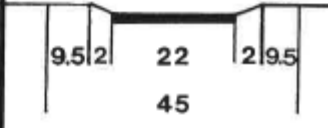
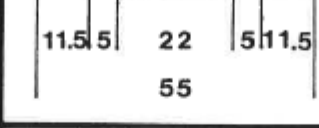
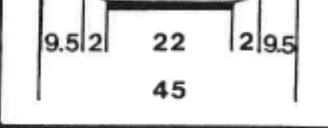
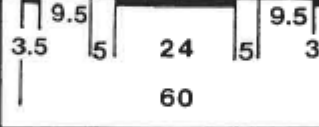
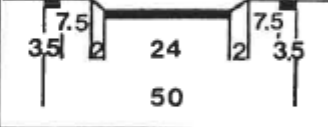
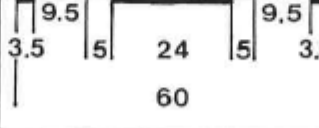
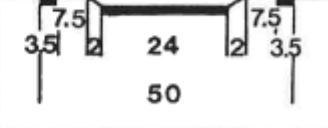
# DGS: Street Options

		Cul-de-sac	
		Standards for this street type	Option with curbs and gutters
Average Frontage Per Lot	Greater than 200'	<p>10   5   20   5   10 50</p>	<p>8   2   20   2   8 40</p>
	125 to 199'	<p>10   5   20   5   10 50</p>	<p>8   2   20   2   8 40</p>
	100 to 124'	<p>9   5   22   5   9 50</p>	<p>7   2   22   2   7 40</p>
	65 to 99'	<p>3.5   5   22   5   3.5 55</p>	<p>3.5   2   22   2   3.5 45</p>
	Less than 65'	<p>3.5   5   22   5   3.5 60</p>	<p>3.5   2   22   2   3.5 50</p>

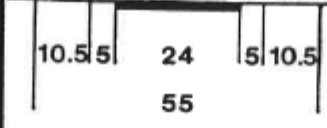

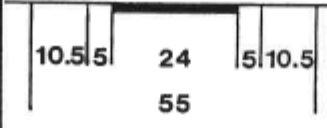
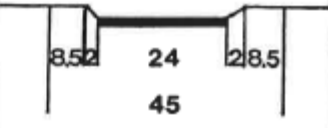
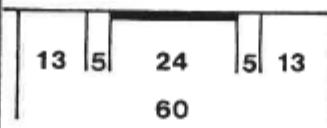

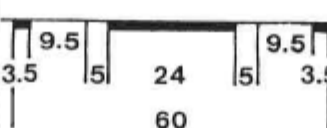
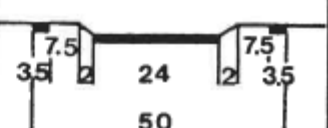
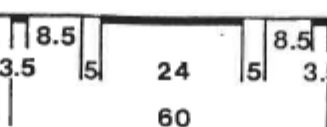
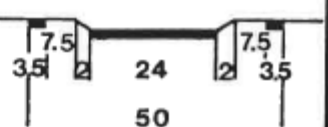
# DGS: Street Options

		Minor street	
		Standards for this street type	Option with curbs and gutters
Average Frontage Per Lot	Greater than 200'		
	125 to 199'		
	100 to 124'		
	65 to 99'		
	Less than 65'		

# DGS: Street Options

		Street	
		Standards for this street type	Option with curbs and gutters
Average Frontage Per Lot	Greater than 200'		
	125 to 199'		
	100 to 124'		
	65 to 99'		
	Less than 65'		

# DGS: Street Options

		Major street	
		Standards for this street type	Option with curbs and gutters
Average Frontage Per Lot	Greater than 200'		
	125 to 199'		
	100 to 124'		
	65 to 99'		
	Less than 65'		



# Turn-around Standards

Minor cul-de-sac	Cul-de-sac through Street
Less than 10 lots	10 to 64 lots
5 to 15 mph	10 to 30 mph
<p>45' Right-of-way</p>	<p>50' Right-of-way</p>