

SUBDIVISION REGULATIONS
HODGENVILLE AND LARUE COUNTY
KENTUCKY

LAND OF LINCOLN PLANNING AND ZONING COMMISSION
HODGENVILLE, KENTUCKY

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SECTION I

INTRODUCTION

1.1 TITLE

This ordinance shall be known as and cited as the SUBDIVISION REGULATIONS FOR HODGENVILLE AND LARUE COUNTY, KENTUCKY.

1.2 PURPOSE

The purpose of these regulations is to establish rules and standards to guide land subdivision within Hodgenville and LaRue County in order to promote the public health, safety, convenience and general welfare of the citizenry.

1.3 AUTHORITY

Pursuant to the authority granted to cities and counties by the Kentucky Revised Statutes (KRS) 100.273 to 100.291 and 100.334 and upon adoption of this ordinance, the Land of Lincoln Planning and Zoning Commission does hereby exercise the power and authority to review, approve and disapprove plats for the subdivision of land.

1.4 JURISDICTION

The rules contained herein governing the subdivision of land shall be applicable within the corporate limits of Hodgenville and the unincorporated areas of LaRue County.

1.5 REPEAL OF CONFLICTING ORDINANCES

All ordinances, regulations or parts thereof in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent necessary to give the ordinance full force and effect.

1.6 SEVERABILITY CLAUSE

If any word or words, phrase or phrases, sentence or sentences and/or paragraph or paragraphs of this ordinance should be declared unconstitutional, it shall not invalidate any other portion of the ordinance.

SECTION II

DEFINITIONS

For the purpose of these regulations, certain words, terms and phrases are to be used and interpreted as defined herein.

Administrative Official: any department, employee, advisory, elected or appointed body which is authorized to administer any provision of the Subdivision Regulation.

Alley: any public or private way used for public travel which is twenty (20) feet or less in width.

Block: a unit of property entirely surrounded by public highways, streets, railroad right-of-way, waterways, public parks, cemeteries, corporate boundary lines or other barriers (except alleys or crosswalks) or any combination thereof.

Building Line (Building Setback Line): the line extending across a lot generally parallel to the street on which the lot faces.

Chipseal (also chip seal or chip and seal): is pavement surface treatment that combines one or more layer(s) of asphalt binder (hot tar) with one or more layer(s) of fine aggregate to provide a traffic surface for lower traffic and/or lower weight vehicles.

Commission: the Land of Lincoln Planning and Zoning Commission.

County Clerk: the County Clerk of LaRue County.

Commons Area: shall be any and all areas within a development that are not incorporated into one or more lots in a subdivision and is for the use by or for the lot owners in the subdivision. These areas will include but are not limited to: picnic areas, playground areas, walk ways, sport areas, storm water management areas, drainage ways and any areas that will require regular maintenance and/or liability insurance.

Cul-de-sac: a short, local street having one end open to traffic and the other end permanently terminated by a vehicular turnaround.

Design: the arrangement of land for lots, streets, rights-of-way, easements, setback lines and improvements to include alignment, grade, length and width of these elements.

Dimensional Variance: a departure from the terms of the subdivision regulations pertaining to width, depth or area of lots or setback lines where such departure will not be contrary to the safety and convenience of the general public or the intent of the Subdivision Regulations.

Drainage Right-of-Way: the land required for the installation of storm water sewers or drainage ditches providing for the flow of water within a natural stream or from surface runoff to safeguard the public against flood damage.

Easement: a grant by the property owner of the use of a strip of land for a specific purpose by the general public or utility companies.

Flood-Hazard Area: all land subject to periodic inundation by the overflow of natural waterways.

Health Department: the Commonwealth of Kentucky or LaRue County Health Department.

Improvements: the totality of grading, crosswalks, culverts, bridges, sanitary or storm sewers, water mains, street pavements, curbs and gutters, pedestrian ways, or all other appropriate improvements required to render land use suitable for the proposed use.

Legislative Body: the chief body of the City (council) or the County (Fiscal Court).

Lot: a parcel of land devoted to a common use or occupied by a single principal building and its accessory structures having its principal frontage upon a street or road.

Corner Lot: a lot situated at the intersection of two (2) or more streets or roads.

Lot Depth: depth shall be measured from a point on the road frontage to the most distant point in the lot.

Lot Width: width as used herein shall be measured along the road frontage.

Monument: an object (concrete, iron pin or pipe) set in the ground to mark the boundaries of real estate or to mark a survey station.

Plat: the map of a subdivision.

Plat, Preliminary: a map or plan of a proposed land subdivision, prepared by a licensed land surveyor, containing the information and materials specified in Section V.

Plat, Final: the record plat of a subdivision, prepared by a licensed land surveyor, in accordance with the requirements of Section V.

Right-of-Way: the land opened or dedicated for a street, road, sidewalk, drainage way, railroad or other public purpose.

Street: a public, vehicular way permanently open for public use, which affords the principal means of access to butting properties.

Arterial Street: streets serving the major traffic movements entering, leaving or moving within an area. The principal function is to move traffic and, in cases of high traffic volumes, requires limited access or controlled points of access. These streets are normally characterized by traffic controls and parking restrictions.

Collector Street: streets which provide for traffic movement between arterial and local streets and direct access to butting properties.

Local Street: the sole purpose of a local street is to provide direct access to butting properties. A cul-de-sac is classified as a local street.

Subdivider: a person, firm, corporation, partnership, association, estate or any other group or combination acting as a unit for the purpose of subdividing or re-subdividing a lot, tract or parcel of land into three (3) or more lots for the purpose of transfer of ownership or development.

Subdivider Agreement: an agreement between the developer of a subdivision and the City of Hodgenville or LaRue County in which the developer is guaranteeing the completion of the improvements of a proposed subdivision within a specified time frame. The Subdivider Agreement shall also state and serve as a Construction permit that may be revoked by the Commission in the case of failure to comply with the regulations and specifications set forth in these regulations.

Subdivision (major): the division of a parcel of land into three (3) or more lots or parcels, whether immediate or future, of sale, lease or building development, or if a new street is involved. Any purposes of land divisions into parcels of five (5) acres or more 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 the land subdivided as follows: any division or re-division of land into parcels of less than one acre occurring within twelve (12) months following a division of the same land shall be deemed a subdivision with the meaning of this act.

Subdivision (minor): the division of land into not more than two (2) lots for residential purposes and:

- a. Does not include any new street, easements, right-of-way, rights of ingress or egress (except an approved sewer and water system);
- b. Does not include a provision for a public area or public facility;
- c. Conforms to the setback line requirements and other requirements of the applicable zoning district;
- d. Conveys the right-of-way necessary for road widening and maintenance of county roads, where the granting of such right-of-way can be given without undue hardship.

SECTION III

GENERAL REQUIREMENTS

3.1 SUBDIVISION OF LAND

No person or his agent shall subdivide any land before securing the approval of the Commission of the plat designating the areas to be subdivided.

3.2 RECORDING OF PLATS

No plat of a subdivision of land within the jurisdiction of this ordinance shall be recorded by the LaRue County Clerk until the plat has been approved by the Commission and the approval entered thereon in writing by the Chairman, Secretary or other duly authorized officer of the Commission.

3.3 SALE PRIOR TO APPROVAL OF FINAL PLAT

No person owning land, or his agent, composing a subdivision, shall transfer, sell or agree to sell any lot or parcel of land located within a subdivision by reference to, by exhibition of, or by any other use of a plat of such subdivision before such plat has received final approval of the Commission and has been recorded. Any such instrument of transfer, sale or contract shall be void and shall not be subject to being recorded, but all rights of such purchaser to damages are hereby preserved. The description of such lot or parcel by metes and bounds in any contract or instrument of transfer or other document used in the process of selling or transferring same shall not exempt the person attempting to transfer from penalties provided or deprive the purchaser of any rights or remedies they may otherwise have.

3.4 INJUNCTION

The Commission shall have the power to apply for an injunction against any type of subdivision construction by a subdivider or a landowner in violation of the provisions of this ordinance.

3.5 IMPROVEMENTS

No improvements, such as sidewalks, water supply system, storm water drainage, sewerage lines and treatment facilities, gas service, electric service or street lighting, or grading, paving, or surfacing of any street shall be made within any such subdivision by any owner or owners, or his or their agent, or by any public service corporation at the request of said owner or owners or his or their agent until the plats for the subdivision and the plans for the improvements have been properly reviewed and approved by the Commission.

3.6 DEVELOPMENT IN PHASES

Where a tract of land is proposed to be subdivided in several stages over a period of years and the subdivider requests approval in parts, he shall, at the time of submission of the first part, submit a detailed plan of the entire tract to be eventually developed, with appropriate sectioning to demonstrate to the Commission that the total design as proposed for the entire subdivision is feasible. The Commission shall give preliminary approval or disapproval to the overall plan and final approval or disapproval of the overall plan or any part or parts thereof. The action shall be written upon the record of the Commission stating the specific regulation or regulations of nonconformance.

3.7 AGRICULTURAL DIVISIONS

The owner of agricultural land or his agent may divide and convey such land without complying with these subdivision regulations provided no lot is created smaller than five (5) acres, and further provided that no new street is constructed.

SECTION IV

PROCEDURES

4.1 MINOR SUBDIVISIONS

- A. All subdivisions of land shall be subject to the preliminary and final plat requirements presented herein except where a subdivision is deemed a Minor Subdivision.
- B. Upon request by the subdivider, a subdivision may be classified as a Minor Subdivision by the Commission as defined in Section II.
- C. Upon meeting the requirements established in Section II and 4.1 B, the subdivider may follow the final plat procedure presented in 4.3.
- D. The owner or subdivider of land that has been subject of at least two (2) minor subdivisions shall be required thereafter to comply with the provisions pertaining to Preliminary and Final Plats.

4.2 PRELIMINARY PLAT (Major Subdivision)

- A. The subdivider should meet and consult informally with the Commission prior to the preparation of a Preliminary Plat for familiarization with these regulations and to ascertain the location of proposed major streets, water and sewer systems and other pertinent public facilities.
- B. The Preliminary Plat shall be prepared by a licensed land surveyor in accordance with the format design and improvement requirements of these regulations. All required engineering data shall be prepared by a licensed professional engineer. Utility companies and other concerned city and county agencies shall be consulted prior to the preparation of the Preliminary Plat.
- C. Twelve (12) copies of the Preliminary Plat and three (3) copies of supplementary materials as required by Section V, dependent on the type of subdivision, which shall include but not be limited to: a letter from the appropriate authorities confirming the availability of utilities and a letter from the 911 services coordinator stating that the street names and subdivision names do not conflict or cause confusion with any other previous development or street, shall be submitted to the Commission or Administrative Official with a written application (secured from the Administrative Official) and fees paid a minimum of twenty (20) calendar days prior to the meeting at which the Preliminary Plat is to receive consideration.
- D. The Commission or Administrative Official shall review the Preliminary Plat and supplementary materials for conformity with these regulations and within forty-five (45) days approve, approve with conditions or disapprove said plat. Failure of the Commission to act on the Preliminary Plat within forty-five (45) days shall constitute approval.

- E. The action of the Commission regarding the Preliminary Plat shall be recorded in the minutes of the meeting.
- F. No action by a developer within a 3-year period would require the developer to re-present their Preliminary Plat to the Board for re-approval to ensure the latest requirements are still being met

4.3 FINAL PLAT

- A. The Final Plat shall be prepared by a licensed land surveyor and all required engineering data shall be prepared by a licensed professional engineer in accordance with these regulations subject to all conditions placed upon the Preliminary Plat by the Commission.
- B. Twelve (12) copies of the Final Plat and three (3) copies of supplementary materials, as required by Section V, dependent on the type of subdivision, shall include but not be limited to: Sub Dividers Agreement, Performance Surety Bond, bid documentation or engineer's cost estimate, covenants and restrictions, and complete set of construction plans. All of the above documentation shall be submitted to the Commission a minimum of twenty (20) calendar days prior to the meeting at which the Final Plat is to receive consideration.
- C. The Commission shall review the Final Plat and supplementary materials for conformity with these regulations and within forty-five (45) days approve, approve with conditions, postpone or disapprove said plat. Failure of the Commission to act on the Final Plat within forty-five (45) days shall constitute approval.
- D. The action of the Commission regarding the Final Plat shall be recorded in the minutes of the meeting and for final plats receiving approval, the appropriate signatures shall be affixed to four (4) copies of the Final Plat. One (1) signed copy of the Final Plat shall be retained by the Commission, one (1) signed copy shall be returned to the subdivider, one (1) signed copy shall be forwarded to the appropriate legislative body, and one (1) signed copy shall be recorded at the County Clerk's Office by the Commission with the required recording fee paid by the Subdivider to the Commission, prior to the Chairman signing the Certification.
- E. Approval by the Commission of the Final Plat shall not constitute the acceptance by the applicable legislative body of the dedication of any streets, roads or grounds.
- F. No action by a developer within a 1-year period would require the developer to re-present their Final Plat to the Board for re-approval to ensure the latest requirements are still being met.

SECTION V

PLAT FORMAT AND CONTENT

5.1 PRELIMINARY PLAT

A. Format and Identification.

1. The Preliminary Plat shall be prepared at the scale of one (1) inch equals one hundred (100) feet or less on durable paper in a clear and legible manner.
2. A vicinity map, at an approximate scale of one (1) inch equals two thousand (2000) feet or less, indicating the general location of the subdivision shall be placed in the upper right or left corner of the sheet.
3. The title block shall be placed at the bottom of the sheet and shall contain the following information:
 - a. The name of the proposed subdivision which shall not duplicate or approximate the name of any other subdivision within Hodgenville or LaRue County.
 - b. The name and address of the owner of the land to be subdivided and the name and address of the subdivider if other than the owner.
 - c. The name, address and telephone number of the licensed land surveyor responsible for the preparation of the plat.
 - d. A legend containing a graphic and written scale, north arrow, date of plat preparation and acreage of land to be subdivided.

B. Site Data

1. The Preliminary Plat shall indicate the subdivision boundaries and bearings and distances, all existing easements and railroad, street and road rights-of-way.
2. The names of all property owners abutting the boundaries of the subdivision.
3. Existing water, sewer and storm drainage facilities on and adjacent to the subdivision showing size, elevation and direction of flow.
4. Existing topographic information with contours at an interval no greater than two (2) feet.
5. Existing buildings, structures and other improvements located upon the property.
6. Existing drainage channels, stream courses, ponds, flood zone limits and wetland

(poorly drained) areas.

7. The location, right-of-way and pavement widths and names of all existing improved streets, roads or alleys on or within *two hundred (200)* feet of the subdivision. Recorded but unimproved streets or roads shall be indicated with dashed lines.

C. Proposed Design and Improvements

1. All lots shall be consecutively numbered and shall indicate the approximate dimensions and area in acres (to the nearest hundredth of an acre) and in square feet (to the nearest square foot).
2. The location of all setback lines and drainage and utility easements shall be indicated for each lot or by typical layout as described in Appendix "A" sheet 2.
3. The location, standard typical section and names of all proposed streets.
4. The location of all existing and proposed monuments shall be shown.
5. The approximate locations, dimension and area of all existing and proposed utility easements shall be indicated.
6. The location and standard typical section for all sidewalk
7. The location for all streetlights.
8. The location for all water meters
9. The location for all electrical transformers

D. Additional Data Required

1. One (1) copy of an application for approval of the subdivision and a receipt of the appropriate fees.
2. Three (3) copies of all supplementary materials as stated in Section 4.2-C.
3. The latitude and longitude of the intersection of the proposed street with the existing street or highway.
4. Existing road width for all roads that feed into the new subdivision, with engineered drawings showing improvements, if needed to bring these roads up to current requirements.
5. One (1) copy of documentation of approval for an encroachment permit

E. Certifications and Notes Required

1. The following certifications shall be present on the Preliminary Plat:

OWNER'S CERTIFICATION

I (We) certify that (I) we are the owners of the property platted hereon and accept this as our Preliminary Plat for development of this property.

<u>Date</u>	<u>Owner(s)</u>
_____	_____
_____	_____

I certify that I am a notary for the state-at-large. I further certify that the above signatures are legal and have been executed voluntarily, to the best of my knowledge and belief.

_____	_____
Date	Notary Public
_____	_____
Date Commission Expires	Serial Number

COMMISSION CERTIFICATION

I certify that this Preliminary Plat has been approved in accordance with the regulations administered by the Land of Lincoln Planning and Zoning Commission, which may not be recorded or used for the sale or transfer of property.

_____	_____
Date	Chairman

SURVEYORS CERTIFICATION

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision, by the method of random traverse with side shots. The unadjusted precision ratio of the traverse was 1: and was (or was not) adjusted for closure. The survey shown hereon is an urban (or rural) survey and the accuracy and precision of said survey meets all of the specifications of this class. All requirements of the subdivision regulations have been complied with to the best of my knowledge and belief.

_____	_____	_____
Name	P.L.S.#	Date

2. Notes Required

- a. Flood note stating the Flood Insurance Rate, Map Number and Date
- b. PVA tax map parcel number(s)
- c. Deed source information
- d. Site Statistics shall be shown for the total subdivision and shall be listed in acres for the following: total area of subdivision, total area in each phase if applicable, total number of lots depicted on Preliminary Plat, total area of lots, total area of right-of-way and the average lot size.
- e. This document may not be recorded and cannot be used for the transfer or sale of property.

5.2 **FINAL PLAT**

A. Format and Identification.

1. The Final Plat shall be prepared at the scale of one (1) inch equals one hundred (100) feet or less on durable paper in a clear and legible manner.
2. The Final Plat shall be labeled RECORD PLAT in large letters immediately above the name of the subdivision.
3. The vicinity map, at an approximate scale of one (1) inch equals two thousand (2,000) feet or less, indicating the general location of the subdivision shall be placed in the upper right or left corner of the sheet.
4. The legend shall contain the graphic and written scale, north arrow, date of plat preparation and acreage of the land contained within the subdivision.
5. A three (3) inch wide by three (3) inch high block to be located at the lower right corner for use by the County Clerk's Office.

B. Design Data.

1. The Final Plat/Record Plat shall indicate lot dimensions in feet to hundredths of foot, and all bearings to the nearest one (1) second for the outer boundary and each lot.
2. The plat shall indicate the accurate location of all permanent reference monuments.
3. All building setback lines and drainage and utility easements shall be shown for each lot or in typical lot layout as stated in Appendix "A".

4. The Final Plat (also referred to as the Record Plat) shall indicate the names, bearings and angles of intersection and 4:1 width for each proposed street or road right-of-way.
5. The Final Plat shall show the exact location of streets adjacent to the subdivision and the width along the property lines for existing or recorded streets intersecting or paralleling the boundaries of the subdivision.
6. The Final Plat shall show the location and width of all proposed utility and drainage easements.
7. The Final Plat shall show any temporary cul-de-sac locations and easements if required, at all streets ending at a property line for future extension or at a subdivision phase line as shown on SHT: RD-6 of Appendix "B".
8. The Final Plat shall show either on each lot or listed in a table the size, material and length of all driveway or entrance storm pipes as determined by the design engineer.
9. The PVA tax map number(s) shall be shown above the title block.
10. Site Statistics shall be shown for the total subdivision and shall be listed in acres for the following: total area of subdivision, total acre in each phase if applicable, total number of lots depicted on the Final Plat, total area of lots, total area of right-of-way and the average lot size.

C. Additional Data Required.

1. Three (3) copies of supplementary materials as required dependent on the type of subdivision, which shall include: Subdivider's Agreement, Performance Surety Bond, bid documentation or engineer's cost estimate, covenants and restrictions, complete set of construction plans, and any covenants and restrictions proposed by the developer shall be submitted as part of the Final Plat.
2. Construction drawings showing typical sections, profiles, construction details and specification for all required improvements shall be prepared by a licensed professional engineer and submitted as part of the Final Plat for the following as determined by the Commission during the preliminary plat approval process:
 - a. Sanitary Sewer System Plan
 - b. Water System Plan
 - c. Streets and Roads Plan
 - d. Grading and Storm Drainage Plan
 - e. Erosion and Sedimentation Control Plan

D. Certifications, Notes and Additional Information required.

1. The following certifications shall be present on the Final Record Plat:

OWNER(S) CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of the property of record shown and described hereon which is recorded in Deed Book _____, page _____, in the Office of the LaRue County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other spaced so indicated to public use; and do establish and reserve the easements indicated for public utility and drainage purposes.

Date

Owner(s)

I certify that I am a notary for the state-at-large. I further certify that the above signatures are legal and have been executed voluntarily, to the best of my knowledge and belief.

Date

Notary Public

Date Commission Expires

Serial Number

SURVEYORS CERTIFICATION

I hereby certify that the survey depicted by this Plat was done by persons under my direct supervision by the method of random traverse with side shots. The unadjusted precision ratio of the traverse was 1: and was (or was not) adjusted for closure. The survey shown hereon is an urban (or rural) survey and the accuracy and precision of said survey meets all of the specifications of this class. All requirements of the subdivision regulations have been complied with to the best of my knowledge and belief.

Name

P.L.S.#

Date

- * All agricultural plats that are five (5) acres and larger and have no dwelling shall **not** be required to have either the "Environmental Certification" or "Existing Private Sewage Disposal System Inspection".
- * All agricultural plats that are five (5) acres and larger with an existing dwelling shall have an "Existing Private Sewage Disposal System Inspection" certification of adequacy signed by the LaRue County Environmental Officer or a licensed professional engineer.
- * All plats less than five (5) acres shall have either an "Environmental Certification" signed by the LaRue County Environmental Office or a licensed professional engineer.

CERTIFICATION OF APPROVAL OF
ONSITE SEWAGE DISPOSAL SYSTEM

I hereby certify that the onsite sewage disposal system to any proposed residence or other structure or any existing structure within this subdivision shall be installed pursuant to the Kentucky onsite sewage disposal system regulation (902 KAR 10:081 and 902 KAR 10:085). Each individual lot shall have a site evaluation and shall stand on its own merit as to approval or disapproval.

ENVIRONMENTALIST LARUE COUNTY HEALTH DEPARTMENT DATE
OR LICENSED PROFESSIONAL ENGINEER LICENSE# _____

EXISTING SYSTEM VERIFICATION

I hereby certify that the sewage disposal system(s) appears to be functioning properly, with no signs of failure at this time.

ENVIRONMENTALIST LARUE COUNTY HEALTH DEPARTMENT DATE
OR LICENSED PROFESSIONAL ENGINEER LICENSE# _____

CERTIFICATION OF COMMISSION

I hereby certify that this RECORD PLAT was approved by the Land of Lincoln Planning and Zoning Commission and is now eligible for recording in the Office of the LaRue County Clerk.

Date

Commission Chairman or Secretary

ROAD DEPARTMENT CERTIFICATION

I certify that the road design plans for this subdivision have been reviewed by me and are in conformance with all appropriate regulations.

Official

Date

Title

2. Notes Required

A. Subdivision Restrictions Note:

SUBDIVISION RESTRICTIONS

The subdivision restrictions for this subdivision are recorded in Deed Book _____ page _____

B. Maintenance Note:

MAINTENANCE NOTE

The purchaser of any lot within this subdivision shall be responsible for the continual maintenance of all drainage and other easement areas.

C. Flood note stating the Flood Insurance Rate Map Number and date.

D. PVA tax map parcel number(s)

E. Deed source information

F. Site Statistics shall be shown for the total subdivision and shall be listed in acres for the following: total area of subdivision, total area in phases (if applicable), total number of lots depicted on Record Plat, total area of lots, total area of right-of-way and the average lot size.

3. Miscellaneous notes that may be required:

RESIDUAL STATEMENT

The residual tract of the property herein being subdivided contains approximately _____ acres and fronts for a distance of approximately _____ feet along _____, which is a public way. The residual tract is presently zoned _____ as per the Comprehensive Plan for LaRue County.

IN-FAMILY CONVEYANCE STATEMENT

The subdivided parcel as shown is being created for an "In-Family" conveyance as defined by the Land of Lincoln Planning and Zoning Commission. The subdivided parcel may only be conveyed "In-Family" for a period of five (5) years after the date of this plat and the residual tract may not be subdivided for any other "In-Family" conveyances for a period of five (5) years after the date of this plat.

SECTION VI

DESIGN AND IMPROVEMENT STANDARDS

6.1 LOTS

- A. All lots that have municipal water and sewer services shall have a minimum frontage requirement of at least eighty (80) feet of lot road frontage on a street dedicated for public use except a lot fronting on a curve of a curved portion of a cul-de-sac may be reduced to a minimum of fifty (50) feet, provided the lot is seventy-five (75) feet wide at the front yard set-back line.
- B. Lot dimensions shall comply with the requirements of the zoning district as depicted in Appendix "A".
- C. Lots located on land subject to flooding, subsidence or other hazards to the health and safety of potential users may be declared unsuitable for residential development by the Commission and such plans or portions thereof may be disapproved by the Commission.
- D. Corner lots shall be of sufficient width to permit compliance with the required minimum front and side yard setback line.
- E. No lot shall be created in the residential districts, which shall exceed a lot depth to width ratio of greater than three (3) to one (1). Depth shall be measured from a point on the road frontage to the most distant point in the lot. Width as used herein shall be measured along the road frontage. This requirement shall not apply if the lot has greater than two hundred fifty (250) feet of road frontage.

6.2.1 BLOCKS

- A. Residential blocks shall not exceed twelve hundred (1,200) feet nor be less than four hundred (400) feet in length.
- B. The width of blocks shall be sufficient to provide two (2) tiers of lots of appropriate depth except where reverse frontage lots are used to alleviate conflicting traffic or users.
- C. Blocks used for non-residential purpose shall be of such length, width and design to incorporate adequate provision of off-street parking, loading and unloading and control of vehicular access to adjacent streets.
- D. The number of lots (residences) that can be created along a cul-de-sac street or permanent dead-end street shall not exceed twenty (20) total.

6.3 UTILITY AND DRAINAGE EASEMENTS

- A. All lots within a subdivision shall have general drainage and utility easements as established on page 2 of Appendix "A".
- B. Additional storm water easements or drainage right-of-way may be required if necessary to provide proper drainage within or through a subdivision.

- C. Drainage easements shall be provided for continuation of existing easements on adjoining properties.

6.4 STREETS

- A. The location of all streets in a proposed subdivision shall conform in general alignment to the Major Street Plan.
- B. Where future development is possible, the Commission may require a street to end at an adjoining property line with a temporary cul-de-sac as shown in Appendix "D" SHT: RD-6.
- C. Streets shall be designed with respect to topography to provide proper drainage and grades.
- D. Proposed streets in alignment with existing streets shall bear the name of the existing street. Proposed street names shall not duplicate or be confused with names of existing streets.
- E. No reserve strips or private streets shall be platted within a subdivision, and no reserve strips or private streets shall be platted within an agricultural division.
- F. The entire minimum right-of-way shall be dedicated when a subdivision is located on one or both sides of a street.
- G. Intersections involving more than four (4) basic street approaches shall be prohibited.
- H. Street jogs with centerline offsets of less than one hundred fifty (150) feet shall be prohibited.
- I. The minimum radius of property/right-of-way lines at all intersections shall be twenty (20) feet for all streets as depicted in Appendix "B".
- J. All streets shall be classified in accordance with the Major Street Plan and meet the following minimum specifications:

CLASSIFICATION	MINIMUM DEDICATED RIGHT OF WAY WIDTH	PAVEMENT WIDTH	MAXIMUM GRADE
<i>Arterial</i>	<i>60 feet</i>	<i>24 feet</i>	<i>8%</i>
<i>Collector</i>	<i>50 feet</i>	<i>20 feet</i>	<i>10%</i>
<i>Local</i>	<i>40 feet</i>	<i>18 feet</i>	<i>10%</i>

- K. All proposed streets shall be designed in accordance with the typical sections and details as shown in Appendix "B".

- L. All storm pipe placed under street pavement shall be RCP (Reinforced Concrete Pipe) and designed to accommodate a 25-year storm at a headwater to diameter (HW/D) ratio of 1.2 or less.
- M. As depicted on the typical sections in Appendix "B" all roadside ditches shall be a Minimum of 9" (0.75') below the daylight point of the stone shoulder.
- N. All streets 18' to 22' in width shall have two (2') foot stone shoulders. All streets 24' in width shall have two (2') foot stone shoulder or stone bleeders as shown in Appendix "B".
- O. The construction standards and specifications for streets shall be in accordance with the latest edition of The Kentucky Department of Highways Standard Specifications for Road and Bridge Construction.
- P. All streets shall be constructed based on the detailed picture in Appendix "B" and the following chart:

Street Classification	Minimum Layer Thicknesses*
Residential	#3 Stone (4") + DGA (4") + Asphalt Base (3") + Asphalt Surface (1.5")
Commercial	#3 Stone (4") + DGA (4") + Asphalt Base (4") + Asphalt Surface (1.5")
Industrial	#3 Stone (6") + DGA (6") + Asphalt Base (4") + Asphalt Surface (1.5")

*Minimum pavement designs based on a 15-year design life and a CBR of 3 or less.

6.5 SIGHT DISTANCE

- A. All streets and entrances connecting to an existing Kentucky State Highway shall have an encroachment permit applied for with the Kentucky Department of Highways. A copy of the approved encroachment permit shall be submitted to the Commission prior to approval by the Commission.
- B. All entrances from residential lots onto existing City or County streets or roads shall conform to Kentucky Department of Highways sight distance requirements.

6.6 CONSTRUCTION DRAWINGS, STREET PLANS AND SPECIFICATIONS

- A. All areas to be a part of the improvements such as, but not limited to, streets, cut and fill areas, detention basins, building pads and general grading areas shall be shown by proposed contours of two (2') foot proposed contour intervals or less.
- B. Profiles along the centerline of all proposed streets, for the entire length of the proposed street, shall be provided.
- C. All storm pipe shall have the size, material and length shown.

- D. Directional arrows showing storm water flow shall be shown.
- E. Storm water runoff areas shall be shown on the construction drawings. All appropriate calculations for storm piping design shall be provided, including an exhibit showing the contributing drainage areas for each pipe. Pipe shall be sized to accommodate the 25-year storm event with a maximum HW/D of 1.2.
- F. An erosion and sediment control plan shall be submitted. Erosion control measures shall be in accordance with the BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES published by the division of conservation of the Kentucky Natural Resources and Environmental Protection Cabinet. The locations, size and lengths of all silt control devices such as silt fence, straw silt checks and sedimentation basin shall be shown on the plan. The erosion controls may be shown on the grading plan or on a separate sheet titled "Erosion Control Plan" as prepared by the design engineer. All details and notes needed shall be attached to this plan to ensure that all erosion control features are in order.
- G. Detention basins will be provided for all developments. Volume of the basin shall be capable of storing a 100-year post-developed capacity while releasing at a 25-year pre-developed rate.
- H. The following Certifications and Notes shall be affixed upon construction drawings:

ROAD DEPARTMENT CERTIFICATION

I certify that the road design plans for this subdivision have been reviewed by me and are in conformance with all appropriate regulations.

Official

Date

Title

CONSERVATION PLANS REQUIRED

- A. The proposed development will preserve existing features on the site. This shall include amenities such as trees, groves, woodlands, waterways, vistas, historic sites and historic or architecturally significant buildings. The proposed development will be in harmony with these amenities. The proposed development shall preserve all of these amenities as possible during the construction and development of this subdivision.
- B. No more than 120 days will pass from the date ground cover is first disturbed until new ground cover is established.
- C. The applicant proposes to meet the following principles over the 120-day limit required in (B) above.

1. The smallest possible area of land shall be exposed at any one-time during development;
2. When land is exposed, exposure shall be kept to the shortest period of time;
3. Temporary vegetation or mulching shall be used to protect critical areas exposed during development;
4. Sediment basins shall be built and maintained as necessary;
5. Permanent vegetation shall be established as soon as possible; and
6. Seeding and fertilizing shall be done in conformance with the BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES published by the Division of Conservation of the Kentucky Natural Resources and Environmental Protection Cabinet.

 APPLICANT/DEVELOPER

 DATE

6.7 **SUBDIVIDER'S AGREEMENT AND BUILDING PERMITS**

- A. Prior to beginning any construction of improvements, the developer shall submit a Subdivider's Agreement along with a Performance Surety Bond to cover the entire cost of the improvements plus 20% for cost overages for a total of 120%. The amounts shall be listed as follows: Grade and Drainage, Underground Utilities, stone, DGA, asphalt base and asphalt surface as described in Appendix "B". The retainage shall be twenty (20%) percent of the total cost of the improvements. The amount stated may be listed as per Bid Documentation or Engineer's Cost Estimate. A copy of documentation stating the amounts shall be submitted with the Subdivider's Agreement. There shall be a Performance Surety Bond for the total amount stated above and shall be released as the improvements are completed. The design engineer must submit written verification stating the improvements are completed per plan for the underground utilities, grade and drainage prior to those amounts stated being released. The Road Supervisor and/or Public Works Supervisor must submit written verification stating the proof rolling, stone, DGA and asphalt have been performed and placed to specifications prior to those amounts being released. The twenty (20%) percent retainage will be released at the end of the time stated in the Subdivider's Agreement.
- B. The Bond ("Surety") shall be renewed on an annual basis. The amount of the Surety shall be determined by the amount of work remaining to be completed plus the twenty percent (20%) retainage and those amounts shall be adjusted annually based on the increase/decrease in the amount LaRue County has paid for its road materials for that year.

- C. Building permits prior to the completion of the improvements may be issued if the Subdivider's Agreements and Performance Surety Bond have been submitted. A total of twenty-five (25%) percent of the total lots, not to exceed a total of five (5) building permits, may be issued for the development prior to the placement of the stone, DGA and the asphalt base. Under no circumstances may any building, structure, or residence be occupied prior to the installation of the asphalt base. Occupancy of any building, structure or residence shall be in violation of the Subdivider's Agreement and the governing body has the right to use the Performance Surety Bond to complete the improvements.
- D. The Road Adoption Agreement Notes are located in Appendix C, the Subdivider's Development Agreement is located at Appendix B and the Street Construction Inspection Certification is located at Appendix D.

6.8 INSPECTION, PROOF ROLLING AND FINAL REPORTS

*This section refers to the requirements that all new roads, regardless of classification, must follow. Please refer to the appropriate Appendix for detailed drawings. The chart listed in Section 6.4 specifies the depths required for each material.

- A. The Road Supervisor and/or the Public Works Supervisor shall be notified a minimum of 48 hours prior to the starting of any street construction, placement of the stone and DGA base, asphalt base and asphalt surface.
- B. The Road Supervisor and/or the Public Works Supervisor shall inspect the site, as necessary, to ensure the roadway subgrade is compacted and cut to satisfaction. Any and all areas found not suitable shall be removed and replaced as directed by the Road Supervisor and/or the Public Works Supervisor.
- C. Prior to the placement of the stone and DGA base, the soil sub-grade shall be proof rolled by using dual axle dump truck fully loaded with stone the entire length of the proposed roadway and as directed by the Road Supervisor and/or the Public Works Supervisor. Any areas not stable or suitable to the Road Supervisor and/or the Public Works Supervisor, shall be repaired as directed by the Road Supervisor and/or the Public Works Supervisor until the entire roadway meets the satisfaction of the Road Supervisor and/or the Public Works Supervisor. After meeting the requirements of the Road Supervisor and/or the Public Works Supervisor, the stone and DGA base shall be placed immediately.
- D. Prior to the placement of the asphalt base, the stone and DGA base shall be proof rolled by using a dual axle dump truck fully loaded with stone the entire length of the proposed roadway and as directed by the Road Supervisor and/or the Public Works Supervisor. Any areas not stable or suitable to the Road Supervisor and/or the Public Works Supervisor, shall be repaired as directed by the Road Supervisor and/or the Public Works Supervisor until the entire roadway meets the satisfaction of the Road Supervisor and/or the Public Works Supervisor. After meeting the requirements of the

Road Supervisor and/or the Public Works Supervisor, the asphalt base may be placed.

- E. The developer shall have the option of placing the asphalt surface immediately after the placement of the asphalt base or postponing the final surface for up to one (1) year as stated in the Subdivider's Agreement.
- F. Prior to the placement of the final asphalt surface, the Road Supervisor and/or the Public Works Supervisor shall inspect the entire roadway to ensure that the asphalt base is in stable condition and ready for the asphalt surface placement. If any areas are not to his/her satisfaction, they shall be repaired to the Road Supervisor's and/or the Public Works Supervisor's satisfaction. The asphalt base shall then be cleaned and tacked prior to the placement of the asphalt surface.
- G. After completion of the inspection by the Road Supervisor and/or the Public Works Supervisor, he/she shall submit a letter to the Commission stating the inspection and proof rolling was performed under his/her direct supervision and the street is in good condition. Failure to submit these letters to the Commission will prevent the City or County from accepting the street into their respective street systems.
- H. As stated in the Subdivider's Agreement, the developer shall guarantee the street surface for a period of two (2) years after the final surface is placed. The twenty per cent (20%) retainage shall be released after the two (2) year warranty period or after acceptance by the City or County, whichever is later.
- I. The completion of the above information by the developer, Road Supervisor and/or the Public Works Supervisor and Commission does not guarantee that the street will be adopted into the City or County road system. Any street that fails to remain in a stable condition for the two (2) year period does not have to be adopted into the City or County road system and will remain the responsibility of the developer to maintain until which time the City or County officials feel that the street is in good, sound condition, and then may be accepted for City or County maintenance.
- J. At the completion of the improvements, the design engineer who developed the construction drawings shall submit a letter to the Commission stating the improvements have been completed. The Performance Surety Bond may be released based upon those letters and letters from the Road Supervisor and/or the Public Works Supervisor. No releases for the street improvements will be issued without letter from both the professional engineer and the Road Supervisor and/or the Public Works Supervisor.

6.9 SUBDIVISION COMMONS AREAS

- A. Subdivision Commons Areas shall be any and all areas within a development that are not incorporated into one or more lots in a subdivision and is for the use by or for the lot owners in the subdivision. These areas will include, but are not limited to: picnic areas, playground areas, walkways, sport areas, storm water management areas,

drainage ways and any areas that will require regular maintenance and/or liability insurance.

- B. Subdivision Commons Areas shall be shown on the Preliminary Plat and Final Plat. Commons Areas shall be given a lot number and a note stating that the area is a Subdivision Commons Area and the purpose for which it is to be used and what lots shall have access or use of the Commons Area. Commons Areas shall not be subdivided and the title cannot be transferred without the prior approval of the Land of Lincoln Planning & Zoning Commission.
- C. The Developer shall establish a Home Owners Association for the subdivision, which contains a Subdivision Commons Area, to ensure that the future care and maintenance of the Subdivision Commons area is provided for.

6.10 SIDEWALK STANDARDS

- A. All subdivisions within the city of Hodgenville and all subdivisions within the county that include a newly created road shall provide for the safe movement of pedestrians, through the installation of sidewalks adjacent to any newly constructed streets.
- B. It shall be the responsibility of the builder to construct the sidewalks and shall be the responsibility of the individual property owners to maintain the sidewalks once built. A note shall be posted on the Record Plat stating that all property owners are responsible for sidewalks and maintenance. When a curb and gutter design is used sidewalks shall be placed no closer than three feet (3') from the back of the curb. When a ditch line design is used, sidewalks shall be placed in a location determined by the design engineer. Said proposed sidewalk location shall be illustrated on the typical road section(s) on the Preliminary Plat and approved by the Planning Commission during the Preliminary Plat approval process. Said proposed sidewalk location shall be limited to an area between the proposed street edge of pavement and on a five-foot (5') sidewalk easement within the twenty feet (20') drainage and utility easement to be located adjacent to and parallel with the street right-of-way. The proposed roadway typical section shall match the existing typical section for the continuation of an existing street.
- C. Sidewalks shall be constructed of concrete and have a broom finish; they shall be four (4) inches thick and four (4) feet wide and placed upon a compacted soil base. No more than two (2) inches of the sidewalk shall be above the grade of the adjacent ground. (Note: Other materials and designs may be used if approved by the Administrative Official.)
- D. In the case of corner lots the sidewalk shall be extended to the roadway pavement edge or curb of the intersection at approximately 45 degrees to the intersection or center of the pavement radius, to ensure the continuity of the system. In the case of ditch line drainage system this will require the installation of a drainage culvert. All sidewalk-street, sidewalk- driveway, and sidewalk-sidewalk connections shall be in

accordance with A.D.A. standards.

- E. Sidewalks shall slope toward the drainage system at a grade of approximately two percent (2%).
- F. When crossing a driveway, the sidewalks shall be built across the drive. The sidewalk, driveway and driveway apron shall make a smooth transition. The sidewalk shall be constructed upon a 6" stone base across the driveway in accordance with paragraph 6.10(C) above.
- G. The construction of sidewalks shall be completed **no later than 90 days after the base coat of asphalt** on streets as provided for in Section 6.8 "Inspection".
- H. It shall be the responsibility of the builder to construct all sidewalks in accordance with the subdivision prior to the Administrative Official issuing of a Certificate of Occupancy permit for the structure.
- I. Any time there is a purchase of more than one (1) lot for any development or for buffering reasons the property owner shall be responsible for constructing sidewalks on all lots within six (6) months.

6.11 SIDEWALK CULVERTS

- A. When a sidewalk crosses a ditch line, a culvert or other appropriate water Channel shall be required.
- B. Sidewalk culverts shall have at least the same water carrying capacity as the driveway culverts.
- C. The culvert shall be set in the bottom of the ditch line and shall have at least six (6) inches of cover (fill plus pavement).
- D. The ends of the culvert shall be protected in a manner approved by the Planning Administrator.
- E. The culvert shall be long enough to clear both ends of the sidewalk. The exact length will depend on the type of end covering or protection that will be used.
- F. Any time the top of the sidewalk is greater than twenty-four (24) inches from the bottom of the ditch line, a railing or some other type of protective device shall be installed.

6.12 DRIVEWAY ENTRANCE STANDARDS

- A. All driveway entrances shall have a concrete entrance apron from the roadway pavement or curb to the sidewalk. Concrete entrance aprons shall consist of a minimum of 4" compacted D.G.A. stone and 4" concrete.

- B. The sidewalk and driveway apron shall smoothly blend.
- C. All driveway aprons shall be a minimum of twelve (12) feet wide at their narrowest point.
- D. All aprons shall be two (2) feet wider on each side at the point where they meet the roadway pavement than they are at their narrowest point.
- E. It shall be the responsibility of the builder to construct all aprons on a lot prior to the Administrative Official issuing a Certificate of Occupancy permit for the structure.

6.13 INDUSTRIAL/COMMERCIAL/BUSINESS/MULTI-FAMILY DEVELOPMENTS:

- A. When subdivisions within the B-2, B-3, I-1, I-2, and R-3 zoning districts are created, often times the ultimate end use is unknown at the time of the development. Therefore, prior to issuance of building and zoning permits for any structure on a parcel of land located within the B-2, B-3, I-1, I-2, and R-3 Zoning Districts the property owner/developer shall provide to the Planning Commission a proposed development plan which shall show the location of all building(s) and impermeable surfaces in relationship to the parcel boundary lines. One (1) single family dwelling or one (1) duplex proposed for construction on a single parcel of land shall be exempt from this section. All 3-plex and larger or additional dwellings on a single parcel of land will require compliance with this section. Additionally, the developer/builder/owner shall provide the following items as a part of the permitting process:
 1. Sanitary Sewer Plan
 2. Water System Plan
 3. Streets and Road Plan
 4. Grading and Storm Drainage Plan
 5. Erosion and Sedimentation Control Plan
- B. When the original subdivision in these districts is designed, the developer/owner may request that the Commission waive any or all of the elements of 6.13 as appropriate when the Preliminary and Final Subdivision Plats, as defined in Section V, are submitted for approval.
- C. When an Industrial or Commercial subdivision/development is created the developer/builder/owner is responsible for upgrading all roads leading to the new development based on the current road requirements including width and depth.

6.14 STREET LIGHTS & UTILITIES

- A. All subdivisions must have utilities, including electric, water, sewer, streetlights, etc roughed-in prior to the installation of the base coat of asphalt.

- B. All subdivisions within the city of Hodgenville shall include street lights which shall be placed at strategic locations, in accordance with the policy of the appropriate utility company, to ensure safe vehicular and pedestrian traffic.
1. Street light locations and spacing must be approved by the Planning & Zoning Administrator as part of the process of approval of the Preliminary Plat, and must also comply with the policies of the appropriate utility company.
 2. Electric service to street lights shall be provided underground.
 3. When ornamental street lighting is proposed, the developer shall provide the street lighting poles, accessories, and necessary easements in accordance with the appropriate utility company. The City shall be responsible for paying the usual and customary monthly charges for a basic streetlight (after they have taken ownership), and any additional charges must be paid by either the homeowner's association for the development or by individual property owners.
 4. The ownership and maintenance of street lights may be transferred to the City of Hodgenville after inspection and approval by city officials.
 5. All street lights must be completed/installed no later than 90 days of the base coat of asphalt installation.

SECTION VII

ADMINISTRATION AND ENFORCEMENT

7.1 ADMINISTRATIVE OFFICIAL

The Commission shall designate, with the concurrence of the appropriate legislative bodies, an Administrative Official to be charged with and provided the authority to enforce these regulations as well as conduct plat reviews and provide staff recommendations at Commission meetings.

7.2 PAYMENT OF FEES

Applicants pursuing a subdivision approval shall pay a fee as established by resolution by the Commission and will be available upon request. Fees must be paid to the staff prior to the staff scheduling a public hearing.

7.3 VARIANCES

The Commission may vary the requirements of these regulations where strict applications would result in extreme practical difficulties because of exceptional or unique topographic conditions or other physical conditions.

7.4 PENALTIES

Any person who violates the provisions of the ordinance shall, upon conviction, be fined no less than ten dollars (\$10.00) nor more than twenty-five (\$25.00) dollars for each offense. Each day of violation shall constitute a separate offense.

7.5 LIABILITIES

Any member of the Commission or any employee thereof shall not render himself personally liable in the discharge of his/her duties. Any legal suit brought against any member of the Commission or employee because of such act performed by him/her in the enforcement of any provision of this ordinance shall be defended by legal representation of the Commission until the final termination of the proceedings.

7.6 AMENDMENT

Pursuant to KRS 100.273, the Planning Commission may from time to time amend these Subdivision Regulations provided that notice of the proposed amendments shall be advertised and proposed amendments shall be subject to public hearing. The action to approve or disapprove subdivision regulation amendments by the Planning Commission shall be final at the close of the meeting wherein Planning Commission action on the subdivision regulation amendments occur.

APPENDIX A – LOT SET BACK REQUIREMENT

ZONE	DISTRICT	MINIMUM LOT SIZE		MAX LOT COVERAGE	MAX BUILDING HEIGHT	MINIMUM SETBACK (FEET)			
		AREA (Sq. Ft)	FRONT WIDTH (Ft)			(%)	(Ft)	FRONT	REAR
A-1	Agricultural	217,800	50'	N/A	N/A	45'	N/A	N/A	45
R-1A	Res. Con.	35,000	100' (1)	35	45'	35'	30'	10'	35
R-1B	Res. Man.	35,000	125' (1)	35	45'	35'	30'	10'	35
R-1A	Res. Con. w/PW	30,000	100' (1)	35	45'	30'	25'	10'	30
R-1B	Res. Man. w/PW	30,000	125' (1)	35	45'	30'	25'	10'	30
R-1A	Res. Con. w/PW & SS	10,000	80' (1)	35	45'	25'	20'	10'	25
R-1B	Res. Man. w/PW & s/SS	10,000	100' (1)	35	45'	25'	20'	10'	25
R-2	Two Family (Duplex) w/PW & SS	10,000	85' (1)	35	45'	30'	20'	10'	30
R-2	Two Family (Duplex)	30,000	100' (1)	35	45'	35'	25'	10'	35
R-3	Multiple-Family w/PW & w/SS	10,500 (3)	85' (1)	40	45'	30'	25'	15'	30
R-3	Multiple-Family	30,00 (3)	100' (1)	40	45'	30'	25'	15'	30
B-1	Central Business	4,000	20'	100	45'	0	10'	0	0
B-2	Neighborhood Business	12,500	100'	40	45'	40'	25'	12'	40
B-3	Highway Bus. w/PW & SS	20,000	100'	50	45'	50'	50'	25'	50 (2)
B-3	Highway Bus. w/PW	25,000	100'	50	45'	50'	50'	25'	50 (2)
I-1	Light Industrial	43,560	200'	50	45'	100'	50'	25'	100 (2)
I-2	Heavy Industrial	217,800	200'	50	45'	100'	50'	50'	100'
P-1	Public Facilities	N/A	N/A	N/A	N/A	½ R/W	N/A	N/A	N/A

Abbreviations:

Agri. – Agricultural Res. – Residential Con. – Conventional Man. – Manufactured w/PW – with Public Water
w/SS – with Sanitary Sewars ½ R/W – ½ Right-of-way Width

APPENDIX A - LOT SET BACK REQUIREMENT (continued)

Additional Information

1. Lots fronting along a Cul-de-sac or curve shall have a minimum of 50' at the right-of-way line measured along the arc. The minimum distance at the building setback line, as measured along the arc, shall be 75' for R-1A and R-1B, w/PW & w/SS, 80' for R-1A and R-1B w/PW and 85' for R-1A and R-1B.
2. 50' setback required with parking lot of vehicular traffic in area.
3. 7,500 square feet for the first unit and 1,500 square feet for each additional unit with a maximum lot coverage of 35%. Parking space requirements shall be 2 spaces for each unit and 1 van accessible handicap space for every 8 spaces.

Additional Requirements

1. All Zones established as R-1A and R-1B shall have drainage and utilities easements established as follows: 20' along all road frontage, 20' along all rear lines. If the rear line is common with an adjoining lot of the same development, then 10' with the total being 20' for both lots.
2. No buildings or structures may be constructed over the building setback lines without a Variance from the Board of Adjustments.
3. No part of any new tract of land shall be less than the width of the required road frontage.

APPENDIX B – SUBDIVISION ROAD REQUIREMENTS

ROAD SPECIFICATIONS

Developer shall file a plat with the **Road Supervisor and/or Public Works Supervisor** after receiving approval for the subdivision from the Planning Commission. The plat shall include, as a minimum, the following specifications:

1. 40 ft. Right of-Way.
2. Sub-grade shall be cut to hardpan, minimum width of 22 ft.
3. 22 ft. roadway width (including shoulder).
4. 18-ft. width of traveled surface **to be in accordance with the Minimum Layer Thicknesses specified in Section 6.4**
5. Each road shall be ditched, adequate cross drains installed and all banks cut on a 3 to 1 or flatter slope:
 - a. Topsoil removed during excavation shall be placed on banks and barren areas.
 - b. Seeding required for all barren soil areas.
6. The **Road Supervisor and/or Public Works Supervisor** shall inspect the development prior to and during construction as per the agreement.

Note: Planning and Zoning requires a guarantee of two (2) years for the road. New subdivision streets must intersect with government-maintained roads with a minimum **18**-foot paved road surface of proper cross-section.

***The developer/builder/owner is responsible for upgrading roads that lead to their subdivision based on current road requirements including width and depth.**

***The minimum road width for Commercial and Industrial developments is 22'**

APPENDIX C – SUBDIVIDER’S DEVELOPMENT AGREEMENT

ROAD ADOPTION AGREEMENT NOTES

The bond:

Bond(s) made out for the amount to LaRue County Fiscal Court or the City of Hodgenville and the Planning Commission.

The amount:

The amount of the Bond(s) is to be 120% of the total cost of improvements as listed in the Subdivider's Agreement and described in section 6.7 A, of these regulations.

The bond releases:

The Bond(s) will be reduced in steps as the improvements are completed and the appropriate letters from the Road Supervisor **and/or Public Works Supervisor** and the design engineer are forwarded to the Commission as described in section 6.7 A, of these regulations.

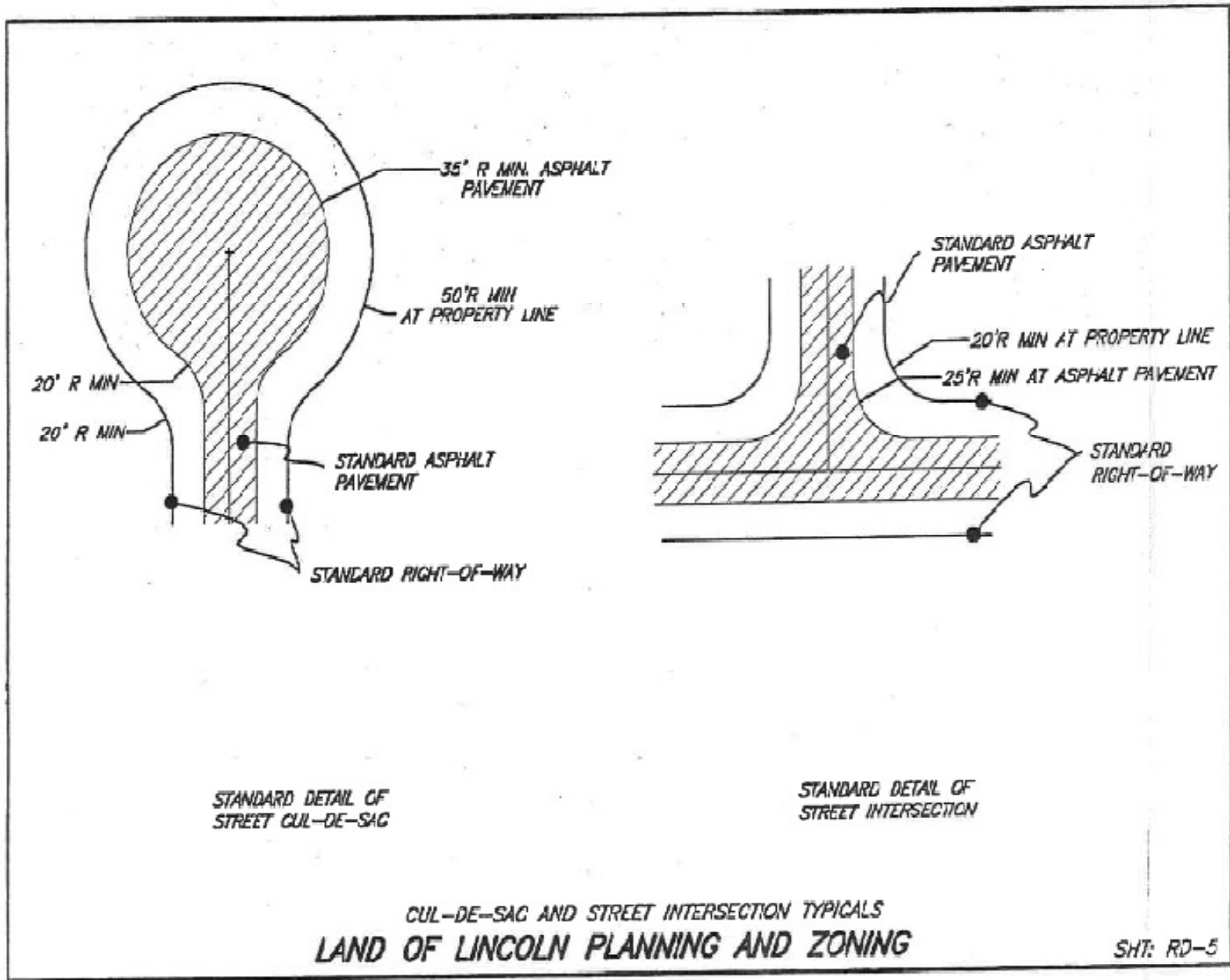
The road specifications:

The road has to be built to the specifications in the Land of Lincoln Zoning Regulations and the LaRue County Road Department or the City of Hodgenville. These specifications are listed under the subdivision requirements below. The **Road Supervisor and/or the Public Works Supervisor** will have to be notified 48 hours prior to: proof rolling of the soil sub-grade, proof rolling of the stone sub-base, placement of the first asphalt **base**, and asphalt **surface**, to assure the final repairs and each step has been properly completed. You also have to submit a drainage plan developed by a licensed engineer.

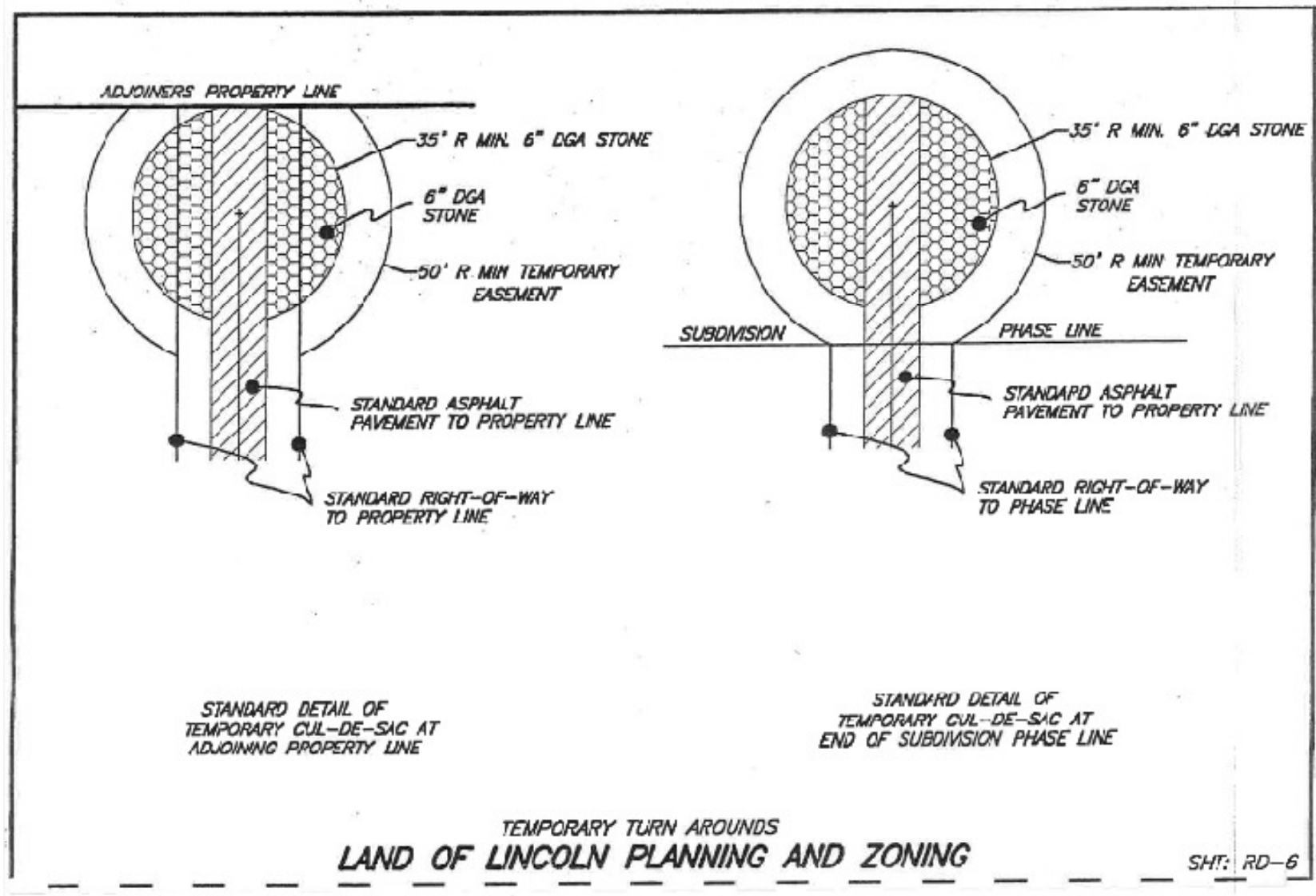
Important notes:

1. You are responsible for snow removal until the County or City accepts the road.
2. You are responsible for the road repairs until the County or City accepts the road.
3. The County or City will erect street signs, but you are responsible for paying for them.
4. The agreement is for county and city roads that are paved. You cannot execute an agreement for a chipseal, gravel or dirt road.

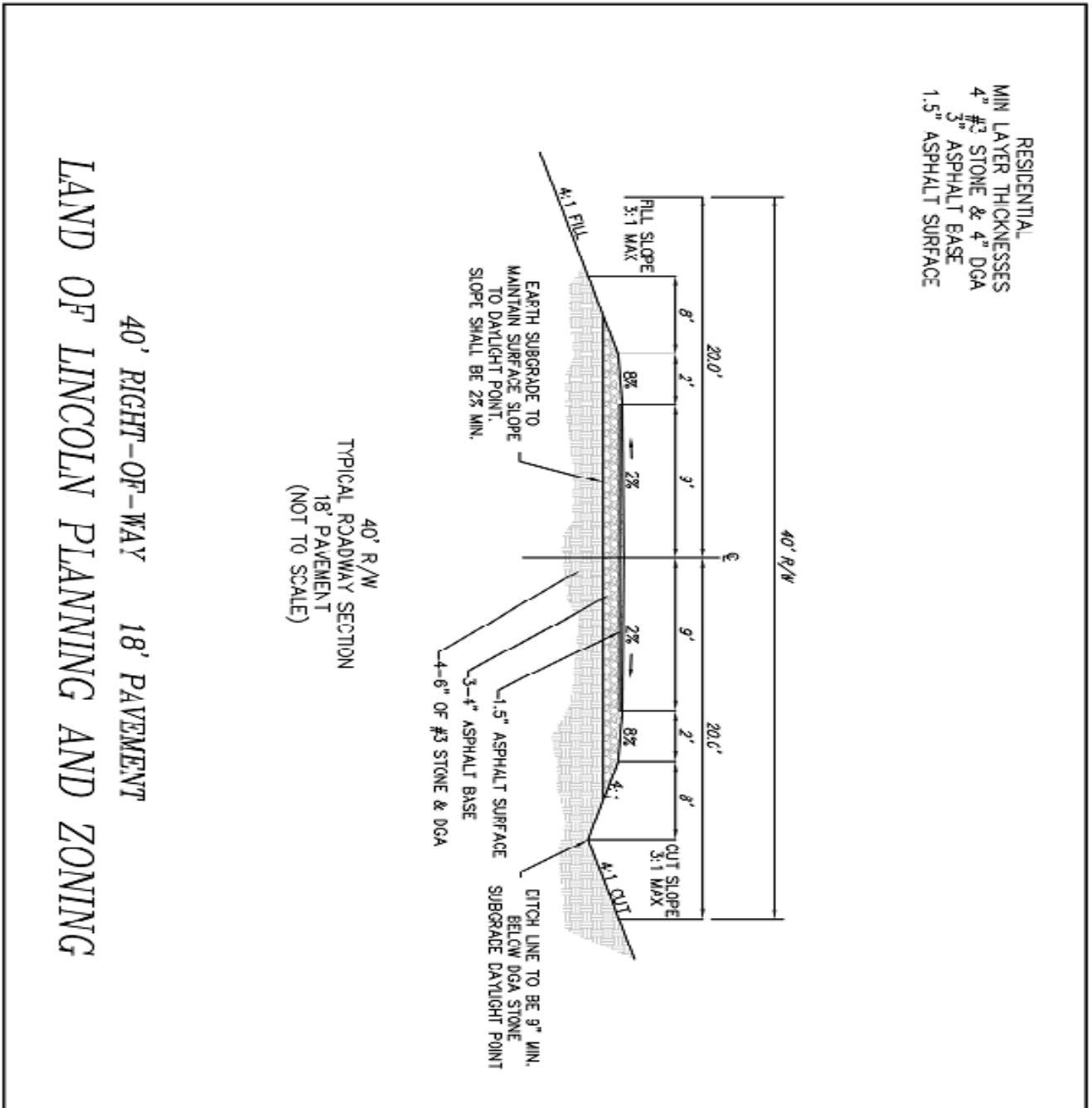
APPENDIX D – STREET CONSTRUCTION INSPECTION CERTIFICATION



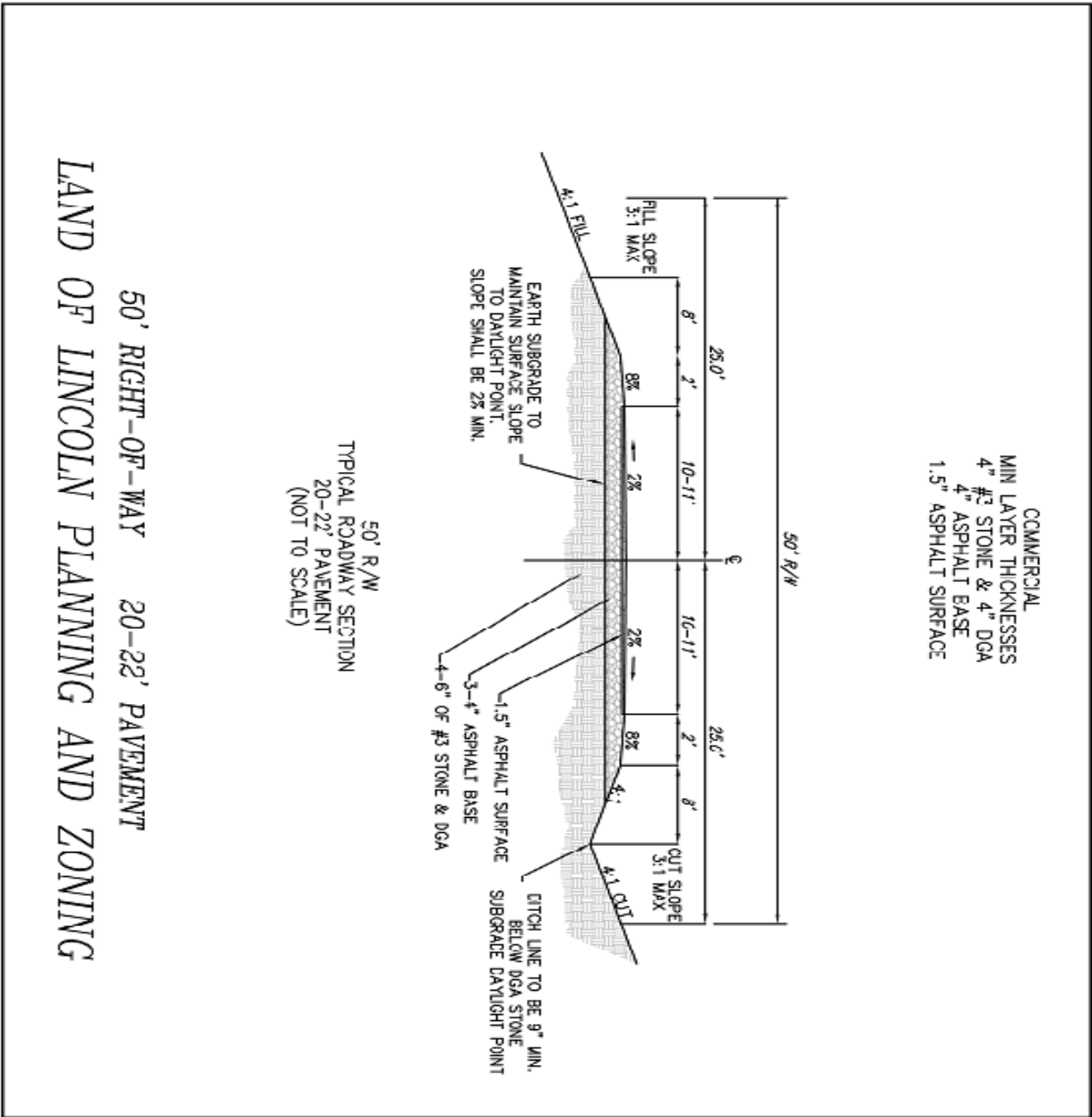
APPENDIX D - STREET CONSTRUCTION INSPECTION CERTIFICATION (continued)



APPENDIX D - STREET CONSTRUCTION INSPECTION CERTIFICATION (continued)



APPENDIX D - STREET CONSTRUCTION INSPECTION CERTIFICATION (continued)



APPENDIX D - STREET CONSTRUCTION INSPECTION CERTIFICATION (continued)

