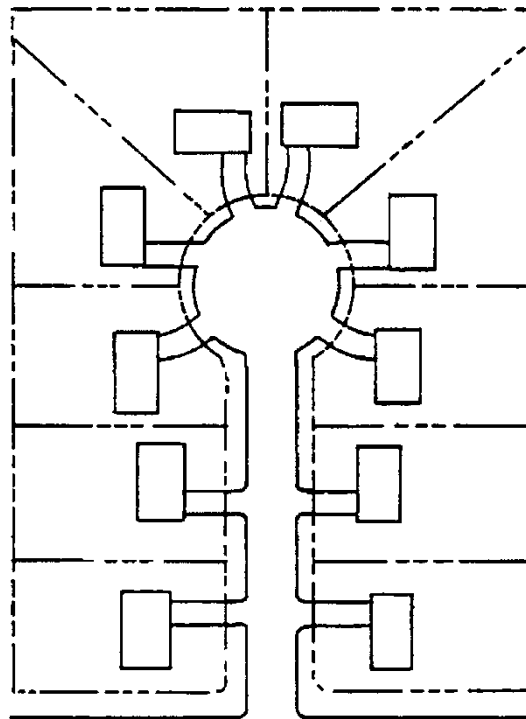

City of Elizabethtown Subdivision Regulations



Design and Improvement Standards



City of Elizabethtown
Planning Commission
January 2019

City of Elizabethtown

Subdivision Regulations

Design and Improvement Standards

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Article I

General Provisions

1.1 Purpose

These standards are designed to encourage the development of sound and economically stable residential, commercial, industrial and public areas; to provide for safe, convenient and efficient traffic circulation; to enhance the unique aesthetics of the community; and to provide for the overall harmonious development of the community in accordance with the adopted comprehensive plan for the City of Elizabethtown.

1.2 Title

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

1.3 Authority and Administrative Agency

These standards are adopted by the Elizabethtown Planning Commission, through these standards, shall have jurisdiction and control over the subdivision of all land within the corporate boundaries of the City of Elizabethtown.

1.4 Area of Jurisdiction

The Elizabethtown Planning Commission, through these standards, shall have jurisdiction and control over the subdivision of all land within the corporate boundaries of the City of Elizabethtown.

1.5 Compliance with Other Codes, Statutes and Regulations

Nothing in these standards shall be construed to exempt any applicant for a permit from compliance with all local, state and federal codes, statutes and regulations.

1.6 Variance

These standards are adopted only as minimum requirements, and all developers should consider developing their subdivisions at higher standards. The Planning Commission may require standards above the minimum standards contained herein whenever it finds that public health, safety or welfare purposes, and Comprehensive Plan justify such increase.

The Commission may also reduce or otherwise vary the requirements of these standards. Such variances may be granted if the Commission finds such to be true without detriment to the public good; without impairing the purposes, basic objectives of these standards; and without impairing the desirable general development of the neighborhood and the community as proposed by the Comprehensive Plan. In granting such variances, the Commission may attach and require whatever conditions it finds are necessary or reasonable to secure the basic objectives of these standards. Any variance granted by the Commission shall be noted in its official minutes along with the findings, which justify the granting of the variance.

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1.7 Disclaimer of Liability

Notwithstanding any provisions of these regulations, no approval of any improvement plat, subdivision plat, or portion thereof, by the Department of Planning and Development, the Engineering Department, the Planning Commission or any other public agency or official of the City of Elizabethtown, whether employed, elected or appointed, shall operate as a warranty or guarantee of the safety or reasonableness of any improvement plan, subdivision plat, or portion thereof, or act in any way to limit or alter any common-law duties imposed on the developers or authors of such plans.

1.8 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 Department of Planning and Development. 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.

1.9 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.

Any person who so violates these regulations or fails to comply with any of its requirements shall, upon conviction thereof, be fined not less than \$10 but not more than \$500 for each offense. Each day of violations shall constitute a separate offense. Any person shall, upon conviction, be fined not less than \$100 but not more than \$500 for each lot or parcel which was the subject of sale or transfer, or a contract for sale or transfer, where such sale or transfer, or contract therefore, constitutes a violation of these regulations.

1.10 Conflict of Regulations

Whenever these regulations, or subdivision plats or improvement plans approved in conformance with these regulations are in conflict with other local ordinances, regulations, or laws, the more restrictive ordinance, regulation, or law shall govern and be enforced by the appropriate agencies. When subdivision and development plans, approved by the Planning Commission or its appointed representative, contains setbacks or other features in excess of the minimum requirements, such features shown on the approved plans shall govern and shall be enforced by the Department of Planning and Development. Private deed restrictions or private covenants for a subdivision do not fall within the jurisdiction of enforcement by any local agency and cannot be enforced by the Department not the City.

1.11 Separability

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

1.12 Amendments

The Elizabethtown Planning Commission may from time to time, revise, modify or amend these regulations by a majority vote of the entire membership of the Commission.

1.13 Definitions

The following words and phrases, when used in these regulations shall be defined and interpreted as indicated.

A. Average Daily Traffic (ADT)

The total volume of anticipated vehicular traffic passing at a street intersection during a 24-hour period. The anticipated ADT is determined by utilizing the trip generation tables published by the Institute of Traffic Engineers (ITE). The ADT anticipated on a street is predicted by the number of vehicular trips generated by land use types.

B. Block

A surface land area, which is separated, and distinguished, from other surface land area by visible physical boundaries such as streets, railroads, or other physical barriers or property line.

C. Building Setback Line

A line in the interior of a lot, which is generally parallel to, and a specified distance from, the street right-of-way line or property lines. No building shall then be placed in the space between the building setback line and the right-of-way or property line.

D. Commission

The Planning Commission for the City of Elizabethtown, Kentucky.

E. Control Monument

City of Elizabethtown Geodetic Control Monument. See Appendix C for typical detail.¹

F. Department

The Department of Planning and Development for the City of Elizabethtown, Kentucky.

G. Developer

An individual, partnership, corporation or other legal entity or agent thereof, which undertakes the activities covered by these regulations.

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H. Easement

The right to use another person(s) property, but only for a limited and specifically named purpose. The owner generally may continue to make restricted use of such land since he has given up only certain, and not all, ownership rights. There are two general types of easements as described below.

1. Exclusive Easement – An easement granted by a property owner to one or more specific named public utilities/service providers, or their successors and assigns. No other public utility/service provider may utilize this type of easement without the specific approval, in writing, of the utilities named in the grant of easement.
2. Multipurpose Easement – An easement granted by a property owner for use by any public utility/service provider, or their successors and assigns, certifying the applicable subdivision plat.⁵¹

I. Engineer

A registered, licensed engineer in the State of Kentucky.

J. Environmentally Sensitive Area

Any area which, due to its natural or physical setting, may present limitations for development. The types of environmental resources and natural or physical characteristics that distinguish environmentally sensitive areas include, but shall not be limited to areas of steep slopes, floodplains and floodways, sinkholes and karst formations (which includes caves), areas of poor soils, improper fill, wetlands, significant areas of tree stands, aquifer recharge areas, riparian areas, streams, creeks, lakes and other natural waterways.⁵²

K. Improvements

Physical changes made to raw land, and the structures placed on or under the land's 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, and utility lines of all types.

L. Lot

A portion of a subdivision or other parcel of land intended for transfer of ownership for building development. Generally, "lots" are the basic unit of a subdivision plan, i.e.; the smallest division of a plan designed to be owned by one person.

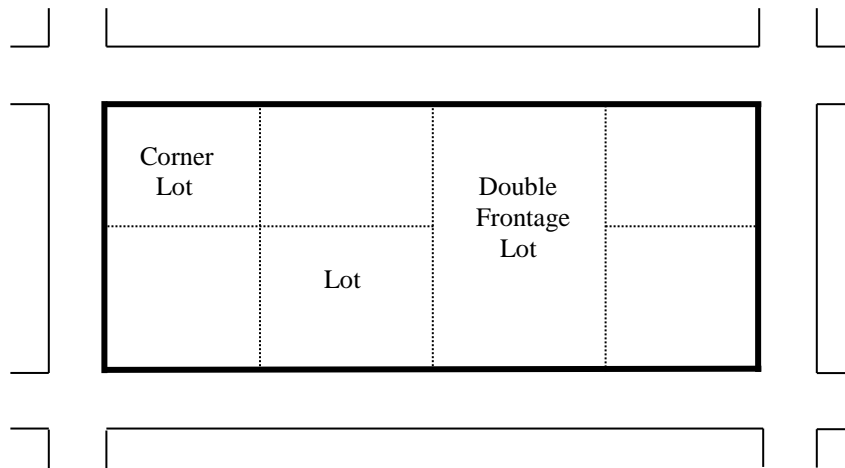


Figure 1.1 Lot, Corner Lot, and Double Frontage Lot

M. Lot, Corner

A lot abutting upon two (2) or more streets at a street intersection, or abutting upon two (2) adjoining and deflected lines of the same street and thereby forming an interior angle of less than one hundred thirty-five (135) degrees. Corner lots shall be construed to have front yards along each abutting street, one rear yard and one side yard.

N. Lot Depth

The average horizontal distance between the front and rear property lines of a lot.

O. Lot Frontage

The distance measured along the right-of-way, between the side property lines. In the case of radii, the lot frontage is measured along the front building setback line.

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P. Lot, Double Frontage

A lot having two (2) or more of its non-adjointing property lines abutting upon a street or streets.

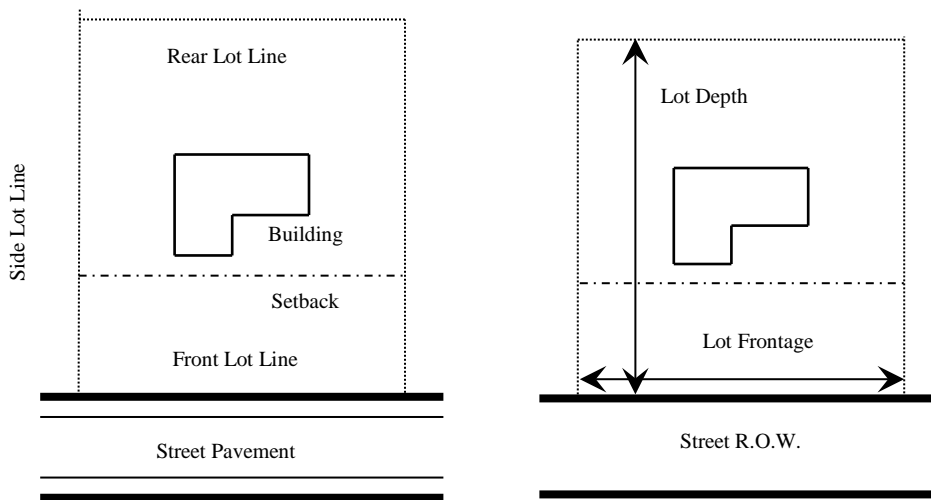


Figure 1.2 *Building Setback Line, Front Lot Line, Lot Frontage, Lot Depth, Rear Lot Line, Street Right-of-Way, and Street Pavement*

Q. Lot Lines

The lines bounding a lot as defined herein.

1. **Front Lot Line** - The property line dividing a lot from a street.
2. **Rear Lot Line** - The line opposite the front lot line.
3. **Secondary Front Lot Line** - The property line on a corner lot dividing the side exposure of a principal structure from a street, or the rear of the principle structure in the case of the lot with three front yards.
4. **Side Lot Line** - Any lot other than a front lot line or a rear lot line.

R. Parcel

A part or a piece of land that cannot be identified by a lot or tract number.

S. Right-of-way

Land measuring between property lines which is dedicated for public use and usually contains the street pavement, sidewalks, grass area, drainage ways, and underground and above ground utilities.

T. Street

Any public vehicular way -- a general term used to describe right-of-way which provides a channel for vehicular and pedestrian movement between certain points in the community, which may provide for vehicular and pedestrian access to adjacent properties, and which may also provide space for drainage ways and the location of under-or above-ground utilities. Streets are classified by function as follows:

- 1. Arterial Street** - The streets and highways that serve major centers of activity. Arterials have the highest traffic volumes, speed limit, and right-of-way width. Arterial streets may be further divided into two classes:
 - a. Principal Arterials** - Principal arterials carry the major portion of trips entering and leaving the community as well as the majority of through movements desiring to bypass the city. For principal arterials, the concept of service to abutting land should be subordinate to the provision of travel service for major traffic movements. Generally, principal arterials are State maintained roads.
 - b. Minor Arterials** - Minor arterial streets interconnect with and augment principal arterials and provide service trips of moderate length at a somewhat lower level of travel mobility. This system includes all arterials not classified as principal arterial streets and includes facilities that place more emphasis on land access than the principal system and offers a lower level of traffic mobility.
- 2. Collector Street** - A street which conducts traffic entirely through a development and connects the development to existing and future subdivisions. There are two types of collectors, as follows:
 - a. Commercial Collector** - A collector street which primarily serves commercial and industrial development. This class of streets is intended to accommodate the business access needs of commercial and industrial areas, which have a variety of vehicle types and require a higher design level. Roadways in this classification may require wider lanes and travel clearances. Parking should generally be prohibited to maintain adequate visibility and operating level of service.²

Subdivision Regulations

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b. Residential Collector - A collector street which primarily serves residential development. Roadways within this classification are intended to convey traffic within a neighborhood to an adjoining collector or arterial street. Residential collectors are not intended to carry through traffic and should therefore be designed to discourage non-local traffic functions. Parking should be prohibited for this classification, except in cases where parking may be permitted if streets are wide enough to provide for safe traffic movement and high levels of service except near the approaches of intersections.³

3. Local Street - A street which provides access to the various lots which are not served by other streets and which are of minimum width and design containing certain safety features for the adjoining property. Vehicles moving on these streets should have an origin or destination in the immediate vicinity.

4. Cul-de-Sac Street - A type of local street that begins at an intersection with another street and dead-ends with an appropriate turnaround facility at the end.⁵⁴

U. Subdivision

The division of land into two (2) or more lots or parcels for the purpose, whether immediate or future, of sale, lease or building development, or if a new street is involved, any division of a parcel of land, provided that a division of land for agricultural use and not involving a new street shall not be deemed a subdivision. The term includes re-subdivision and when appropriate to the context, shall relate to the process of subdivision or to land subdivided; any division or re-division of land into parcels or less than one (1) acre occurring within twelve (12) months following a division of the same land shall be deemed a subdivision. For the purposes of these regulations, two classes of subdivisions shall be established as follows:

1. Minor Subdivision Class - Minor Subdivisions include only those subdivisions defined as follows:

2. Consolidation Subdivision - Consolidation subdivision shall be a subdivision in which one or more parcels are transferred between adjoining properties which share at least one common boundary for the purpose of changing the lot boundaries of one or more properties, or to combine at least two properties into a lesser number of lots than originally existed. No consolidation may result in there being more separate transferable lots after consolidation than prior to consolidation.

3. Future Development Subdivision - Future development subdivisions shall be a subdivision for the purpose of assisting developers in acquiring land for future development without having, at the time, to meet the requirements of a major subdivision. Except for alteration to existing buildings, no new building development shall be permitted for residential, commercial or industrial activities upon the tracts in the subdivision. Each tract shall be at least ten (10) acres in size.⁴

4. Minor Amendments to Existing Plans - The following defined types of amendments to approved plats shall be deemed as minor:

a. Corrected Subdivision Plats - Corrected subdivision plats shall be amendments to existing plats for the purpose of correcting an obvious error of an engineering, drafting or clerical nature, release or modification of existing easements, the addition of new easements, or other changes of a significant planning nature, such as, but not limited to, changes which affect building lines or street requirements. Such changes of a significant planning nature shall be considered as a major subdivision unless they meet the requirements for another type of amendment.

b. Lotted Subdivisions - Lotted subdivision shall be those subdivisions which have a maximum of five (5) lots and which do not propose the creation of a new street.

5. Major Subdivision Class - All subdivisions, which do not conform to the definition, established for minor subdivisions shall be considered as major subdivisions. Any subdivision proposing the creation of a new street shall automatically be considered as, and follow the requirements for, a major subdivision.

V. Subdivision Identification Sign
Any wall(s), fence, guardhouse or similar structure exceeding four (4) feet in height, constructed at an entrance to any subdivision.

W. Surety
A contract guaranteeing the developer's obligation to the City to complete subdivision improvements.

X. Tract
A plot of land intended for development; the largest division of land.⁵

Subdivision Regulations

Design and Improvement Standards

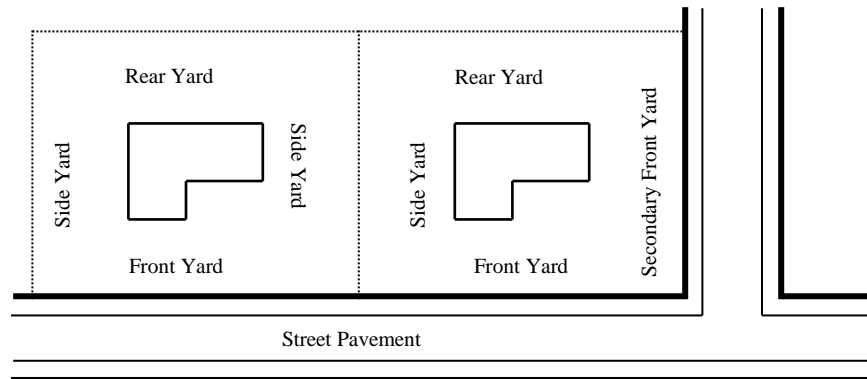


Figure 1.3 *Front yards, Secondary Front Yard, Side Yards, and Rear Yards on a Corner Lot and an Interior Lot*

Y. Yard

An open space extending the full width of the lot between a principal structure and the lot line, unoccupied and unobstructed from the ground upward.

1. **Front Yard** - An open space extending the full width of the lot between a principal structure and the front lot line, unoccupied and unobstructed from the ground upward. The depth of a front yard is the shortest distance measured perpendicularly between any part of a building and the front lot line.
2. **Rear Yard** - An open space extending the full width of a lot between a principal structure and the rear lot line, unoccupied and unobstructed from the ground upward. The depth of a rear yard is the shortest distance measured perpendicularly between any part of a building and the rear lot line.
3. **Secondary Front Yard** - An open space extending the full width of the lot line between a principal structure and the secondary front lot line of a corner lot, unoccupied and unobstructed from the ground upward. The secondary front yard will be the front yard that is parallel to the side exposure of the principal structure, or the rear exposure of the principal in the case of a lot with three (3) front yards. The depth of the secondary front yard is the shortest distance measured perpendicularly between any part of a building and the secondary front lot line.
4. **Side Yard** - An open space between a principal structure and a side lot line, unoccupied and unobstructed from the ground upward. The width of a side yard is the shortest distance measured perpendicularly between any part of a building and the nearest side lot line.

Article II

Subdivision Procedure

2.1 Purpose

The purpose of this article is to establish the procedure to be followed by the developer and the Commission in reviewing and approving all minor and major subdivision plats.

2.2 Minor Subdivision Plat Procedure

The developer shall submit the following materials with the Department:

- an application filing fee;
- one copy of the deed(s) of the property to be subdivided;
- two (2) prints of the proposed plan/plat; and
- a digital PDF of the proposed plan/plat.⁵⁵

Following staff approval of the proposed plan/plat, the developer shall submit the following materials with the Department:

- four (4) prints of the plan/plat with owner, surveyor and utility company representative signatures; and
- a digital mapping of the plan compatible with the City's computer mapping system.^{6 & 56}

The Department shall review the minor record plat for compliance with applicable requirements in the *Zoning and Subdivision Ordinance* and the *Subdivision Regulations*. Upon determination that all requirements have been met, the Director shall certify the minor record plats as approved. If any questions arise as to the compliance, however, the plat shall be referred to the Commission for action. After approval, the Department will record the minor record plat in the Hardin County Clerk's office in a timely manner and notify the owner(s) of the plat cabinet and sheet number.

2.3 Major Subdivision Plat Overview

The following plan types are hereby created and defined as needed for a major subdivision:

2.3.1 Preliminary Subdivision Plat

All proposed major subdivisions, except as exempted in this Article, shall be first considered by the Commission as a preliminary subdivision plat. No lot may be sold or transferred, or building permit obtained, based on the approved preliminary subdivision plat.

2.3.2 Improvement Plan

The improvement plan is a detailed construction plan for public improvements to be developed in conjunction with the subdivision, such as streets (public or private), storm drainage, sanitary sewers, water systems and other public facilities. Upon approval of this plan by the Engineering Department, the developer may construct such improvements in accordance with the approved improvement plan. These plans may be submitted for concurrent review with the preliminary subdivision plat.

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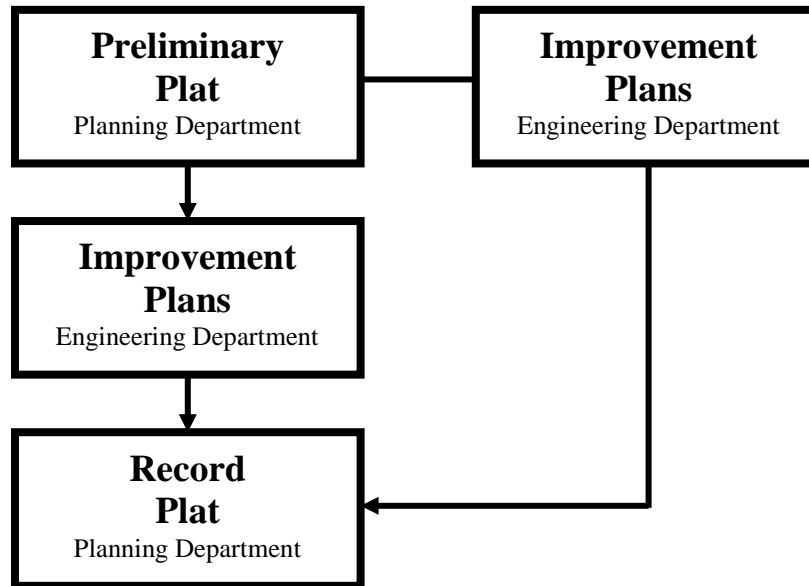


Figure 2.1 Major Subdivision Plat Overview

2.3.3 Record Subdivision Plat

Following approval of the preliminary subdivision plat and the improvement plan, a major subdivision shall be reviewed by the Department as a record plat. After approval of the record plat by the Department and after recording, lots may be sold or transferred and building permits obtained in accordance with the approved record plat.

2.3.4 Bypassing Preliminary and Improvement Plans

In any major subdivision not involving new public or private streets or other public or private improvements, the developer may be permitted to omit the preliminary plat and improvement plan approval stages and proceed directly to the record plat submission stage. Whenever the developer bypasses the preliminary plat and improvement plans, the plat will be submitted to the Commission for final approval.

2.4 Preliminary Plat Procedure

All preliminary subdivision plats shall be processed as follows:

2.4.1 Pre-Application Conference

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

2.4.2 Application and Distribution

To initiate formal review of a preliminary subdivision plat, the developer shall file the following no fewer than thirty (30) calendar days before the date of the Commission's scheduled meeting at which the subdivision is to be considered:

- a completed application and filing fee,
- a copy of the deed(s) of the property to be subdivided, and
- two (2) prints and one (1) digital PDF of the Preliminary Subdivision Plan.⁵⁷

The Department shall notify all concerned agencies of the submission of the preliminary subdivision plat.

2.4.3 Review

The Department and concerned agencies shall review the preliminary plat within fifteen (15) working days from the date of submission and meet to try to resolve all differences and to make recommendations to the Commission.

Subdivision Regulations

Design and Improvement Standards

2.4.4 Meeting Requirements

The Commission shall consider no preliminary plat for action until it has been reviewed and recommendations made by the Department. All preliminary plats shall be approved or disapproved within sixty (60) days from the date they are officially filed with the Department, if no action is taken by the Commission within sixty (60) days it shall be deemed disapproved.

For the Commission meeting, the developer shall provide the following at least one day prior to the scheduled meeting:

- two (2) prints of the plat.⁵⁸

Within thirty (30) days of approval, the developer shall submit a digital mapping of the approved preliminary plat on diskette compatible with the City's computer mapping system. No improvement plans or record plats will be reviewed until the diskette of the approved preliminary plat is received by the City.⁷

2.4.5 Commission Action

The Commission will review the Department's recommendation and then 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.

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 he shall submit record plats 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 changes for the health, safety and welfare of the residents of the community, 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-subdivision.

The City Engineer shall not approve any improvement plans for a subdivision unless he has received a signed copy of the preliminary plat.

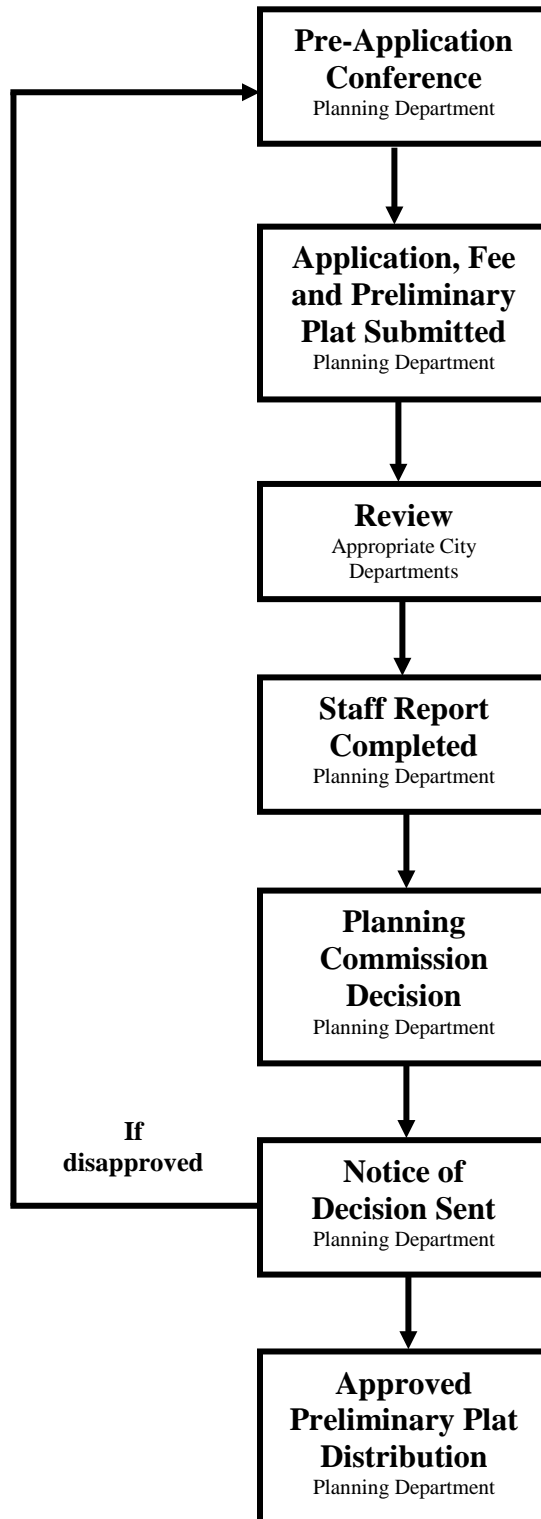


Figure 2.2 *Preliminary Plat Procedure*

Subdivision Regulations

Design and Improvement Standards

2.5 Improvement Plan Procedure

All improvement plans shall be processed as follows:

2.5.1 Application and Distribution

The developer shall submit one complete set of improvement plans, showing all public improvements associated with the subdivision, prepared and stamped by a professional engineer registered to practice in the State of Kentucky, and fully conforming to these regulations.

2.5.2 Review

The Engineering Department shall review the proposed improvement plans and within thirty (30) days, notify the Department of the approval or disapproval of the plan. Failure of the Engineering Department to review plans within thirty (30) days does not constitute approval. If disapproved, the project engineer may resubmit the corrected improvement plans, accompanied by the copy previously reviewed. Upon approval of the improvement plans, the developer may proceed with the finalization of the record plat and the pre-construction meeting.

2.5.3 Pre-construction Meeting

Before construction begins, the project engineer and the contractor(s) completing the physical improvements shall meet with the Engineering Department to discuss improvement plans, schedule of construction phases, installation of erosion control, and difficulties that may arise during construction. After the pre-construction meeting, the developer is authorized to proceed with the construction of physical improvements.

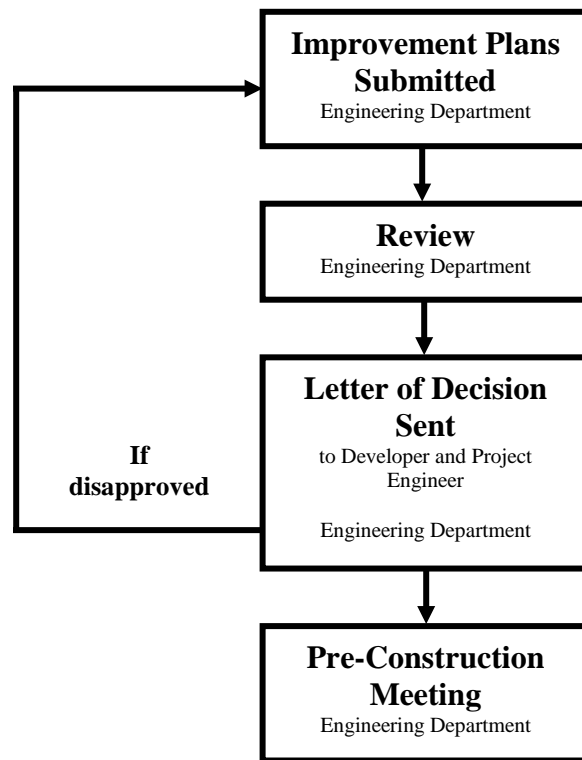


Figure 2.3 *Improvement Plan Procedure*

2.6 Record Plat Procedure

All major record plats shall be filed with the Department within two (2) years of approval of the preliminary plat. The developer shall submit the following materials with the Department:

- a completed application and filing fees;
- four (4) blue line prints of the plat with original signatures affixed to each copy; and,
- a digital drawing of the plat compatible with the City's computer mapping system.

The Department shall review the plat for compliance with applicable requirements in these regulations and the *Zoning and Subdivision Ordinance*. Upon determination that all requirements have been met, the Director of the Department shall certify the plat as approved. If any questions arise as to the compliance, however, this plat shall be referred to the full Commission for action. After approval, the Department will record the plat in the Hardin County Clerk's office in a timely manner and notify the owner(s) of the plat cabinet and sheet number.³⁸

Subdivision Regulations

Design and Improvement Standards

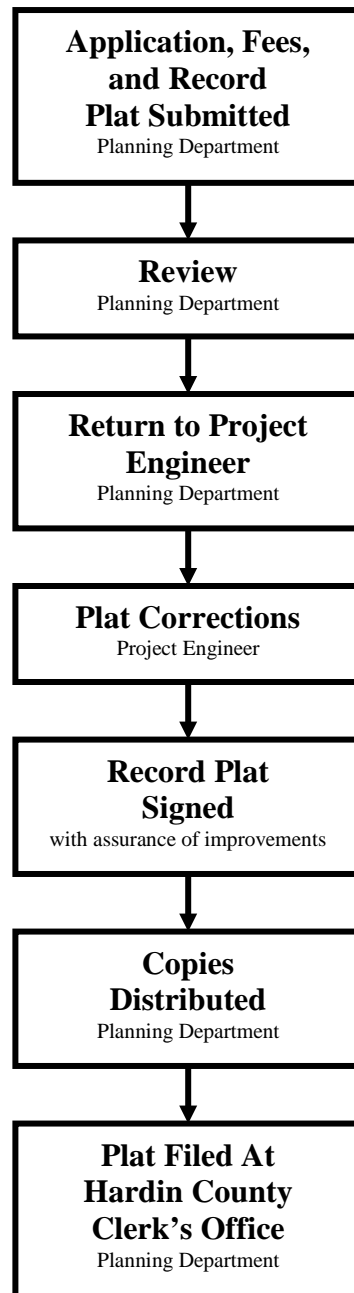


Figure 2.4 *Record Plat Procedure*

2.6.1 Conformance with Preliminary Plat and Review

The record plat is a legal record of the subdivision as surveyed in the field and must agree with the approved preliminary plat, except that record plats covering a portion of the approved preliminary plat may be submitted. The Department shall review the record plats for conformance with the preliminary plat within ten (10) days of the date of submission. Upon determination that all requirements have been met and that the plats are in agreement, the Director of the Department shall certify the plats as approved. The Department will notify the Commission of its actions, and have the action recorded in the minutes of the Commission.

If the record plats are found to be in disagreement with these regulations and/or with the approved preliminary plats, the Department shall notify the applicant in writing of the reasons for disapproval.

The Department may approve a record plat that is found to be in disagreement with the approved preliminary plat if the Department determines the changes are of minor planning significance. Those changes deemed to be minor are: a decrease in density with street design remaining the same, decrease of number of lots by 10% or less with street design remaining the same, or an adjustment of lot lines with the street design remaining the same. The Department shall notify the Commission of its actions after approving a record plat that is in disagreement with the approved preliminary plat.⁸

2.7 Completion of Public Improvements

Developers may begin construction of public improvements after the preliminary plat and improvement plans have been fully approved. If such improvements have not been fully constructed at the time of consideration of the 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. For any such case, 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.

2.7.1 Acceptable Sureties

Acceptable sureties shall be either an irrevocable letter of credit or a certificate of deposit in favor of the City, or a performance bond in favor of the City from a reputable bonding company acceptable to the City. Any surety shall establish a completion date after which the City of Elizabethtown shall call the surety and cause the work to be constructed.

Subdivision Regulations

Design and Improvement Standards

2.7.2 Determination of Surety Amount⁹

The Engineering Department shall determine the amount of the surety based upon the estimated cost which would be incurred by the City to construct the unfinished improvements including an estimated cost for engineering, contingencies and inflation. The developer's engineer shall prepare and stamp an itemized list of all improvements to be bonded with estimated associated costs on the prescribed City form. This construction cost estimate form shall be reviewed and updated by the Engineering Department based on changes in construction costs on a regular basis. The Stormwater and Engineering Departments shall review this estimate for accuracy and conformance with the improvement plans and then establish the amount of the surety. Upon receipt of the surety in the established amount from the developer and the written agreement, the authorized City official will certify the record plat. The plat will then be forwarded to the Department for certification by the Director.

2.7.3 Surety Period

All required public improvements should be satisfactorily installed within (2) years of final plat approval by the Department.

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 period may be reduced in order to maintain a one-year warranty period.

2.7.4 Reduction of Surety

Two reductions in the amount of the surety will be permitted prior to the warranty period. At least 5% of the original values shall be maintained through the warranty period.

2.7.5 Release of Surety

Upon written request from the developer, the City will accept the new public improvements, streets, sidewalks, sanitary sewer lines, and water lines into the City's street system, sewer system, and water system for ownership and continuous maintenance after approval by the City Council. This request shall be accompanied by the following:

- A letter from the developer's engineer certifying that Control Monuments, materials, construction, and testing comply with City specifications.
- A copy of a letter addressed to the State of Kentucky Division of Water, certifying the completion of water and sewer improvements.
- One (1) mylar and two (2) blue line copies of "As Built" drawings.

-
- A digital drawing of the plan on diskette compatible with the City'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 City will periodically inspect the streets, water, and sewer lines and the developer or his contractor will be responsible for correction of any defects found. After the one-year warranty period expires and all defects are corrected, the City will permanently accept the streets for continuous maintenance and the surety may be released.

2.8 Procedures for Environmentally Sensitive Areas

Whenever a subdivision is proposed on land containing an environmentally sensitive area⁵⁹, the developer shall submit the following materials to the Department:

- An application, containing a general statement of development activity and mitigation plans,
- A subdivision plat as required by these subdivision regulations, which shall locate and identify such areas.

Additionally, other materials may be required after initial review by the Department, including but not limited to:

- Engineering studies of sub-surface conditions,
- Erosion and sedimentation control plans,
- Drainage plans,
- Soil analysis, or
- Grading plans.

2.8.1 Commission Review

After review of the application's general statement and applicable plans, if the Department finds that questions remain concerning the development's impact on the environmentally sensitive or geologic hazard area or the health and safety of future users of the area, the plan will be referred to the Commission for action. The Commission may refuse to fully approve a plat until it is satisfied that the hazards have been eliminated or adequate safeguards have been provided to ensure the least negative impact on the area.

2.9 Amendments to Plans

Any amended preliminary plat, improvement plan, or record plat shall follow the same procedures as required for the original submission.

Article III

Subdivision Plat Content

3.1 Purpose

The purpose of this article is to describe the minimum content and format of required plan materials before they can be considered as officially filed for Commission review.

3.2 Minor Subdivision Plat Content Requirements

The developer is required to provide the information and follow the same requirements applicable to a record plat for a major subdivision. The following additional requirements shall be applicable to the type of minor subdivision so indicated.

3.2.1 Consolidation Plat

The developer or authorized agent shall consult with the Department to determine appropriate parcel labeling and wording of the consolidation note. Connotation shall be added stating that the transferred parcels shall not be available for future transfer without the newly created lots.

3.2.2 Future Development Plats

The following note shall be required to be placed on the plat:

“The tracts created by this subdivision shall be used for non-building purposes. Except for alterations to existing buildings, no new construction shall be permitted for any residential or non-residential activity and no further subdividing of these tracts is permitted until a major subdivision plat is approved by the Planning Commission and recorded.”¹⁰

3.3 Preliminary Plat Requirements

The following information and requirements shall be applicable to any submission for Commission consideration or a preliminary subdivision plat.

3.3.1 Drawing Size

The plat shall be 24”x 36”.

3.3.2 Authorization to Prepare Plats

Preliminary subdivision plats may be prepared only by a registered professional engineer, registered landscape architect, or registered land surveyor. However, certain information associated with the plat may be required to be provided only by a registered professional engineer, such as drainage calculations (including sizing of retention/detention basins, pipes and culverts), preliminary estimates of street grades and preliminary sanitary sewer design information. Plats will only be accepted by the Department if the registered professional owns a current copy of the *Zoning and Subdivision Ordinance* and the *Subdivision Regulations*.

Subdivision Regulations

Design and Improvement Standards

3.3.3 Title Block

The title block shall be placed on the bottom of the sheet and shall contain the following:

- the subdivision name, which shall not duplicate nor closely approximate the name of any other subdivision in Hardin County, preceded by the words “Preliminary Plat of (subdivision name)”,
- the record name and mailing address of the property being subdivided,
- the name and mailing address of the property owner(s),
- the name and mailing address of the developer(s),
- the name and mailing address of the registered professional engineer preparing the plans and any other persons directly involved in the transaction,
- graphic and written scale,
- north arrow,
- date of preparation,
- Property Valuation Administration (PVA) number of property being subdivided, and
- other pertinent legend data¹¹

3.3.4 Vicinity Sketch

A sketch showing the general location of the subdivision in relation to the surrounding area and community features such as major traffic arteries, public transportation, schools, recreation areas, shopping areas, industrial areas and residential neighborhoods, with the sketch oriented in the same direction as the lotting scheme.

3.3.5 Lotting Scheme

The lotting scheme shall be drawn at scale of one hundred (100) feet or less to the inch, or other scale as approved by the Department, north oriented to the top of sheet and show the following existing and proposed features on the subject property.

- A.** The location, distance and bearings for boundary lines and location, width and purpose of all easement lines.
- B.** The street name (which shall not be the same nor closely approximate, phonetically or in spelling, the name of any other street in Hardin County), right-of-way width, location, angles of intersection, street grade, and typical cross section.
- C.** The location and distance for lot lines, lot numbers, and the building setback lines with dimensions showing the distance setback from the street right-of-way.

-
- D.** The location, size and invert elevation of sanitary and storm sewers, location of water mains, location of gas lines, fire hydrants, electric and telephone poles or underground wires and street lights (show those existing within and adjacent to the proposed subdivision only).
 - E.** Contours with two (2) foot vertical intervals, reference to USGS datum or to a permanent benchmark approved by the Engineering Department. Source of contours shall be noted.
 - F.** When required, location and results of tests made to ascertain subsurface soil, rock and ground water conditions, especially for septic tanks, street construction or flood hazards.
 - G.** The name, acreage and use of any parcels to be conveyed or held for public use or for joint use of property owners, and an explanation of the provisions of reservation and arrangement for maintenance; and name, acreage and use of any non-public uses.
 - H.** Areas of substantial existing trees shall be shown including those located along fence rows and drainage areas.
 - I.** The location of watercourses shall be shown, as well as the location of any floodplain areas and the Flood Insurance Rate Map (FIRM) identification number. The elevation of the regulatory flood shall be labeled where such information is available. The general location of any proposed stormwater retention basin and/or stream relocation shall also be shown.
 - J.** Any areas of geological hazard or environmental sensitivity as defined in these standards shall be shown on the lotting scheme and labeled as to their nature. Additional information as required by these standards shall also be filed.
 - K.** Other conditions such as ponds, marshes, sinkholes, or other significant natural or manmade features and other information related to the adjoining land as necessary to ensure proper continuity of storm drainage, sanitary sewers, street grades and other facilities.
 - L.** The names of adjacent subdivisions and/or the names of recorded owners of adjacent unsubdivided land and deed book or plat cabinet and sheet number.

Subdivision Regulations

Design and Improvement Standards

M. The location of the buffer zone area when the subdivision is adjacent to an incompatible land use.

N. The location of existing political boundaries, school district boundaries, and utility company boundaries if within more than one service area.

3.3.6 Site Statistics

Site statistics shall include the total acreage; in street right-of-way and single-family lots, acreage of other land uses, average lot sizes, lineal feet of streets, zoning, and density of development.

3.3.7 Certification Block for Preliminary Plats

The certification block shall contain the following certifications along with required signatures as follows:

Owners Certification

The owner(s) shall certify as follows:

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

Owner(s)

Title

Date

Commission Certification

Upon acceptance of the preliminary plat, the Commission shall certify as follows:

“I certify that this preliminary plat has been approved in accordance with the regulations administered by the Elizabethtown Planning Commission.”

Chairman or Authorized Agent

Date

3.4 Improvement Plan Requirements

This plan shall be sufficient to show the proposed locations, sizes, types, grades and general design features of each facility as required by the Engineering Department; be based upon reliable field data; and meet the following requirements at a minimum.

The plan shall be to a horizontal scale of one inch (1”) is equal to fifty (50) feet and a vertical scale of one-inch (1”) is equal to ten (10) or five (5) feet, on a 24” x 36” sheet size unless otherwise approved by the Engineering Department.

3.4.1 Title Block

The plan shall contain title block information as for the preliminary plat and sheet title. Each sheet shall be numbered sequentially with each sheet showing the total number in the set. A north arrow and graphic scale shall be on all sheets of the plan.

3.4.2 Authorization to Prepare Plans

All improvement plan materials shall be prepared by a registered professional engineer. Each page of the improvement plan materials shall be certified with the seal of the engineer and his signature.

3.4.3 Street Plans

The plans shall show the plan and profile of each proposed street both within the subdivision and a minimum of 300 feet beyond the tract. The street plans shall show all curve data, edges of pavement, sidewalks, right-of-ways, property lines, ditch lines, top of banks, and toe of slope. The street profile shall show all elevations and distances for the existing ground and the proposed grade surface, special ditches, storm sewers, and utility crossings.

3.4.4 Typical Street Cross Section

A typical cross section of each proposed street or other construction item shall show the width and depth of pavement, the location and width and depth of sidewalks and right-of-way, cross slopes of ditch lines if not curb and gutter.

3.4.5 Sanitary Sewers

The plans and profiles of proposed sanitary sewers shall show grades and sizes. The plans of the sanitary sewers shall also show the elevations of the sewer lines where the sewer line crosses a storm sewer, drainage channel, other public or private utility lines, or roadway.

3.4.6 Stormwater Drainage

Stormwater drainage plans shall show the location and profiles of proposed stormwater drainage sewers, channels or other drainage ways along proposed streets and easements. All drainage plans should indicate the following information as applicable:

- Drainage appurtenances, such as drop boxes, curb and gutter inlets, flumes, headwalls, and street culverts,
- Pipes and ditch details,
- Entrance tile sizes for each lot,
- Direction of flow,
- Channel slope protection,
- Retention and/or detention areas, and
- Easements.

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Design and Improvement Standards

3.4.7 Drainage Calculations

Design calculations for all drainage facilities including detention/retention basins, stormwater pipelines and drainage channels. Drainage calculations may be submitted in a binder folder, with the cover sheet signed and stamped by the engineer.

3.4.8 Erosion Control Plan

The location of all erosion and sediment control facilities shall be shown on the plan, with detail drawing of each type of facility being used. Scheduling and specifications of sodding, seeding and other vegetative BMP's shall be indicated.

An inspection and maintenance plan for both structural and vegetative BMP's to insure functioning of practices and to protect downstream areas from excessive sedimentation may be required by the Engineering Department.

3.4.9 Water Distribution

The plans for the water distribution system shall show the location of water mains, valves and fire hydrants and other information as may be required by the State of Kentucky, Division of Water and the Engineering Department (including, but not limited to, construction and material specifications).

The plans of the water distribution system shall also show the elevations of the water lines where the waterline crosses a storm sewer, other public or private utilities, drainage channel, sanitary sewer, or roadway.

3.4.10 Other Public Utilities

The plans shall indicate the existing and/or proposed location of electric, natural gas, telephone, street lights, cable television and other public utilities. The plans shall show lines, poles, transformers and any other necessary facilities.

3.5 Record Plat Requirements

The following information and requirements shall be applicable to any submission for Commission consideration of a record subdivision plat.

3.5.1 Drawing Size

The plats shall be 24" x 36".

3.5.2 Authorization for Plat Preparation

Record subdivision plats must be prepared by a registered land surveyor.

3.5.3 Title Block and Vicinity Sketch

The title block shall be placed on the bottom of the sheet and shall contain the following:

- the subdivision name, which shall not duplicate nor closely approximate the name of any other subdivision in Hardin County, preceded by the words “Record Plat of (subdivision name)”,
- the record name and mailing address of the property being subdivided,
- the name and mailing address of the property owner(s),
- the name and mailing address of the developer(s),
- the name and mailing address of the registered professional engineer preparing the plans as and any other persons directly involved in the transaction,
- graphic and written scale,
- north arrow,
- date of preparation,
- Property Valuation Administration (PVA) number of property being subdivided, and
- Other pertinent legend data ¹²

3.5.4 Lotting Scheme

The lotting scheme shall be drawn at a scale of one hundred (100) feet or less to the inch, north oriented to top of the sheet and shall show the following:

- A.** For adjacent land, show the exact location of adjoining streets with dashed lines; show the bearings and distances to nearest established street bounds, established survey lines or other official monuments; and for adjacent property, show the boundaries with dashed lines and the record name of the subdivision or owner’s name.
- B.** Show the subdivision tract boundary lines with lengths of course to hundredths of a foot and bearings to nearest five (5) seconds of an arc, determined by an accurate survey in the field.
- C.** For street right-of-way, show the names, bearings, angles of intersections and widths. For all arcs, show the length of the radii, points of curvance and tangent bearings. For all lot lines, show dimensions in feet and hundredths and bearings and angles to minutes if other than right angles to the street of lines.
- D.** All easements shall be shown and clearly labeled as to their width and purpose.
- E.** All floodplain areas shall be shown and clearly labeled and where available, the actual computed elevation of the regulatory flood shall be noted, as well as the FIRM identification number.

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Design and Improvement Standards

- F.** Show lots numbered in numerical order, and street address numbers for each lot.
- G.** Show the accurate location, description, and material of all monuments.
- H.** Show all property intended for public use or dedication and for common use of property owners.
- I.** Show building setback lines.

3.5.5 Proposed Private Utilities

A listing of the private utilities (those improvements generally not later dedicated to and maintained by local government such as electricity, telephone, and at times, water, gas, and sewage disposal), whether or not the developer intends to have them provided, agency or means by which they are to be provided and agency which will supervise or approve any installation.

3.5.6 Notes

Any informational or restrictive notes to be included on the plat shall be numbered in sequential order and grouped together as one list whenever possible.

3.5.6.1 Maintenance Note

A note shall be included on the plat, which notifies potential lot purchasers of their responsibilities for maintaining drainage and other easement areas.¹³

3.5.6.2 Monumentation

All monumentation shall be indicated as required in Article 4, Section 6 of these subdivision regulations.

3.5.7 Certification Block for Record Plats

Certification blocks shall contain the following certifications along with required signatures.³⁷

Surveyors Certification

The land surveyor who prepared the plat shall certify as follows:

I certify that this plat was prepared by me or under my direction; that all monuments indicated here do actually exist and that their locations, size and material are correctly indicated; and that the information shown herein is correct to the best of my knowledge and belief.

Signature

Date

Registration Number

The land surveyor shall also stamp the plat.

Utility/Easement Certification

Utility companies 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.

If previous easements are to be released, the following phrase shall be inserted at the end of the certification shown above:

I also release any easements that have been approved previously.

Representative

Date

Company

Owners Certification

The owner(s) shall certify as follows:

(I, We) certify that (I am, we are) the owner(s) of this property, as recorded in in the Hardin County Clerk's Office (See Deed Source Below), and that we adopt this plan of development with our free consent, establish the minimum building lines, and dedicate all streets,

Subdivision Regulations

Design and Improvement Standards

drainage ways, walks, public utility lines, parks and other open spaces to public use as noted and illustrated. Further, (I, we) we grant unto the applicable utility companies, their successors and assigns, an easement over the spaces indicated by dashed lines marked as either exclusive or multipurpose easement. Utility companies that may utilize a multipurpose easement established by this plat include, but are not limited to: Kentucky Utilities (KU) and Nolin RECC, for electric power distribution; Windstream Communications, Brandenburg Telecom and Comcast for telecommunications services; Hardin County Water District No. 2 for potable water distribution; and, the City of Elizabethtown for sanitary sewer collection, drainage and natural gas distribution.⁶⁰ Said easements include:

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 said 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 (5) 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 the applicable⁶¹ 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 wiring be installed more than five (5) feet from any lot line.

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

Owner(s)	Title	Date
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Notary Certification

Each owner's signature shall be notarized as follows:

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.

Notary Public

Date

Date Commission Expires

Improvement, Sanitary Sewer and Fire Protection Certification

An official of the appropriate department shall certify as follows:

I certify that the street improvement plans for this subdivision have been reviewed and are in conformance with all appropriate regulations. I further certify the water supply system for fire protection and sewage disposal system installed or proposed for installation in this subdivision have been reviewed and fully meet the requirements of this jurisdiction and are approved.

Jurisdiction Official

Date ³⁷

Improvement, Water Certification

An official of the appropriate water agency shall certify as follows:

I certify that the water supply system installed or proposed for installation in this subdivision fully meets the requirements of this jurisdiction and are approved.

Jurisdiction Official

Date ³⁷

Improvement, Stormwater and Drainage Certification

An official of the appropriate department (typically Stormwater Department) shall certify as follows:

I certify that the stormwater improvement plans for this subdivision have been reviewed and are in conformance with all appropriate regulations. I also certify the grading and drainage systems installed or proposed for installation in this subdivision fully meet the requirements of this jurisdiction and are approved.

Jurisdiction Official

Date ¹⁴

Subdivision Regulations

Design and Improvement Standards

Commission Certification

Upon acceptance of the record plat, the Commission shall certify the following:

I certify that this record plat has been approved in accordance with the regulations administered by the Elizabethtown Planning Commission, and that this plat is now eligible for recording. I further certify that a financial surety in the amount of \$_____ has been posted to assure completion of all required improvements in case of default.

Chairman or Authorized Agent Date

3.5.8 Amendments

The required content and format of any amendment to a subdivision plat shall be the same as for the original submission. In addition, the plat title shall be labeled to indicate the plat as an “Amended” (type of plat) of (subdivision name)”; and a note shall be included on the plat setting forth the specific purpose of the requested amendment. No plat changes shall be considered in effect unless it is referenced in this note.

3.6 As-Built Improvement Plans

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 Improvement Plan” in the title box. Specifically, As-Built plans shall include the following:

- | | |
|--------------------|--|
| Streets | <ul style="list-style-type: none">-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. |
| Sewer Lines | <ul style="list-style-type: none">-Size and locations of all lines,-Manholes and service connections, and-A “Tap Plan” showing exact detailed locations of all service line connections, specifically showing distance right or left of main line station and elevation. Service lines not intersecting main line at right angles shall show internal angle of intersection. |
| Water Lines | <ul style="list-style-type: none">-Size and locations of lines, fitting, valves, and hydrants, and-A “Tap Plan” showing exact detailed locations of all service line valves. |

Natural Gas Lines

- Size and location of lines, and
- A “Tap Plan” showing exact detailed locations of all service line valves.

Article IV

Design and Improvement Standards

4.0 Purpose

The purpose of this article is to establish the basic and minimum design and improvement standards, which will be required for lots, streets, utilities, and other physical elements in the subdivision. The City may require standards above the minimum contained herein and additional measures whenever it finds that the public health, safety, and welfare justify such increases.

4.1 General Requirements

Certified engineering plans and specifications for subdivision improvements shall be provided as required by Article 3, Section 4 of this document. All improvements shall be designed and constructed according to standard engineering practice. It is the responsibility of the developer and his/her engineer to obtain the best available design and construction.

Existing features which are assets to the community and subdivision area shall be preserved as much as possible through harmonious design of the subdivision. Examples of such features are groups of existing trees, watercourses, historic buildings, and similar irreplaceable physical assets.

All construction shall be protected from flooding and erosion damage. Open pipes shall be protected from filling with mud or debris. Erosion and flooding control shall be exercised during construction to prevent damage to property adjacent to the development. Silt dams, retention basins, or other protections are required as needed.

4.2 Block and Lot Standards

The following shall be the minimum standards for lots and blocks:

4.2.1 Block Standards

In general, intersecting streets which determine block lengths shall be provided at such intervals as necessary to meet existing street patterns, topography and requirements for safe and convenient vehicular and pedestrian circulation. Residential blocks shall not exceed one thousand five hundred (1,500) feet in length, with a block width generally sufficient to allow two tiers of lots of appropriate depths. Non-residential blocks shall be of such length, width and other design as the Commission finds necessary for the prospective use including appropriate provision for off-street parking, truck loading and unloading, buffer areas, pedestrian movement and proper vehicular access to adjacent streets.

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Design and Improvement Standards

4.2.2 Lot Shapes

Excessive depth in relation to width should be avoided, with a proportion of two and one-half (2 ½) to one (1) normally being considered as a desirable maximum for lot widths of seventy-five (75) feet or greater. Pointed or very irregularly shaped lots shall be avoided where possible. Additional depth of at least twenty (20) feet over the typical lot depth shall be required on lots which back up to railroads, major streets, commercial or industrial areas or other conflicting land uses.

4.2.3 Lot Frontage and Access

All lots shall abut an approved right-of-way for at least the minimum frontage required by the zoning category in which the lot is located. Frontage shall be measured at the street right-of-way line, except that in cases where curved streets or cul-de-sac radii are involved, measurement shall be taken at the building setback line as set forth in the zoning category in which the lot is located, or if more restrictive, as set forth on the subdivision plat. All lots shall be designed so as to provide safe, convenient vehicular traffic and pedestrian access to the street.

Land reserved for public use, as stated in 4.5.1, may have this frontage requirement waived by the Commission to no less than twenty (20) feet.

4.2.4 Lot Lines

Side lot lines should be at right angles to the straight street centerline and radial to curved street centerline. Rear lot lines should consist of straight line with a minimum number of deflections.

4.2.5 Lot Area and Minimum Setback Lines

Lots shall meet the minimum standards required by the *Zoning and Subdivision Ordinance*. The Commission may require increased setbacks along collector arterial streets, floodways, or environmentally sensitive areas.

4.2.6 Corner Lots

Corner lots should be of sufficient width and depth to equal non-corner lots in subdivisions plus sufficient area to comply with the required minimum building setback lines on each street frontage.

4.2.7 Double Frontage Lots

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

4.2.8 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 lots of the proposed lotting scheme.

4.2.9 Street Addresses

Street address numbers shall be assigned to each lot by the Department in order to provide a separate and distinct address for each lot.

4.3 Streets and Sidewalk Standards

The following guidelines shall be considered when laying out proposed transportation system:

- Adequate vehicular and pedestrian access should be provided to all lots,
- Local street systems shall be designed to minimize through traffic movements,
- The layout of a local street system should not create excessive travel lengths,
- Local circulation systems and land development patterns should not detract from the efficiency of adjacent major streets,
- Residential streets shall clearly convey their local function and place in the street hierarchy,
- Streets shall be designed to accommodate local emergency services,
- The street layout shall be designed to limit the extent of grading, cutting, and filling necessary for street construction, allowing the topographic characteristics of a site to the greatest extent possible, and
- The proposed street layout shall provide for the continuation of existing streets to adjoining tracts, unless the Commission deems such extension undesirable for specific reasons of topography or design. Where it is desirable in the opinion of the Commission to provide street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property.

4.3.1 Street Design Standards and Geometrics

The following shall be the minimum standards for streets:

4.3.1.1 Street Hierarchy

The street hierarchy should minimize through traffic movements in subdivisions, promote safety of vehicular traffic and neighborhood residents, and promote a stronger sense of neighborhood by limiting traffic volume.

Subdivision Regulations

Design and Improvement Standards

4.3.1.2 Utilization

Street hierarchy shall be utilized in the layout and design of subdivisions. This hierarchy shall conform to the following specifications:

1. All proposed streets shall be classified under the street hierarchy.
2. The street hierarchy shall be determined by road function and the Average Daily Traffic (ADT) in residential subdivisions. The anticipated ADT is determined by utilizing the trip generation tables in Appendix A. In commercial or industrial subdivision, the road function should be built to collector street standards.
3. Existing streets shall be classified under the street hierarchy by the Commission when required or when necessary for the review of proposed developments.
4. The developer shall demonstrate to the Commission that the distribution of traffic to the proposed street system will not exceed the ADT thresholds indicated herein for any proposed or existing street type.

4.3.1.3 Classification

The following street classifications shall be used in the street hierarchy:

- A. Arterial Streets** - Arterial streets shall have the highest traffic volumes, speed limit, and right-of-way width.
1. **Principal Arterials** - The Kentucky Department of Transportation will be consulted when state maintained roads are involved. No new residential driveway access shall be encouraged.
 2. **Minor Arterials** - The Kentucky Department of Transportation will be consulted when state maintained roads are involved. New residential driveway access shall be limited by the Commission. On-street parking shall be prohibited.

B. Collector Streets - Collector streets shall be designed to discourage through vehicular traffic generated outside of the subdivision it serves unless a linkage between higher order streets outside of the subdivision is identified in the Comprehensive Plan or as determined by the Commission to be desirable.

1. Commercial Collector - The highest order of commercial streets. Provides limited access to abutting lots and conveys traffic from intersecting local access and sub-collector streets to higher order arterials. Designed to convey the highest volume of vehicular traffic at the highest speed. Due to commercial collector street's functions as a through street, the following service restrictions shall apply:

- Driveway spacing should be at a minimum of 300 feet, and
- On street parking shall be prohibited.¹⁵

2. Residential Collector - The highest order of residential streets. Provides limited access to abutting lots and conveys traffic from intersecting local access and subcollector streets to higher order arteries. Designed to convey the highest volume of vehicular traffic at the highest speed. Due to residential collector street's functions as a through street, the following service restrictions shall apply:

- No more than 25 percent of the total number of lots may take direct access on the collector street.
- On street parking shall be prohibited.

C. Local Access - The lowest order of streets. They provide access to abutting lots and convey vehicular traffic from the intersecting cul-de-sac streets. They are designed to convey traffic with motorists having origins or destinations within the immediate neighborhood. Due to the local access streets function, the following standards shall apply:

- The maximum number of lots should front on local access streets.
- On-street parking shall be allowed on one side of the street.
- No section of street should convey an ADT of more than 750 vehicles.

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D. Cul-de-Sac Street - Provides access to abutting lots and does not convey vehicular traffic from any higher order street that intersects it. Should be designed to conduct the least amount of vehicular traffic at the lowest speed. Due to the functions of a cul-de-sac, the following standards shall apply:

- On-street parking shall be provided on one side of the street if the ADT is greater than 200.
- No on-street parking shall be allowed in the turnaround area.
- Minimum pavement turnaround radius shall be no less than 35 feet.

If any public/institutional or nonresidential land uses are proposed on a street, the additional ADT shall be determined through use of the Institute of Traffic Engineers (ITE) Trip Generation Tables.

4.3.1.4 Right of Way Width

Sufficient right-of-way is required to contain the elements of:

- Sufficient street pavement and curbing;
- Sidewalks where required;
- Public utilities such as water, sewer, and natural gas; and
- Turn lanes where required.

The following table gives the minimum right-of-way width:

Commercial Collector Streets	60 feet ³⁹
Residential Collector Streets	60 feet
Local Streets	50 feet
Cul-de-Sac Streets	50 feet ¹⁶

The Commission may require additional right-of-way width when the stated minimum is not adequate due to a dividing median, turning lanes, ditch-line streets, potential for future development, or similar circumstances.

4.3.1.5 Existing Deficient Street Right-of-Ways

Developments platted along existing streets shall dedicate additional right-of-ways necessary to meet the minimum width requirements specified in these regulations. Should the possibility of obtaining additional right-of-way on the other remaining side of the right-of-way exist, the Commission may reduce the increased dedication up to one-half (1/2) the total necessary to meet the minimum width requirements specified.

4.3.1.6 Pavement Width

The minimum pavement width (does not include curb and gutter) for all streets shall be as follows:

Collector Streets (Commercial)	24'	40
Collector Streets (Residential)	28'	41
Local Streets	28'	42
Cul-de-Sac Streets with parking	28'	
Cul-de-Sac Streets w/o parking	24'	17

4.3.1.7 Pavement Specifications

The subdivision shall provide pavement on a sub-grade, which has been properly shaped, rolled, and uniformly completed to conform to specified cross-sections and grades. Streets shall be constructed of Portland Cement Concrete (PCC) or Bituminous Concrete (asphalt) which conforms to all industry standards and to the current addition of "Kentucky Department of Highways Specifications for Road and Bridge Construction."

All sub-grades shall conform to 95% compaction as defined by the Standard Proctor compaction test and/or shall meet the approval of the Engineering Department. All rock sub-bases shall extend at least six (6) inches beyond the edge of the pavement.

Streets shall be constructed in conformance with the following pavement specifications:

A. Commercial Collector Streets

Asphalt	8 inches DGA	
	4 inches Base Asphalt	
	1 inch Surface Asphalt	
Concrete	7 inches	18

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B. Residential Collector Streets

Asphalt	8 inches DGA 3 inches Base Asphalt 1 inch Surface Asphalt
Concrete	7 inches ¹⁹

C. Local Streets

Asphalt	6 inches DGA 3 inches Base Asphalt 1 inch Surface Asphalt
Concrete	7 inches

D. Cul-de-Sac Streets

Asphalt	6 inches DGA 2 inches Base Asphalt 1 inch Surface Asphalt
Concrete	7 inches

4.3.1.8 Street Grades

The maximum and minimum street grades for all streets shall be as follows:

	<u>Maximum Grade</u>	<u>Minimum Grade</u>
Collector Streets	8%	.5%
Local Streets	10%	.5%
Cul-de-Sac Streets	10%	.5%

4.3.1.9 Street Intersections

Minimum standards for intersection design are as follows:

A. Number of Approaches

Intersections involving more than four (4) basic street approaches shall be prohibited. Merging lanes, deceleration lanes, “Y” intersections, etc., are not in this prohibition and are considered as parts of one street approach.

B. Angle of Intersection

For a tangent distance of at least one hundred (100) feet, measures from the intersection of right-of-way lines, all streets shall intersect at an angle of ninety (90) degrees.

C. Street Jogs

Street jogs with centerline offsets of less than one hundred (100) feet for local and two hundred (200) feet for collector streets shall not be made.

D. Excessive Grades at Intersections

When a street grade at the approach of an intersection exceeds three (3) percent, a leveling area shall be provided with grades of not greater than three (3) percent for a distance of fifty (50) feet from the intersection of street centerline. Vertical curves shall then be used to connect the intersecting grades.

E. Spacing

The minimum standards for intersection spacing measured from centerlines shall be as follows:

<u>Major Street Type Intersected</u>	<u>Minimum Spacing</u>	<u>Preferred Spacing</u>
Arterial Streets	500* feet	1,000 feet*
Collector Streets	300 feet	500 feet
Local Streets	150 feet	200 feet

* May vary based upon the recommendation of the Kentucky Department of Transportation. ²⁰

F. Sight Distance at Intersections

The sight distance at intersections is the distance from the stopped vehicles to as far left or right, the driver can see. The minimum stopping sight distance shall be as follows:

If intersecting with a:

Arterial Street	*KDOT
Collector Street	250 feet
Local Street	200 feet
Cul-de-Sac Street	175 feet

* State Department of Highways to determine.

Situations involving skewed intersections, curvilinear streets, or other factors shall have sight distances determined by the Commission. No plant material or man made objects may be constructed which obstruct visibility from 30 inches high upwards.

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4.3.1.10 Horizontal Curve/Centerline Radius

The minimum horizontal curve radius shall be as follows:

Collector Streets	400 feet
Local Streets	200 feet
Cul-de-Sac Streets	175 feet

4.3.1.11 Minimum Property Line Radii

At street intersections, the minimum radius at property lines shall be twenty (20) feet for all streets.

4.3.1.12 Clear Sight Distance

In an area formed by joining with a straight line, points along intersecting street right-of-ways, twenty-five (25) feet from their intersection a clear area, is hereby created and no plant materials or manmade objects may be constructed which obstruct visibility from thirty (30) inches high upwards to the sky.

4.3.1.13 Maximum Cul-de-Sac Length

The maximum length for all cul-de-sac streets shall be as follows:

On streets with an ADT of 200 or greater, the maximum cul-de-sac length shall be 700 feet.

On streets with an ADT of less than 200, the maximum cul-de-sac length shall be 1000 feet.

In commercial and industrial areas, cul-de-sac streets should not exceed 1000 feet in length.

Cul-de-sac length shall be measured from the pavement centerline of the intersection to the center of the cul-de-sac.

4.3.1.14 Conflicting Traffic or Land Use

When a proposed development contains or is adjacent to an existing or proposed railroad right-of-way, arterial street right-of-way or conflicting and detrimental land use, the Commission may require marginal access street, reverse frontage lots, lots with rear service alleys, lots with additional depth or other measures which may be necessary for the protection of abutting properties and the maintenance or function of major traffic arteries.

4.3.1.15 Street Continuity

The proposed street layout shall provide for the continuation of existing streets to adjoining tracts, unless the Commission deems such extension undesirable for specific reasons to topography or design. Where it is desirable in the opinion of the Commission to provide street access to an adjoining property, the proposed street shall be extended by dedication to the boundary of such property. This proposed street shall be temporarily known as a stub street until it becomes a through street by the adjoining property owner.

4.3.1.16 Stub Street

Temporary turnarounds shall be required at the end of stub streets as long as it is retained within the street right-of-way.

4.3.1.17 Turning Lanes

When the Commission determines that vehicles turning into a proposed subdivision will adversely affect the capacity of the existing streets, the developer shall dedicate sufficient right-of-way and construct the turning lane as necessary to maintain the capacity of the existing streets. The Commission may require turning lanes whenever a proposed subdivision or additional section of an existing subdivision generates an ADT of 1000 vehicles or greater at the street intersection.

When the Commission determines that a turning lane is desirable, the Kentucky Department of Transportation's design and construction standards for turning lanes shall be utilized.

4.3.1.18 Street Names

Streets that are in alignment with existing streets shall bear the name of the existing street. When streets are not in alignment, no name shall be used which would duplicate or be confusing with names of the existing street. Street names should not duplicate or closely approximate in spelling or phonetics of the names of other streets in Hardin County. Street names may not contain more than fourteen (14) characters, not including directional (such as North, South, East, West) or suffix (such as Street, Way, Drive) nomenclature. Names determined to be obscene or improper may not be used.⁶⁵

4.3.1.19 Subdivision Entrances

The number of entrances required in a subdivision shall depend on the type of subdivision, the density of the development, and in residential subdivisions, the ADT. An additional entrance/exit to a higher order street is required whenever a subdivision entrance street conveys an ADT greater than 2000.

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4.3.1.20 Medians

Medians may be permitted in street cross sections when approved by the Commission. Medians shall only be allowed when it is designed to provide for all the necessary traffic movements, including driveway access. Provisions for the maintenance of any median areas and associated plantings shall be noted on the final plat of the property. Plantings shall be of a nature that will not conflict with sight distance or other traffic related requirements.

4.3.1.21 Lot Access in Residential Subdivisions

Driveways on corner lots in residential subdivisions shall be limited to access from the street of lower classification. If the streets are of the same class, access shall be limited to the street of the lower ADT.

4.3.1.22 Curb and Gutter

Curbing shall be required for the purposes of drainage, safety, and delineation and protection of pavement edge. This requirement may be waived by the Commission after a recommendation by the Engineering Department and drainage swales used when it can be shown that soil or topography makes the use of drainage swales preferable. Drainage swales and their construction must be approved by the Engineering Department. Driveway headwalls must be provided and constructed based on standards set by the Engineering Department.

A. Curb and Gutter Construction

On arterial and collector, vertical face (box) curb shall be constructed. Driveway cuts shall be constructed according to Figure A-5 in Appendix C.

The transition between vertical and existing rolled curbs shall happen at sidewalk intersections where handicap accessibility is provided.

B. Specifications

PCC Standard Vertical Face Curb 6 inches high and 6 inches wide curb
18 inches wide and 7 inches thick gutter

PCC Standard Rolled Curb 24 inches total width
Local and Cul-de-sacs Curb height varies from 2 to 5 inches subject to Engineering Department approval and 7 inches thick gutter⁶⁴

C. Accessibility

Curbing and sidewalks shall be designed to provide a ramp for handicap accessibility and bicycles at street intersections.

4.3.1.23 Entrance Standards²¹

All lots in subdivisions shall be configured with the following design criteria for access.

A. Entrance Distance From Street Intersections

The minimum distance from the intersection of two or more streets to a commercial entrance shall be one-hundred fifty (150') feet, measured from the nearest curb lines. Entrances with spacing less than 150' shall be submitted to the Engineering Department for review and may be approved when extenuating circumstances exist.⁴³

B. Entrance Location

Entrances shall be designed and located to provide an exiting vehicle with an unobstructed view. Entrances along acceleration or deceleration lanes and tapers are discouraged and may only be approved by the Commission when extenuating circumstances exist.

C. Entrance Visibility Time

Entrances for all lots shall be located to provide for the minimum visibility time sight distance of six seconds. The six second rule is to be calculated based on standards established by AASHTO.

4.3.2 Sidewalk Design Standards

Where required, sidewalks shall be constructed along both sides of the street in all zoning districts except Industrial. The Commission may waive these requirements for sidewalks if an acceptable alternative pedestrian walkway system is proposed that will provide better access to parks, schools, or other land uses.

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4.3.2.1 Sidewalk Construction

Concrete sidewalks and walkways shall be constructed on thoroughly compacted sub-grade. Sidewalks shall be four (4) inches in thickness and have a minimum width of five (5) feet.⁴⁴

When an alternative pedestrian walkway is provided, walkway construction shall be approved by the Engineering Department.

4.3.2.2 Sidewalk Placement

On curb and gutter streets, sidewalks shall be placed in the right-of-way and parallel to the street, three (3) feet from the back of the curb, unless an exception has been permitted by the Engineering Department.

On ditch-line streets, the sidewalk shall be placed parallel to the street, outside of the right-of-way within a pedestrian easement. No utilities may be placed within this pedestrian easement.⁴⁵

If an existing sidewalk network is in place on adjacent properties, the developer shall design and construct his/her sidewalks to connect with the existing system.

4.3.2.3 Accessibility

Curbing and sidewalks shall be designed to provide a ramp for handicap accessibility and bicycles at street intersections.

4.3.2.4 Detectable Warning for Sidewalk Ramps

Detectable warnings shall be placed on all sidewalk ramps. Detectable warning plates shall be provided with truncated domes at the nominal dimensions as shown in Appendix C, individual pavers shall not be used as a material to meet this requirement. The color shall be homogeneous throughout a development and contrast visually with adjoining surfaces. The City will allow either red or yellow as colors.^{22 46}

4.3.2.5 Construction of Detectable Warnings on Sidewalk Ramps

Detectable warnings shall extend the full surface width and a minimum length of two (2) feet up the ramp. If a walkway crosses or adjoins a vehicular way, and the pedestrian walking surface is not separated by curbs, railings, or other elements, define the boundary between the areas with a continuous two (2) foot minimum width detectable warning. The detectable warning pavers shall be installed as shown in Appendix C.²³

4.3.3 Street Lights

Streetlights shall be placed at strategic locations to insure safe vehicular and pedestrian traffic. At a minimum, the required streetlights shall be located at every street intersection and at 200 to 300 feet intervals. Electric service to streetlights shall be provided underground.

When decorative lights are proposed, the subdivider shall provide the street lighting poles, accessories, and necessary easements in accordance with the appropriate utility company. The ownership and maintenance of streetlights may be transferred to the City after inspection.

4.4 Utility Standards

The following shall be the minimum standards for utilities necessary for subdivision construction, such as telephone supply, electric supply, cable television service lines, natural gas supply, water supply, stormwater disposal, sewage disposal, or other utilities:

4.4.1 General Requirements

The location of all utilities must be considered together to avoid crossing conflicts, minimize trenching, and maintain the required separations between incompatible systems.

It is desirable to keep utilities in a uniform location relative to the street.

4.4.2 Telephone, Electric, and Cable Systems

Every subdivision shall be provided with proper telephone, electric and cable services system. In residential subdivisions that require improvement plans, telephone, electric, and cable television service lines shall be placed underground except in cases where the Commission determines underground lines are infeasible.

4.4.2.1 Location

All telephone, electric, and cable television system lines shall be placed within the drainage and utility easement and restricted from the public right-of-way.

4.4.3 Sanitary Sewer Collection System

Every subdivision shall be provided with a sanitary sewer system designed and constructed according to the specification of the City, unless it is determined by the Engineering Department that public sanitary sewer is not readily available. If public sanitary sewer is not readily available, then a private sanitary sewer (septic system) shall be provided in conformance with the requirements of the Hardin County Health Department and the requirements listed in this section.

The Engineering Department shall determine public sanitary sewer to not be readily available if all the following conditions exist:

1. Public sanitary sewer is a distance greater than 2000 feet from the site,
2. The development involves fewer than six (6) building lots,

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3. The development involves lots with a minimum frontage of 150 feet for each lot,
4. Unusual topography exists between the site and the existing sanitary sewer or extraordinary measures are required to construct a system acceptable to the City,
5. Public water and electric utility service are provided to the development in conformance with City standards as required by this Ordinance,
6. The soils and lot design are acceptable for the proper absorption of the discharge from the private system,
7. The development involves lots with a minimum acreage size as indicated below:

Number of Lots	Minimum Lot Size
1 – 2	1 acre
3 – 4	2 acres

8. When public sanitary sewer becomes available to the subdivision all lot owners are required to connect to the system.

4.4.3.1 Sanitary Sewer Line Locations

Lines and manholes shall be located within the right-of-ways or recorded easements, but not under pavement, except when approved by the Engineering Department.

Service lines shall be installed to serve all lots in the subdivision. Service line connections shall be installed to the property line for each lot.

4.4.3.2 Sanitary Sewer Line Sizes

Main lines shall be at least eight (8) inches in diameter, unless otherwise approved by the Engineering Department. Tap lines shall be at least six (6) inches in diameter where serving more than one lot and/or residence or commercially zoned lots. Four (4) inch diameter tap lines shall be allowed for single residential services. Over sizing of sewer lines may be required by the City. In such instances, the developer will be reimbursed for any additional cost incurred as a result of this requirement.

4.4.3.3 Lift Stations and Force Mains

Design criteria for lift stations and force mains shall be approved by the Engineering Department on an individual basis.

4.4.3.4 Construction and Materials

All construction practices and construction materials shall conform to the *City of Public Improvement Specifications*.

4.4.4 Water Supply

Every subdivision shall be provided with a complete water distribution system to serve the area being developed, including adequate fire protection facilities, as required by the City of Elizabethtown Fire Protection and Prevention Ordinance. The entire water system shall be provided by the developer and shall be designed and constructed to meet the approval of the City of Elizabethtown, the Kentucky Division of Water and/or the appropriate water utility.

4.4.4.1 Water Line Locations

Lines and valves shall be located within street right-of-ways or recorded easements, but not under pavements, except when approved by the Engineering Department.

Water lines shall be extended to the development boundary along all street right-of-ways.

Service lines shall be installed to serve all lots in the subdivision. Service line connections shall be installed to the property line for each lot.

4.4.4.2 Water Line Sizes

Waterlines shall be at least six (6) inches in diameter. Eight (8) inch in diameter lines shall be installed when the line dead ends. Dead end lines shall not exceed 600 feet in length and shall be avoided whenever possible. Over sizing of water lines may be required by the City, but in all cases must be sized to provide the required fire flows as stated in the Fire Protection and Prevention Ordinance. In such instances, the developer will be reimbursed for any additional cost incurred as a result of this requirement.

4.4.4.3 Construction and Materials

All construction practices and construction materials shall conform to the *City of Elizabethtown Public Improvement Specifications*.

4.4.5 Stormwater Drainage Systems

Every subdivision shall provide satisfactory drainage of the surface water of the subdivision and the drainage area of which it is a part. The stormwater drainage system shall meet the approval of the Engineering Department.

The developer shall be required to provide storm drainage improvements that will prevent aggravation of any existing downstream problem considering both the instantaneous flow rate and flood elevations caused by the increased run off from the development.

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4.4.5.1 Road Drainage System

The road drainage system shall serve as the primary drainage collection system and shall be designed to carry roadway, adjacent land and building stormwater drainage. No stormwater shall be permitted to enter into the sanitary sewer system.

Road cross drains shall be constructed for the twenty-five (25) year storm rate. Gutters shall be constructed for the ten (10) year storm rate and checked against a twenty-five (25) year storm.

Where curb and gutter is not required by the Commission, headwalls on culvert pipes are required and acceptable provisions must be made to prevent erosion around the pipe entrance. Entrance pipes for each lot shall be sized and indicated on the drainage plan.

4.4.5.2 Off-road Drainage Systems

When the drainage system is outside of the road right-of-way, the developer shall make provisions for dedicating of an easement to the City. The landowner shall properly maintain all on-site drainage areas.

A. Detention Areas

For detention areas, stormwater discharge points shall have multiple discharges. The detention area shall store runoff generated from a post-developed 2-year storm with a maximum discharge rate of a pre-developed 2-year storm and store runoff from a post developed 10-year storm with a maximum discharge rate of a pre-developed 10-year storm and store the runoff generated from a post developed 25-year storm with a maximum discharge of the pre-developed 25-year storm. All storage shall be contained within the drainage easement.

Side slopes shall be constructed so as to be maintainable by the proposed owner of the facility, as approved by the Engineering Department.

The sub-divider shall adequately protect all detention areas from erosion.

B. Drainage Ditches

The side slopes of the ditch shall not be greater than 4:1.

The sub-divider shall adequately protect all ditches. Ditches and open channels shall be seeded, sodded or paved depending on grades and types of soils to stabilize the ditch and prevent erosion, as determined by the Engineering Department.

4.4.6 Natural Gas

Natural gas shall be provided at the option of the developer. Where natural gas service is desired in a development, a natural gas main extension contract must be complete with the City of Elizabethtown. The gas line extension shall conform to the policies of the Gas Department and shall be designed and constructed according to the specification of the City.

4.4.7 Utility and Access, Drainage, Floodway Protection and Riparian Buffer Easements

Easements for new, or the continuation of existing, utilities shall be provided for all subdivisions with the widths or other characteristics as required by the Commission or the Department based upon recommendations from the various utility companies. Drainage and utility easements shall be shown on the final plat. Release or modification of utility and drainage easements shall require the expressed approval of all such parties holding the right to use the easement.

The Planning Commission or Department may require either exclusive and/or multipurpose easements associated with access to lots and parcels, drainage, provision of utilities and protection of streams and floodways. Except as noted below for riparian buffers, easements are to be established, modified and/or released through the recordation of a plat or amendment of an existing plat.

The determination as to whether an easement is exclusive or multipurpose will be made by the Department based on requirements contained within these regulations and/or recommendations from the various utility companies and, in some cases, affected property owner(s). Specific types of easements, and associated requirements, are described below.

Access easements – This type of easement is for a specific public purpose associated with providing shared vehicular or pedestrian access to land uses. Where vehicular or pedestrian access to property is to be shared through a common and privately owned access facility, an access easement shall be provided for the benefit of all affected property owners. The easement shall be of sufficient width/area and constructed to provide the required level and type of access (one or more travel lanes, pedestrian or multiuse walks and paths, etc.). A note shall be included on the record or amended record plat that

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describes the responsibilities, method and timing of maintenance for the lands and facilities included within the easement area (or references a separate agreement between the property owners for maintenance of the easement). An access easement may be specific to a geographically defined portion of one or more lots or parcels, or general to the entirety of one or more lots that benefit from the easement.

Utility/Drainage easements – A utility easement may be for a specific provider (i.e., exclusive to an electric service provider) or several providers (i.e., electric, natural gas, water, sanitary sewer, etc.). A utility easement shall be of sufficient width/area, as determined by the City, to accommodate the intended use(s). New subdivisions shall, at a minimum, incorporate multipurpose utility easements along all boundaries of lots and public streets. Street side multipurpose utility easements should be wider than side or rear yard easements in order to accommodate the placement of several types of utilities. The guideline for the width of streetside easements should be in a range of 15 - 20 feet. Side and rear yard easement widths may be less than for streetside easements and should generally be consistent with the width of required building setbacks. The area within utility easements may not be utilized for permanent pavement or structures without the express written consent of the affected utilities. Easements may be planted by the property owner with shrubs, perennials, annuals and groundcovers. However, understory or canopy trees shall not be planted within, or adjacent to, a utility easement such that the canopy of a mature tree would extend into an easement that contains above ground electric power facilities. Any landscape material planted within a utility easement may be removed by a utility provider without compensation to the property owner when necessary for maintenance of an existing facility.

Floodway/drainage and riparian buffer easements – These types of easements are required to be provided for any regulatory stream that flows through or adjacent to property subject to plat or development plan approval. Establishment of a riparian buffer/building setback (a riparian buffer is also known as a Vegetative Buffer Strip) may be accomplished through subdivision or development plan approval. Regulatory streams (also defined as perennial blue line streams) are characterized by a defined or undefined floodway and an associated riparian zone. (See Ordinance No. 27-2007 of the City of Elizabethtown for definitions of “floodway” or “regulatory floodway” and a description of riparian buffers.) Property owners submitting subdivision plats or development plans for approval shall delineate the extent of the floodway associated with a regulatory stream (based on FEMA data or twenty-five feet from the top of bank of each side of the stream where there is no defining FEMA data) and provide a required riparian buffer and building setback. The extent of the riparian buffer shall be a minimum of twenty-five (25) feet,

except that within the designated urban core area, which shall be those areas located inside KY 3005 (Ring Road) and south of US 62, the minimum standard may be reduced or enlarged as a condition of approval of the associated subdivision plat or development plan.

Where any element of a regulatory stream corridor (stream, floodway or associated riparian buffer) is partially located on an adjoining property then the balance of a required easement or buffer shall be provided by the owner of the adjoining property. For example, if a five (5) foot wide (of a total floodway width of twenty (20) feet) portion of a floodway is located on an adjoining property the property owner shall provide a five foot easement and the required Floodway/Drainage Easement note. Where more than one property owner has maintenance responsibilities for a floodway/drainage easement and/or associated riparian zone, a shared maintenance responsibility note shall also be placed on the plat and/or development plan. The requirement for an adjoining property owner to grant an easement or provide a buffer shall be accomplished when that owner voluntarily submits a subdivision plat or development plan for approval by the City.

A permanent floodway drainage easement shall be provided for each regulatory stream. A Floodway/Drainage Easement note shall provide notice to future property owners of the requirements for: maintenance of the easement; limitations on use and construction within the easement; and authorities/permitting requirements for activities proposed within the easement. This easement and note shall also be shown on all subsequent development plans or amended subdivision plats. Each floodway drainage easement shall be supported by a riparian buffer/building setback along each side. The riparian buffer is separate from the floodway/drainage easement but also performs a drainage function associated with the quality of stormwater entering a stream/floodway. The timing for the establishment of the buffer/building setback and the condition, width and improvement of the buffer/setback area shall be permitted to vary as determined below.

1. Timing of establishment of the buffer/building setback
 - a. The buffer may be established as an element of a subdivision plat; or
 - b. The creation of the buffer may be deferred to approval of a development plan for sites containing a regulatory stream and included in the designated urban core area of the City. Where deferral is selected, a note shall be placed on the plat indicating that the establishment of the buffer/building setback shall be accomplished through development plan review. A development plan shall not be approved without establishment of the required buffer and/or approval of a development permit required by the provisions of Ordinance No. 27-2007.

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2. Condition, Width, Improvements and Restrictions
 - a. The physical condition of the floodway and area proposed for a riparian buffer/building setback shall be inventoried, noting any vegetative, structural or other impairment to storm water flow. City staff will review the information provided and determine if any maintenance or improvements will be required to be included with general subdivision or development improvements for which a surety is provided.
 - b. For all “greenfield” settings, the minimum width of a riparian buffer shall be twenty-five (25) feet as measured from the edge of the floodway easement.
 - c. For all “urban core” settings, the minimum average width shall be either: twenty-five (25) feet measured and calculated as defined in (b) above; or, a width and physical area determined through a regulatory stream buffer plan prepared by the property owner and submitted to and approved by the Planning Commission as an element of development plan approval after deferral during the approval of a subdivision plat. See below for a description of the submittal and approval requirements of a regulatory stream buffer plan.
 - d. Riparian buffers shall be retained or modified in conformance with the requirements of the City of Elizabethtown Ordinance No. 27-2007. Vegetative planting and buffer area grading requirements shall be included in the Landscape Plan submittal with either the Construction Plans for a Subdivision Plat or a Development Plan.
 - e. Land use and development restrictions for riparian buffers include: ongoing maintenance in the condition required by City regulations and/or required by an approved regulatory stream buffer plan; no building or structure with a permanent foundation other than sign poles and posts shall be permitted; storm water discharge structures associated with parking lots and building areas shall employ spreader and or flow dissipation techniques to minimize soil erosion from storm water flowing through the riparian buffer; off-street parking and driveways shall not be permitted unless constructed by an approved method; underground placement of utilities is prohibited but above ground placement may be approved on a case by case basis; and crossing of a regulatory stream corridor by classified streets and public utilities may be permitted in conformance with the City of Elizabethtown Ordinance No. 27-2007 and requirements of other state or federal environmental permitting agencies.

3. Regulatory Stream Buffer Plan (RSBP) Requirements

- a. An RSBP provides an opportunity to propose alternative buffer standards and/or storm water best management practices for site development in urban core areas of the City of Elizabethtown. The RSBP will be evaluated by staff to determine if proposed buffers and storm water practices will accomplish the goal of improved quality of storm water discharge to regulatory streams. The RSBP shall be reviewed and approved by the Planning Commission prior to staff approval of a Development Plan. Amendments to a floodway/drainage easement shall not be considered as part of a RSBP associated with a Development Plan. Such amendments shall only be considered as a revision to the subdivision plat containing the original easement dedication.
- b. A RSBP plan submittal shall consist of: a site development plan consistent with the City's submittal requirements; a text and graphic description of the proposed riparian buffers, building setbacks and storm water management practices to be implemented. The plan must demonstrate: no direct discharge of the water quality portion of storm water to the regulatory stream; an equivalent level of treatment of the first inch of storm water runoff to that provided by a 25 foot wide riparian buffer with associated treatment practices; and building setbacks/development restrictions that ensure that future site development will not adversely impact the regulatory stream and floodway.
- c. The purpose of the RSBP process is to recognize that urban core area development parcels and lots may not be sized or configured to permit full development of the site and accomplish the preservation/provision of minimum riparian buffers that provide water quality treatment of storm water runoff. In such cases, the RSBP provides a process to develop and implement an equivalent water quality treatment plan based on the alternative riparian buffers and water quality best management practices such as the use of pervious pavement in parking areas and driveways, underground storm water retention facilities, rain gardens and tree wells, and other similar low impact development practices.

4. Maintenance Options for Floodway Easements with Riparian Buffers

The property owner is responsible for the ongoing maintenance of lands and storm water improvements within a floodway easement and streamside riparian buffers unless an alternate maintenance and land purchase agreement is approved by the Elizabethtown City Council.

Subdivision Regulations

Design and Improvement Standards

5. Conformance with the requirements and standards described above does not relieve the property owner/development from seeking floodway permit approvals as required by the U.S. Army Corps of Engineers and/or Kentucky Division of Water. Permit requirements and conditions imposed by any State or Federal agency with jurisdiction shall take precedence over any requirement or regulation contained herein.^{49 62}

4.4.7.1 Location

Utilities should be located in the center of the easements unless the appropriate utility company agrees to a different location. In these circumstances, the utility company may request a larger easement width to accommodate the proper provision of services and required maintenance and repair of any lines or facilities.³⁸

4.5 Community Facilities Design Standards

In reviewing preliminary plats, the Commission shall consider the adequacy of existing or proposed community facilities which must serve the additional population to be housed in the proposed subdivision.

Areas reserved for community facilities should be adequate for building sites, landscaping, and off street parking as appropriate to the proposed use.

Subdivision Regulations

Design and Improvement Standards

4.5.1 Reservation of Land for Public Use

The developer, in the design of the subdivision plan, and the Department, in its review of the plan, shall consider the reservation of land for parks, open space, and other public uses as indicated in the Comprehensive Plan and/or as determined by the Commission consistent with the principle that the burden for such public uses must bear a reasonable relationship to the benefits conferred on the development, to the overall benefit to the surrounding development, and to the need for public use improvements necessitated by the development. The developer may be required to reserve such sites for a period of two (2) years after preliminary subdivision plan approval. After the two (2) year period has elapsed and the City has not acquired or made other arrangements for the acquisition of the area, the full rights shall revert back to the developer. The area of each parcel of recreation space shall be of such minimum dimensions as to be functionally usable. The required lot frontage may be waived by the Commission to no less than twenty (20) feet.

4.5.2 Location of Open Space Parcels

Open space parcels shall be convenient to the dwelling units they are intended to serve. They shall be sited with sensitivity to surrounding development and traffic condition.

4.6 Surveying and Monumentation Standards

The following monumentation standards shall be applicable to all subdivision plats:

- A.** Every boundary corner location which is determined by a land survey on the subdivision property will be monumented or witness monumented as described and required of every registered land surveyor in Kentucky as specified in *Minimum Standards of Practice for Land Surveying in Kentucky*, effective October 1, 1980 (or a more current version) and available from the Kentucky State Board of Registration.
- B.** There shall be a minimum of four (4) Control Monuments placed on the subdivision boundary when the plat is associated with a major subdivision approved after July 1, 2001. A minimum of two (2) permanent Control Monuments are required for minor subdivision plats if the lots are greater than 1000 feet from an existing Control Monument.²⁴
- C.** Where corners are found to coincide with the previously set permanent Control Monument, the number on the previously set monument shall be shown on the plat.

- D. A permanent Control Monument with both horizontal and vertical control shall be required to be set at every intersection of a collector street with an arterial street.²⁵

4-25

- E. The location, reference numbers, State plane coordinates, and elevation of all permanent Control Monuments shall be shown on the final plat.
- F. All survey boundary location monuments shall be rebars, steel pins, stone markers, etc., as described in the *Minimum Standards of Practice for Land Surveying in Kentucky*.
- G. The permanent Control Monuments, herein described, shall always consist of a pre-printed survey disk (brass, bronze, or aluminum set in solid rock, cemented into masonry or placed on top of a pre-cast concrete monument. If a pre-cast monument is to be used, it shall have a minimum seven (7) inch square top, and eleven (11) inch square bottom extended below the frost line). Survey disks, as provided by the City, shall be placed in the new concrete before it sets. The concrete monument must be set deep enough to be undisturbed by frost and should extend a few inches above the ground. See Appendix C for typical detail.²⁶
- H. The corner location chosen should be one that will not be likely to be disturbed. Original ground or excavated ground should be used for locating the permanent Control Monument. A monument should never be placed in a new fill area; however, if this is necessary, precautions must be taken to make the monument permanent, as approved by the Engineering Department.
- I. If the subdivision is less than one (1) mile from an existing Control Monument, as measured in a straight line distance, the plat and any new permanent monuments set shall be referenced to that existing monument.²⁷

4.7 Miscellaneous Standards

4.7.1 Environmentally Sensitive Areas

All such area shall be protected by special design measures taken by the developer to attempt to minimize the development's impact. Acceptable design measures are:

- Non-disturbance of the area;
- Provision of additional building setbacks (at minimum of 50 foot setback);
- Provision of easements in such area as may be appropriate, so that an open space is provided;
- Provision of stormwater retention areas;
- Recontouring and excavation of the area, only when an erosion control plan is approved by the Engineering Department and when appropriate performance surety has been posted with the City.
- Any geologic hazard area shall be left in its natural state as a permanent open space for a distance of 100 feet from such areas.⁶³

Subdivision Regulations

Design and Improvement Standards

4.7.2 Buffer Zones

Buffer zones of screen plantings will be required when the subdivision is adjacent to an incompatible land use, as required in Article IX, Section 4 of the *Zoning and Subdivision Ordinance*.

4.7.3 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.

4.7.4 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 Department and City 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.

4.7.5 City 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.

Appendix A

Trip Generation Table
Street Geometric Table

Subdivision Regulations

Design and Improvement Standards

Table 1
Average Daily Traffic (ADT)*
Trip Generation Table

The ADT anticipated on a residential street shall be determined by the number of vehicular trips generated by dwelling unit type:

<u>Dwelling Unit Type</u>	<u>Average Trips Per Unit</u>
Single Family, Detached	9.57
Duplex/Townhouse	5.86
Apartments	6.63

Trip Generation, Sixth Edition. Institute of Transportation Engineers ²⁸

Table 2
Street Geometrics

	<u>Commercial Collector</u>	<u>Residential Collector</u>	<u>Local</u>	<u>Cul-de-Sac w/Parking</u>	<u>Cul-de-Sac w/o Parking</u>
<u>Street Dimensions</u>					
Right-of-Way Width	80 feet	60 feet	50 feet	50 feet	50 feet
Pavement Widths	30 feet	30 feet	30 feet	28 feet	24 feet
Design Speed	40 MPH	40 MPH	30 MPH	30 MPH	30 MPH
Street Grade, Minimum	0.5%	0.5%	0.5%	0.5%	0.5%
Street Grade, Maximum	8%	8%	10%	10%	10%
Minimum turnaround radius	--	--	--	35 feet	35 feet
<u>Street Intersections</u>					
Maximum Number of Approaches	4	4	4	4	4
Intersection Angle	90°	90°	90°	90°	90°
Maximum Grade within 50 feet of intersection of street centerlines	3%±	3%±	3%±	3%±	3%±
Stopping Sight Distance	250 feet	250 feet	200 feet	175 feet	175 feet
<u>Street Alignment</u>					
Horizontal Curve Radius	400 feet	400 feet	200 feet	175 feet	175 feet ²⁹

Appendix B

Subdivision Application
Construction Cost Estimates Form
Subdivision Design Standards Waiver Form
Environmentally Sensitive Area Or
Geological Hazard Areas Application

Subdivision Regulations

Design and Improvement Standards



SUBDIVISION APPLICATION

City of Elizabethtown, Department of Planning and Development
 200 West Dixie Avenue P.O. Box 550
 Elizabethtown, Kentucky 42702
 (270) 765-6121

The following are to be submitted with this application: Two (2) copies of the proposed plat
 Review Fee
 One (1) copy of the current deed to the property

DATE			
APPLICANT INFORMATION			
APPLICANT			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	FAX	EMAIL	
OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)			
OWNER			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	FAX	EMAIL	
SUBDIVISION INFORMATION			
SUBDIVISION NAME		SECTION	
LOT(S) (If amending plat)		ZONING CLASSIFICATION	
LOCATION OF SUBDIVISION		PROPOSED USE	
PLAT TYPE	<input type="checkbox"/> Preliminary Plat - \$500.00 <input type="checkbox"/> Amended Preliminary Plat - \$250.00 <input type="checkbox"/> Future Development Plat - \$250.00 <input type="checkbox"/> Record Plat - \$250.00 <input type="checkbox"/> Amended Record Plat - \$250.00		
I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.			
<div style="text-align: right;"> _____ Owner Signature (Title if corporate agent) </div>			
OFFICIAL USE ONLY			
RECEIVED BY	FILING DATE	RECIEPT #	

NUMBER OF LOTS PROPOSED		NUMBER OF LOTS CREATED
RECORDING INFORMATION		
DATE RECORDED	PLAT CABINET	SHEET NUMBER

30
05/2010

Construction Cost Estimate Form

Use additional sheets if necessary

Page _____

Street Improvements	Quantity	Units	Price per Unit	Improvement Cost
Roadway DGA		TON		
Base Asphalt		TON		
Final Asphalt		TON		
Concrete Roadway		YDS		
Curb and Gutter		LF		
Clear and Grub		ACRE		
Mass Earth Excavation		CU. YDS		
ADA Sidewalk Connection*		EACH		
4' Sidewalk		LF		
5' Sidewalk		LF		
10' Multi-Use Path		LF		
12' Multi-use Path		LF		
5' Walking Trail		LF		
Entrance Turning Lane		EACH		
Temp. Traffic Control		Lump Sum		
Final Grading		ACRE		
Seeding/Straw		ACRE		
Proof Roll		Lump Sum		
Other (List by Type)				
As-Built Plans		Lump Sum		

Street Subtotals				

*ADA Sidewalk Connections shall include the concrete ramps and the truncated-dome plate

Construction Cost Estimate Form

Use additional sheets if necessary

Page _____

Water Improvements	Quantity	Units	Price per Unit	Improvement Cost
12" Pipe and Fittings		LF		
10" Pipe and Fittings		LF		
8" Pipe and Fittings		LF		
6" Pipe and Fittings		LF		
10" Valve with Box		EACH		
8" Valve with Box		EACH		
6" Valve with Box		EACH		
12" Tapping Sleeve & Valve		EACH		
10" Tapping Sleeve & Valve		EACH		
8" Tapping Sleeve & Valve		EACH		
6" Tapping Sleeve & Valve		EACH		
3/4" Service Tap		EACH		
1" Service Tap		EACH		
3/4" Service Pipe		LF		
1" Service Pipe		LF		
Fire Hydrant per Specs		EACH		
Fire Hydrant Valve w/Box		EACH		
Pipe DGA		TON		
Service Tap Markers		EACH		
Testing per Specs		Lump Sum		
Other (List by Type)				
As-Built Plans		Lump Sum		

Water Subtotals	
------------------------	--

*All Fittings, Valves and Fire Hydrants shall include pricing for thrust blocks

Construction Cost Estimate Form

Use additional sheets if necessary

Page _____

Sewer Improvements	Quantity	Units	Price per Unit	Improvement Cost
Manholes (0' - 6' Depth)		EACH		
Manhole Extension		EACH		
8" Pipe (0' - 6' Depth)		LF		
8" Pipe (6' - 12' Depth)		LF		
8" Pipe (12' + Depth)		LF		
10" Pipe (0' - 6' Depth)		LF		
10" Pipe (6' - 12' Depth)		LF		
10" Pipe (12' + Depth)		LF		
4" Service Pipe		LF		
Property Service Connection		LF		
Sanitary Sewer DGA		TON		
Pump Station per Specs*		EACH		
3" Force Main		LF		
4" Force Main		LF		
6" Force Main		LF		
Service Tap Markers		EACH		
Testing per Specs		Lump Sum		
Other (List by Type)				
As-Built Plans		Lump Sum		

Sanitary Sewer Subtotals

*Pump Stations shall include electrical requirements, access roads and screening

Construction Cost Estimate Form

Use additional sheets if necessary

Page _____

Stormwater Improvements	Quantity	Units	Price per Unit	Improvement Cost
Curb Inlet Boxes		EACH		
Drop boxes		EACH		
12" Concrete Pipe		LF		
15" Concrete Pipe		LF		
18" Concrete Pipe		LF		
24" Concrete Pipe		LF		
30" Concrete Pipe		LF		
36" Concrete Pipe		LF		
42" Concrete Pipe		LF		
48" Concrete Pipe		LF		
12' CPP, N12, Watertight		LF		
15' CPP, N12, Watertight		LF		
18' CPP, N12, Watertight		LF		
24' CPP, N12, Watertight		LF		
Culverts (List by Size)		EACH		
Stormwater Detention		Ac-Ft		
Basin Grading		ACRE		
Basin Seeding		ACRE		
Basin Outlet Structure		EACH		
Other Structures (List)		EACH		
Standard Headwalls		EACH		
Headwalls - Others		EACH		
<i>Ditches, Grass</i>				
"V" Shaped		LF		
1' Bottom		LF		
2' Bottom		LF		
4' Bottom		LF		
<i>Ditches, Channel Lining</i>				
"V" Shaped		LF		
1' Bottom		LF		
2' Bottom		LF		
4' Bottom		LF		
As-Built Plans		Lump Sum		

EPSC & WQM Subtotals	
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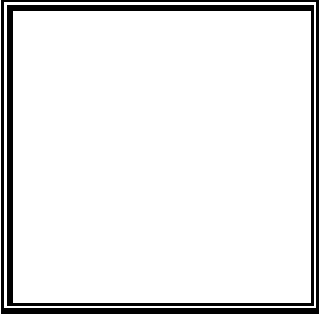
Construction Cost Estimate Form

Use additional sheets if necessary

Page _____

Miscellaneous Improvements	Quantity	Units	Price per Unit	Improvement Cost
Landscape				
Trees		EACH		
Shrubbery		EACH		
Ground Cover		Square Ft.		
Irrigation		Lump Sum		
Other (List by Type)				
Subtotal				
City Monument				
Monument		EACH		
Subtotal				
Total of all Sheets				

Project Engineer's Certificate



Engineer's Stamp

Project Engineer's Signature

Date

For Office Use Only

Approved Amount: _____

City Engineer

Date



SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS WAIVER APPLICATION

City of Elizabethtown, Department of Planning and Development
200 West Dixie Avenue P. O. Box 550
Elizabethtown, KY 42702
(270) 765-6121

A waiver of any requirements does not exempt the development from any other requirements of the Elizabethtown Zoning Ordinance or the Elizabethtown Subdivision Design and Improvement Standards.

DATE

APPLICANT INFORMATION

APPLICANT

ADDRESS

CITY

STATE

ZIP CODE

PHONE

FAX

EMAIL

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER

ADDRESS

CITY

STATE

ZIP CODE

PHONE

FAX

EMAIL

SUBDIVISION INFORMATION

SUBDIVISION NAME

LOCATION

FINDINGS NECESSARY FOR GRANTING OF WAIVER REQUEST: Before granting any waiver, the Commission must determine that there will be no adverse impact on the neighborhood or general area. Information should address:

1. The special circumstances of the proposed use.
2. Site constraints that would make installation of improvement(s) economically unfeasible.
3. Whether installation of improvement(s) would serve the purpose of enhancing the public welfare.

The commission may also consider other factors it deems relevant in rendering its decision.

Describe the impact the waiver(s) will have on the area (use supplemental page if needed) _____

State reasons in support of granting waiver(s)(use supplemental pages if needed) _____

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge and I understand any inaccuracies may be considered just cause for invalidation of the application and any action taken on this application.

Owner's Signature, Title if Corporate Agent

SUPPLEMENTAL INFORMATION

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OFFICIAL USE ONLY

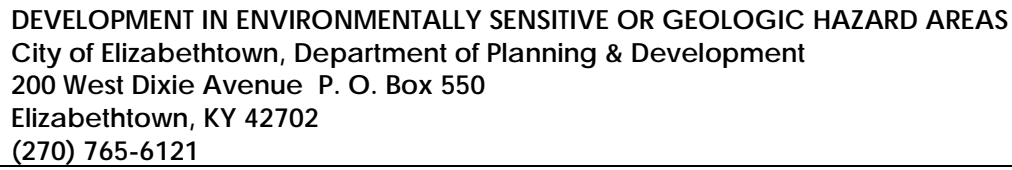
RECEIVED BY	FILING DATE	ACTION DATE
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ACTION TAKEN	<input type="checkbox"/> Granted Waiver <input type="checkbox"/> Denied Waiver
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NOTES _____

07/2008	Chairperson, Planning Commission
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07/2008	Chairperson, Planning Commission
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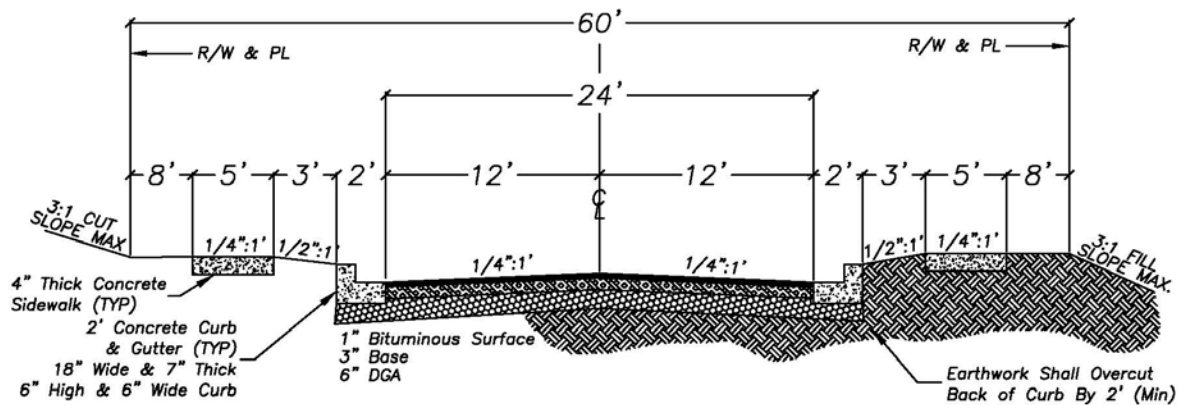
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Appendix C

Typical Street Cross-Sections
Typical Street/Sidewalk Transition
Typical Residential Driveway Plan
Typical Residential Driveway Profile
Typical Curb Details
Typical Survey Control Monument

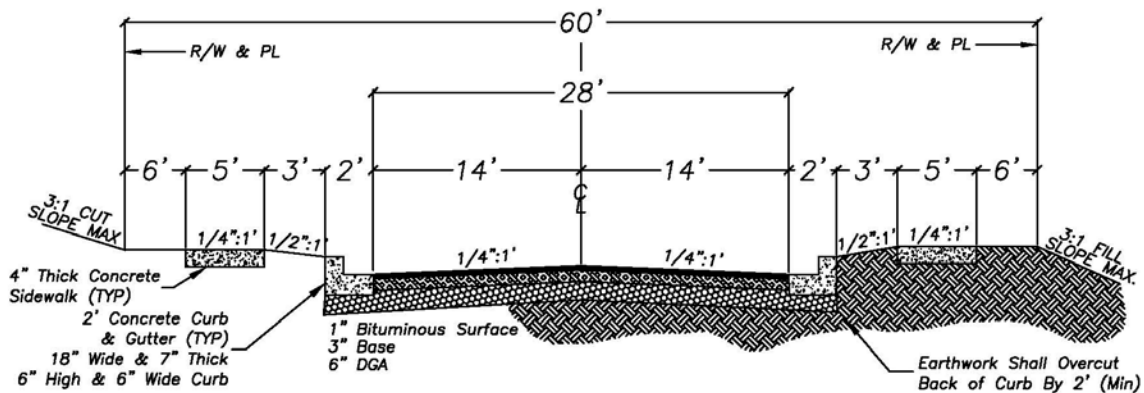
Subdivision Regulations

Design and Improvement Standards



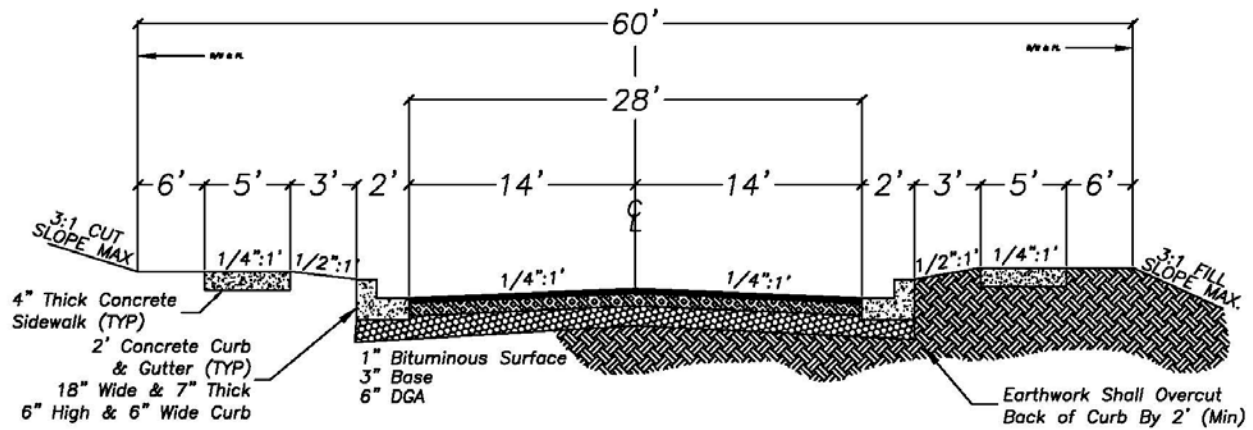
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47



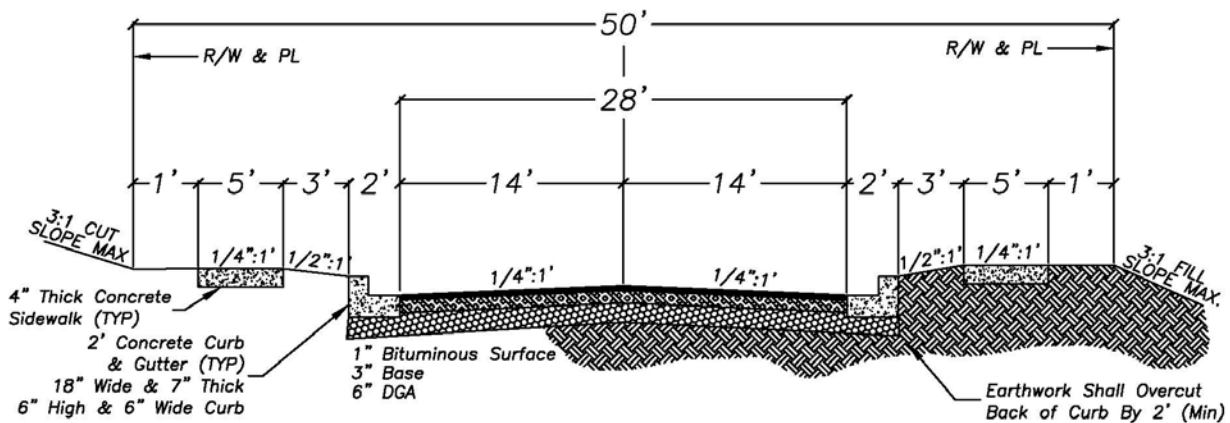
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NOT TO SCALE

47



TYPICAL LOCAL STREET SECTION
NOT TO SCALE

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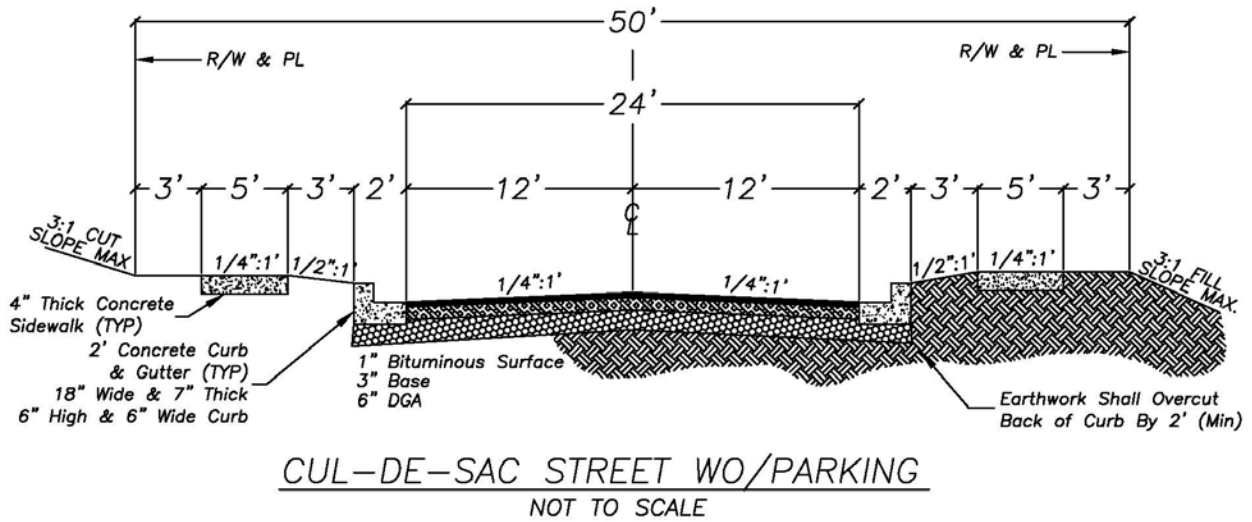


CUL-DE-SAC STREET W/PARKING
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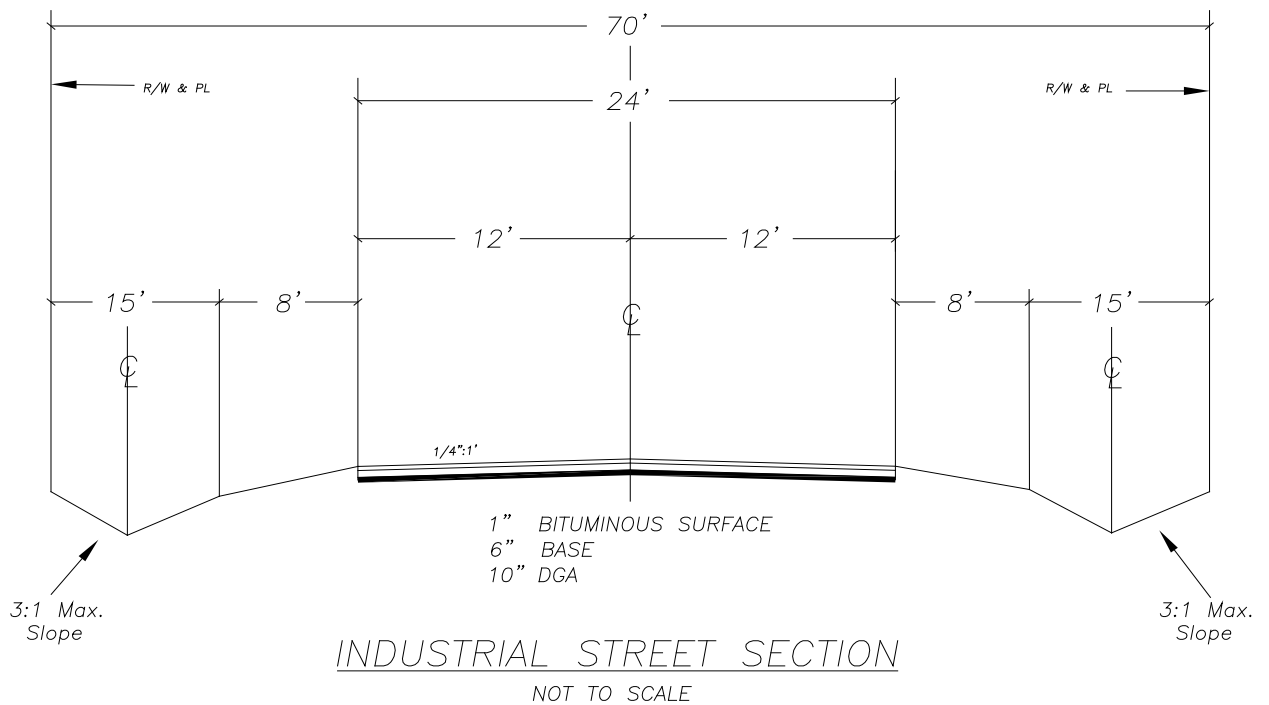
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Subdivision Regulations

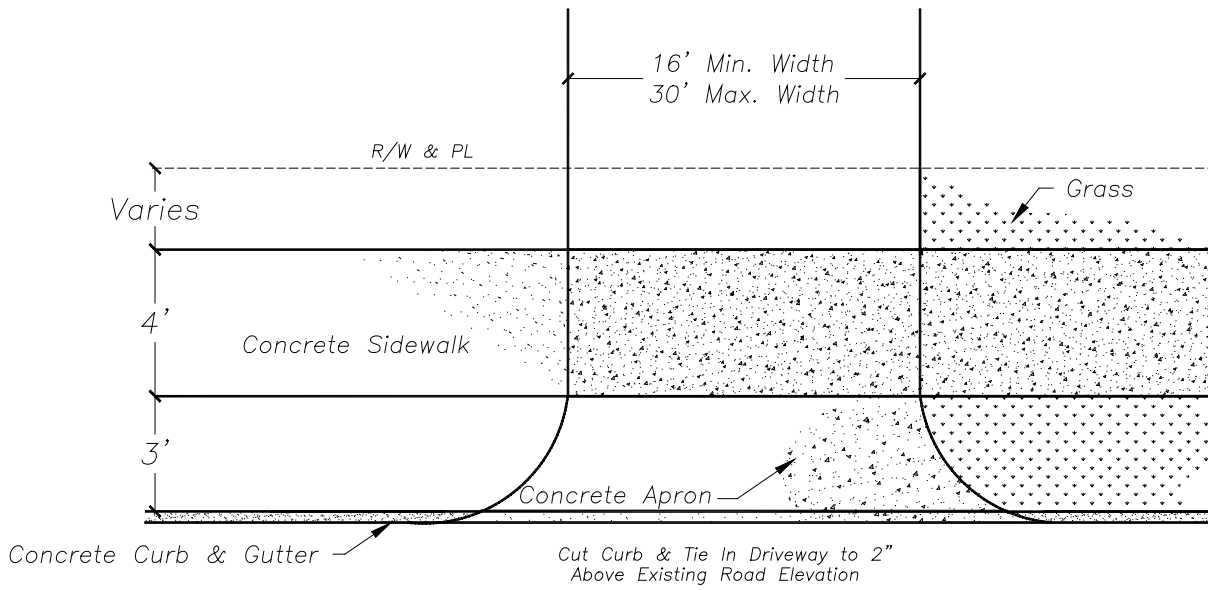
Design and Improvement Standards



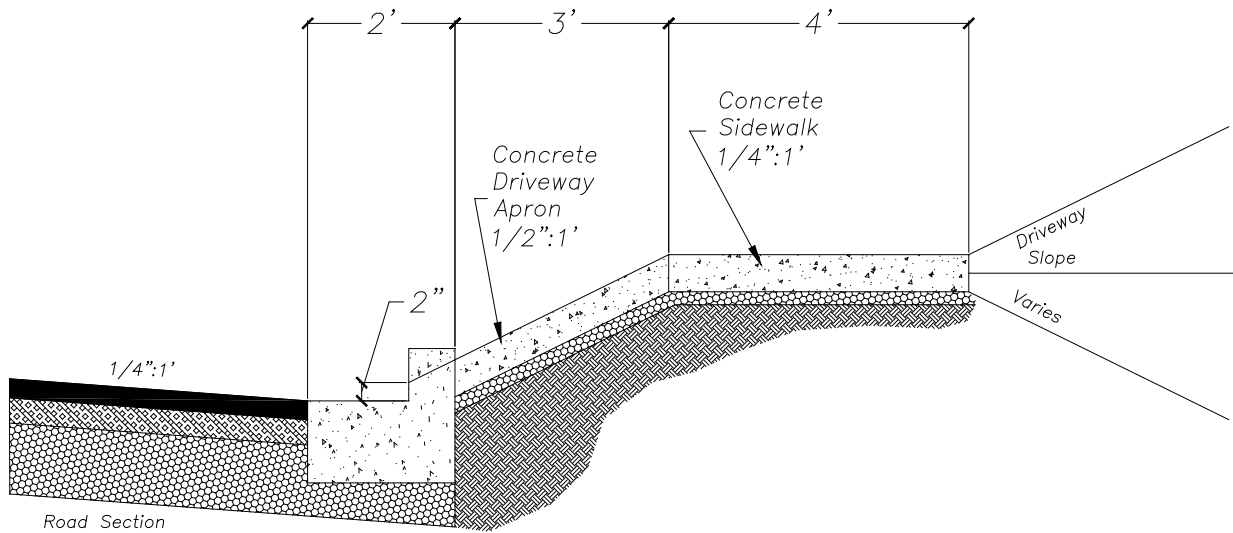
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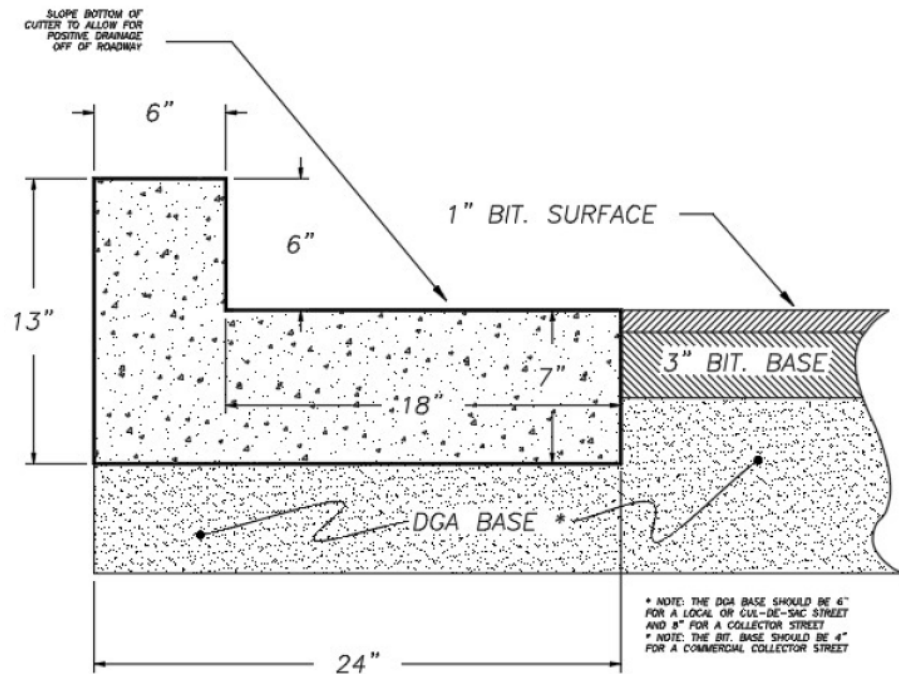
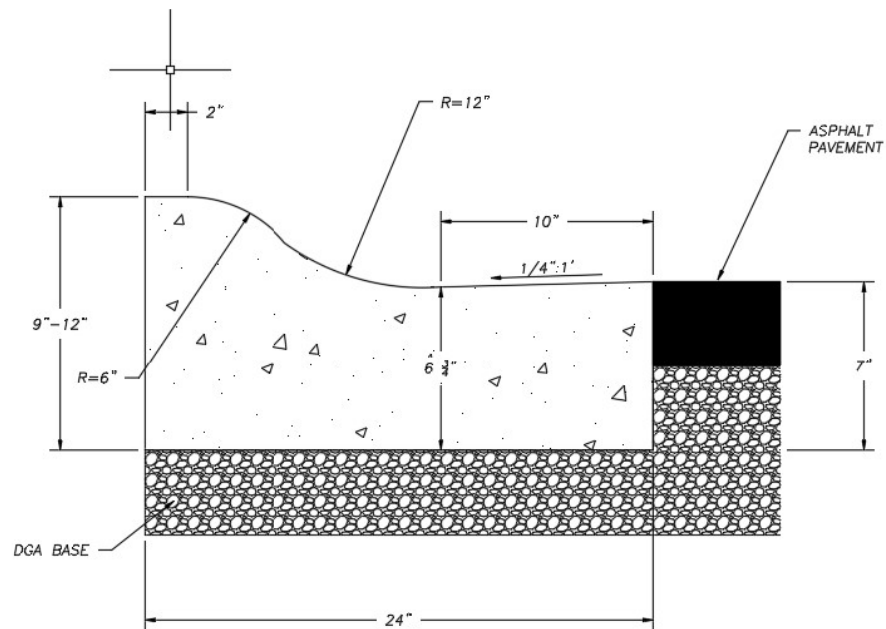
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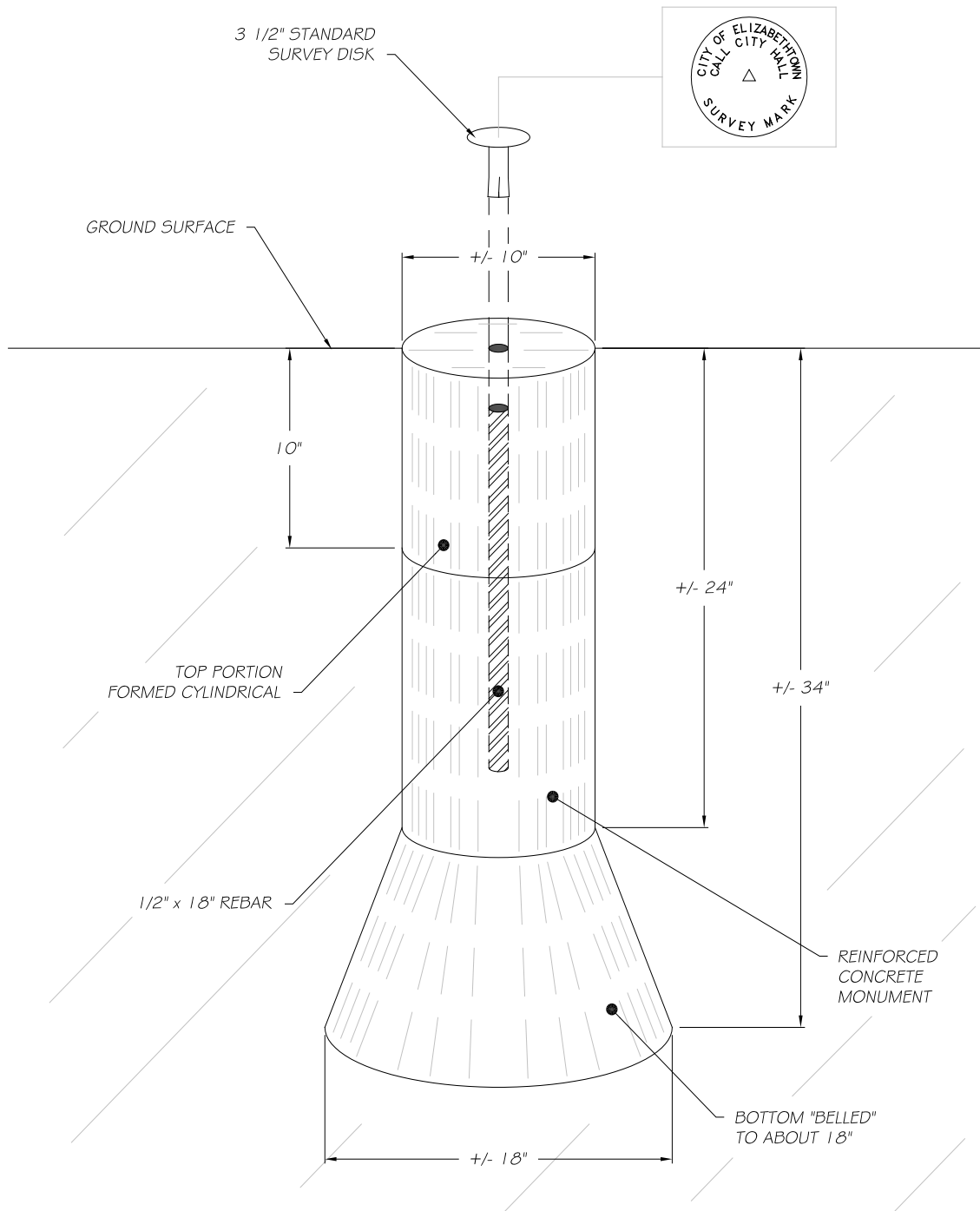
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NOT TO SCALE

Subdivision Regulations

Design and Improvement Standards



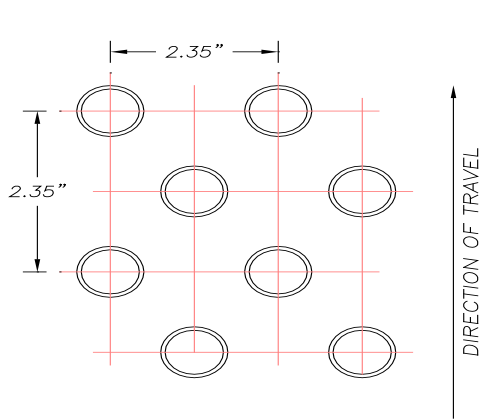
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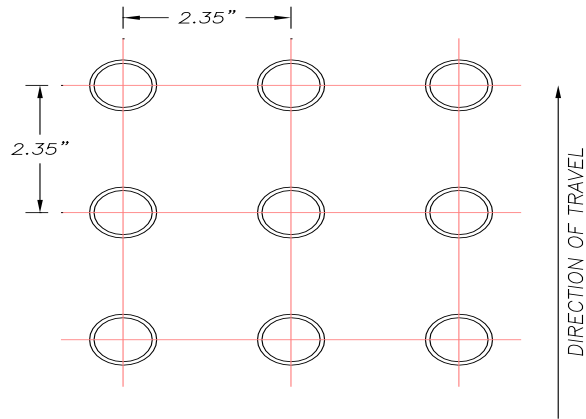
Subdivision Regulations

Design and Improvement Standards

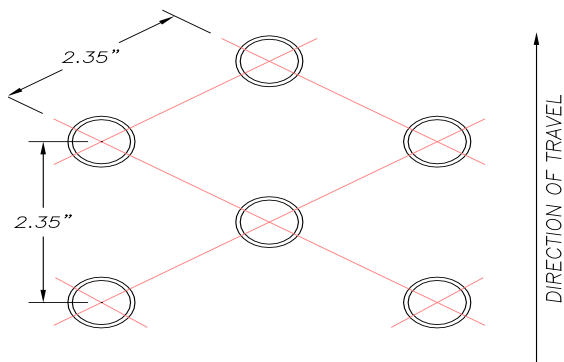
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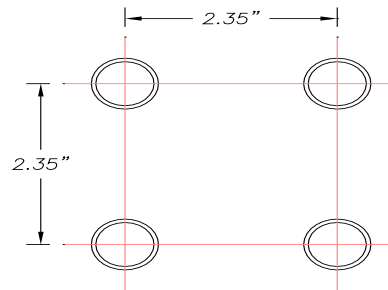
SQUARE PATTERN
(DIAGONAL ALIGNMENT)



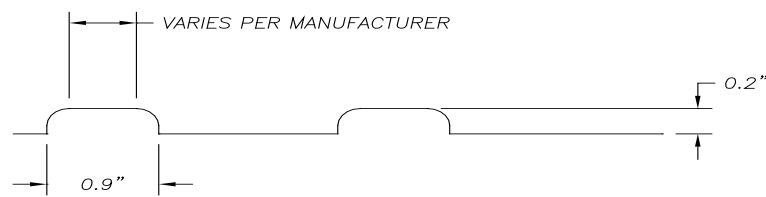
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TRIANGULAR PATTERN

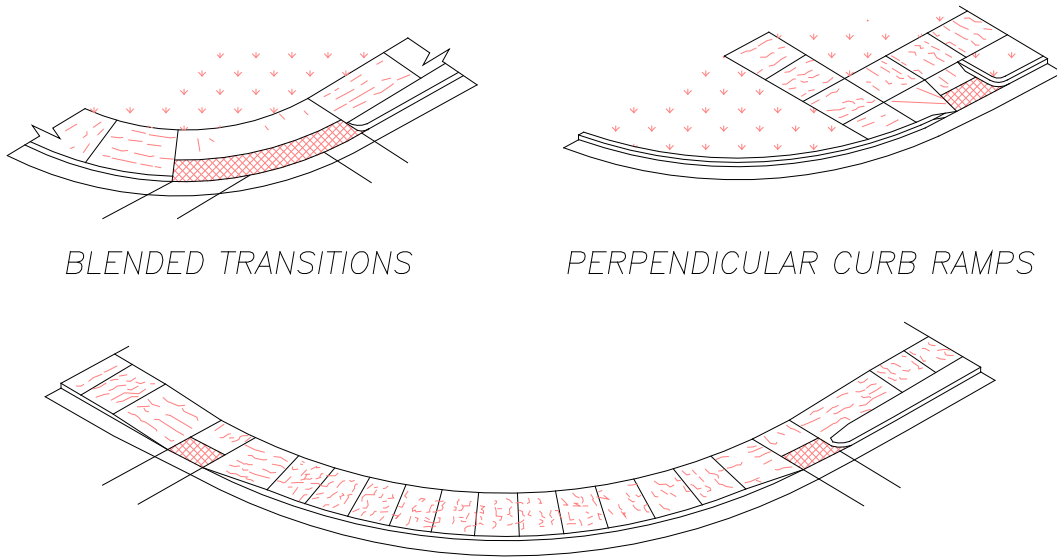


SQUARE PATTERN



TRUNCATED DOME PROFILE

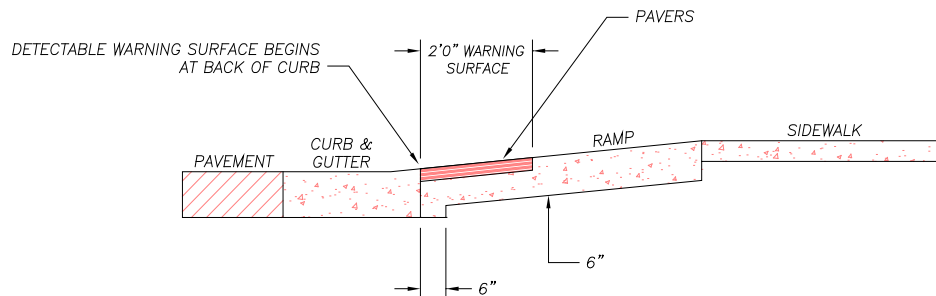
STREET/SIDEWALK TRANSITION
TYPICAL PLACEMENT



BLENDED TRANSITIONS

PERPENDICULAR CURB RAMPS

PARALLEL CURB RAMPS



TYPICAL DETECTABLE WARNING INSTALLATION

-
- ¹ Amended December 11, 2001: A definition added to coincide with additional amendments in 4.6 B, D, G, I and Appendix C
- ² Amended March 14, 2000: Additional details added to the definition
- ³ Amended March 14, 2000: Additional details added to the definition
- ⁴ Amended October 22, 1996: Changed definition
- ⁵ Amended March 14, 2000: Deletion of the words 'or suitable'
- ⁶ Amended March 14, 2000: Deletion of the word 'option'; required a digital copy to be submitted
- ⁷ Amended March 14, 2000: Added time constraints for submission of digital copy allowing any improvement plans or record plats to be held if the digital copy has not been received within 30 days of approval
- ⁸ Amended January 13, 2004: Added provision for approval of record plats with minor differences from the preliminary plat without amending the preliminary plat
- ⁹ Amended September 13, 2011: Added Stormwater Department and prescribed form; removed contract provision
- ¹⁰ Amended October 22, 1996 and March 14, 2000: Change of title from Non Building Plats to Future Development Plats; Addition of the word 'tracts' and the phrase 'no further subdividing of these tracts is permitted'
- ¹¹ Amended October 22, 1996: Changed wording of Subdivision naming
- ¹² Amended October 22, 1996: A correction in the numbering sequence and changed numbering of subdivision naming
- ¹³ Amended January 10, 2006 and October 24, 2006: Maintenance note changed from a general note concerning inclusion to the exact wording required on the Record Plat; Maintenance note was changed from the detailed maintenance note back to the general note concerning the inclusion of a maintenance note
- ¹⁴ Amended June 10, 2008: Added Improvement, Stormwater and Drainage Certification
- ¹⁵ Amended March 14, 2000: Added Commercial collector as a type of collector street, included its definition and restrictions
- ¹⁶ Amended March 14, 2000: Deletion of Collector Streets, Cul-de-Sac Streets with parking and Cul-de-Sac Streets w/o parking they were replaced with Commercial Collector, Residential Collector and Cul-de-Sac Streets
- ¹⁷ Amended March 14, 2000: Changed the pavement width of Cul-de-Sac Streets w/o parking from 22' to 24'
- ¹⁸ Amended March 14, 2000: Added Commercial Collector Streets and the pavement specifications
- ¹⁹ Amended March 14, 2000: Replacement of Collector Streets with Residential Collector Streets
- ²⁰ Amended March 14, 2000: Added the Preferred Spacing column
- ²¹ Amended June 10, 2008: Section 4.3.1.23 regarding Entrance Standards was added
- ²² Amended August 24, 2004: Added text to require detectable warnings on sidewalk ramps
- ²³ Amended August 24, 2004: Added text concerning placement of detectable warnings on sidewalks
- ²⁴ Amended December 11, 2001: Added text to require a minimum of four control monuments in major subdivisions and a minimum of two control monuments in minor subdivisions
- ²⁵ Amended December 11, 2001: Added text to require permanent monumentation at collector and arterial street intersections
- ²⁶ Amended December 11, 2001: Added a reference to the typical survey control monument in Appendix C
- ²⁷ Amended December 11, 2001: Added the requirement of referencing to an existing permanent control monument if within one mile
- ²⁸ Amended March 14, 2000: Changed all Average Trips Per Unit values due to the 6th edition of Trip Generation
- ²⁹ Amended March 14, 2000: Changed Collector to Residential Collector and added Commercial Collector and its values
- ³⁰ Application Updated May 2010: Requires Owner Signature
- ³¹ Approved September 13, 2011: Amended Cost Estimate Form
- ³² Amended June 8, 2004: Drawing of a typical cross-section for industrial streets
- ³³ Amended December 11, 2001: Drawing of typical survey control monument
- ³⁴ Amended August 24, 2004: Drawings of detectable warning pattern dimensions, alignments, and the truncated dome profile
- ³⁵ Amended August 24, 2004: Drawings of typical placement of detectable warnings on different types of sidewalk transitions
- ³⁷ Amended September 23, 2014: Changes to Improvement certifications
- ³⁸ Amended December 9, 2014: Changes the requirements for number/type of copies for record plat submission
- ³⁹ Amended April 14, 2015: Changed Commercial Collector R-O-W width.

-
- ⁴⁰ Amended April 14, 2015: Changed Commercial Collector paving width.
- ⁴¹ Amended April 14, 2015: Added Residential Collector paving width.
- ⁴² Amended April 14, 2015: Changed Local Street paving width.
- ⁴³ Amended April 14, 2015: Changed responsible department to review entrance distances from the Commission to Engineering Department.
- ⁴⁴ Amended April 14, 2015: Changed minimum sidewalk width from four (4) feet to five (5) feet.
- ⁴⁵ Amended April 14, 2015: Removed five (5) foot sidewalk easement to allow for variable easement as needed.
- ⁴⁶ Amended April 14, 2015: Removed ability to use pavers for detectable warnings and required use of detectable warning plates.
- ⁴⁷ Amended April 14, 2015: Changed R-O-W Cross Section drawings.
- ⁴⁸ Amended Jan. 12, 2016: Added definitions for Exclusive and Multipurpose Easements.
- ⁴⁹ Amended Jan. 12, 2016: Expanded types of easements and added standards for floodways & riparian buffer.
- ⁵⁰ Amended Jan. 12, 2016: Deleted as addressed in Section 4.4.7.
- ⁵¹ Amended Jan. 12, 2016: Definition of Easements modified to include Exclusive and Multipurpose easements.
- ⁵² Amended Jan. 12, 2016: Updated definition of Environmentally Sensitive Areas to also include Geologic features.
- ⁵³ Amended Jan. 12, 2016: Deleted definition of Geological Hazard Area.
- ⁵⁴ Amended Jan. 12, 2016: Updated definition of Cul-de-sac to define where this type of street begins.
- ⁵⁵ Amended Jan. 12, 2016: Updates submittal requirements for a minor record plat.
- ⁵⁶ Amended Jan. 12, 2016: Updates submittal requirements to record a minor record plat.
- ⁵⁷ Amended Jan. 12, 2016: Updates preliminary plat submittal requirement prior to Planning Commission meeting.
- ⁵⁸ Amended Jan. 12, 2016: Updates Owner's Certification to be consistent with changes to the definition of easement (multipurpose and exclusive).
- ⁵⁹ Amended Jan. 12, 2016: Updates procedures for Environmentally Sensitive Areas per Section 2.8 (consistent with incorporation of Geological Hazard areas).
- ⁶⁰ Amended Jan. 12, 2016: Revisions to the standard Owner's Certification to include language for exclusive and multipurpose easements, and defining utility companies that may utilize easements obtained through the plat process.
- ⁶¹ Amended Jan. 12, 2016: Added language for clarification of electric utility responsibilities.
- ⁶² Amended Jan. 12, 2016: Expanded Section 4.4.7 by adding text addressing access easements, floodway and riparian buffer easements and provides procedures for determining the width and required elements of such easements both outside and within the urban core area of the City of Elizabethtown.
- ⁶³ Amended Jan. 12, 2016: Modified language of Section 4.7.1 to include a standard for the preservation of Geological Hazard areas.
- ⁶⁴ Amended June 12, 2018: Modified Section 4.3.1.22.A to change the specification for PCC Standard Rolled Curb.
- ⁶⁵ Amended January 22, 2019: Modified Section 4.3.1.18 to limit number of characters in a street name and prohibit obscene or improper names.