

SUBDIVISION REGULATIONS

**BULLITT COUNTY
KENTUCKY**

**MOUNT WASHINGTON, LEBANON JUNCTION,
SHEPHERDSVILLE AND HILL VIEW**

BULLITT COUNTY PLANNING COMMISSION

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Authority and Jurisdiction For Subdivision Regulations

These subdivision regulations were adopted under the authority granted by the Kentucky Revised Statutes, Chapter 100, Section 100.273 through 100.307. The Bullitt County Planning Commission which was established in accordance with the Kentucky Revised Statutes, Chapter 100, Section 100.133 through 100.181 has fulfilled the requirements set forth in the applicable section of the Kentucky Revised Statutes as necessary for the adoption of such regulations.

These regulations provide a procedure and minimum standards of design construction by which the Bullitt County Planning Commission can equitably appraise all future proposed plats, for land subdivision plat preparation, review, and approval requirements.

These regulations shall govern all subdivision of land within the boundaries of Bullitt County, Kentucky, hereafter established; provided that if a developer has recorded a subdivision plat prior to March 11, 1983, which is a part of a parcel of land owned by that developer, he shall be permitted to develop remainder of said parcel as a subdivision without complying with these subdivision regulations.

Any owner of land within Bullitt County who hereafter wishes to subdivide such land or a portion thereof shall submit a plat of the proposed subdivision to the Bullitt County Planning Commission according to the requirements set forth in these regulations.

ARTICLE I

TITLE, PURPOSES, INTERPRETATION, AND SEVERABILITY

Section 100 TITLE

These Regulations shall be known, cited and referred to as the Bullitt County Subdivision Regulations.

Section 101 PURPOSES

The Regulations is enacted in order to promote the orderly development of Bullitt County and all cities therein: to improve the present health, safety, convenience and welfare of its citizens and to plan for the future development of the area to the end, that highway systems be carefully planned, that new community centers grow only with adequate highway, utility, health, educational, and recreational facilities: that the needs of agriculture, industry and business be recognized in future growth: that residential areas provide healthy surroundings for family life: and that the growth of the community is commensurate with and promotive of the efficient and economical use of public funds.

Section 102 INTERPRETATION

The provisions of these Regulations shall be held to be minimum requirements to meet the above stated purposes. Where the provisions of these Regulations impose greater restrictions than those of any statute, other ordinance, or regulations, the provisions of these Regulations shall prevail. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than those of these Regulations, the provisions of such statute, ordinance, or regulation shall prevail.

Section 103 SEVERABILITY

The provisions of these Regulations shall be severable, and if any section, clause, sentence, part or provision thereof shall be held to unconstitutional, illegal, or invalid by any court of competent jurisdiction, such decision of the court shall not affect the validity of any of the remaining sections, clauses, sentences, parts or provisions of these Regulations.

Section 104 SUBDIVISION CONTROL

No subdivision of any lot, tract or parcel of land shall be effected, no street, sanitary sewer, storm, water main, or other facilities in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon except in strict accordance with the provisions of these Regulations.

ARTICLE II

DEFINITION OF TERMS

Section 200 GENERAL

Unless a contrary intention clearly appears, the following words and phrases shall have for the purpose of these Regulations the meanings given in the following clauses.

Section 201 EXCLUSIONS

1. For the purposes of these Regulations, words and terms used herein shall be interpreted as follows:
 - (a). Words used in the present tense include the future.
 - (b). The singular includes the plural.
 - (c). The plural includes the singular.
 - (d). The word "person" includes a corporation, unincorporated association, or a partnership as well as the individual.
 - (e). The word "lot" includes the word "plot" or "parcel".
 - (f). The term "shall" is always mandatory.
 - (g). The word "building" includes the word "structure," and shall be construed as if followed by the phrase "or part thereof."
 - (h). The word "Commission" and the words "Planning Commission" always means the Bullitt County Planning Commission.
 - (i). The word "street" means a public way for vehicular traffic, whether designated as a court, boulevard, avenue, cul-de-sac, expressway, highway, lane, and road, or however otherwise designated.
 - (j). The word "city" always means any of the cities operating under the Regulations including all the land area of Bullitt County.
 - (k). The word "watercourse" includes channel, creek, ditch, drain, dry run, spring and stream.

Section 202 SUBDIVISION

"Subdivision" means the division of a parcel of land into three (3) or more lots or parcels for the purpose, whether immediate or future, of sales, 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 the land subdivided; any division or redivision 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 within the meaning of this section.

Section 203 STREETS

1. A right of way dedicated to public use, which affords the principal means of vehicular access to abutting property. A street may be designated as a highway, thoroughfare, parkway, boulevard, street, road, avenue, lane, drive, place, or other appropriate name.
2. Street Types
 - a. Arterial- Highways that are designated or utilized primarily for high vehicular speeds or for heavy volumes of traffic which connect two major arteries.
 - b. Collector- Streets planned to facilitate the collection of traffic from minor streets, and to provide circulation between neighborhood areas providing convenient access to arterial highways.
 - c. Minor- Local streets designed primarily to provide access to abutting properties and to carry limited volumes of traffic.
 - d. Marginal Access- Minor streets, parallel and adjacent to arterial highways and serving to reduce the number of access points to the arterial thereby increasing traffic safety.

Section 204 OTHER TERMS

1. Block: An area bounded by streets.
2. Building Setback Line: The line parallel to the street line at a distance therefrom equal to the depth of the minimum required front yard.
3. Lot: A parcel of land fronting on a street and created by the subdivision of an existing lot or parcel of record.
4. Plat, Final: A complete and exact subdivision plan, prepared for official recording as required by statute, to define property rights, proposed streets, rights-of-way, easements and physical improvements on and in the land.
5. Right-of-Way Line: The dividing line between a street or road and a lot. The right-of-way line is the same as the street line.

6. Subdivider: A person who is the owner, or authorized agent of the owner, of land to be subdivided.
7. Yard, Front: An open space extending across the full width of the lot and lying between the street line at the nearest point of the building.
8. Zoning Ordinance: The Ordinance adopted by the Bullitt County Planning Commission.

ARTICLE III

PROCEDURE

Section 300 INTRODUCTION

The procedures hereinafter specified provide for a procedure for approval of a final plat.

Section 301 DISTRIBUTION OF PROPOSED FINAL PLAT

The Planning Commission Administrator shall submit copies to the interested public agencies and utility companies and invite written comments on the plan and any specific factors regarding the plan from the agency, company, or affected municipality.

Agencies to receive copies:

1. Gas and Electric Companies
2. Health Department
3. Kentucky Department of Transportation
4. Telephone Company
5. Water Company
6. Municipalities, if located in city limits

Section 302 APPROVAL OF FINAL PLAT

A plat of a subdivision within the jurisdiction of the Planning Commission shall not be recorded by the County Clerk unless and until it has first been approved by the Planning Commission. The filing and recording of a plat involving the subdivision of lands covered by these regulations shall be without legal effect unless approved by the Commission: Provided, however, that failure to comply with this Section shall not invalidate or affect the title to any land within the area of such plat: And provided further, that if such plat shall bear the seal of the Commission it shall be presumed to have been approved thereby.

A fee of \$10.00 per lot with a maximum fee of \$500.00 a minimum fee of \$50.00 will be paid prior to the approval of the proposed final plat. The planning Commission Administrator will review the material submitted for conformity to these regulations and negotiations with subdivider on changes deemed advisable and the kind and extent of improvements to be made by him. The Planning Commission Administrator may approve the proposed final plat conditionally and require amendments to the plat before granting full approval. If the subdivider does not submit an acceptable amended plat within ninety (90) days on submission of the original plat, the plat shall be deemed to be disapproved by the Commission.

1. The action of the Commission including any conditions determined shall be noted on two (2) copies of the proposed final plat. One (1) copy of the action, and the plat shall be returned to the Subdivider, and the other retained by the Planning Commission.
2. The Commission will require the proposed plans be reviewed and certified by a registered engineer or land surveyor.
3. Improvements or Guarantee thereof. Before approving any final plat for recording, the Planning Commission shall either require that all facilities specified in Article IV and V hereof shall have been installed in strict accordance with the standards and specifications of the Commission, or that the Commission be assured by means of a proper contract and completion guarantee, as set forth in this section, that the improvements will subsequently be installed by the Subdivider.
4. Agreement to Complete Improvements. In all cases where the necessary grading, paving and other street improvements required herein shall not have been installed prior to final approval in strict accordance with the standards and specifications of the Commission, the Applicant shall enter into a written agreement with the Commission in the manner and form approved by the Commission, wherein Applicant shall agree, to the extent applicable:
 - a. To construct, or cause to be constructed, at his own expense, all streets, bridges, culverts, crosswalks, water systems, drainage facilities, street signs, monuments, and other improvements shown on said subdivision plan, all in strict accordance with standards and appropriate public authority and within the time specified in said Agreement.
 - b. To make provision for qualified county official to inspect aforesaid improvements to assure strict compliance with the City and County standards and specifications.
 - c. The Subdivider shall provide a deed or subdivision covenant for the maintenance of above mentioned improvements through a “maintenance association” of owners in the subdivision or other guarantee until such time as the City or County or other appropriate public authority shall assume maintenance responsibility.
5. Conditional Approval of Final Plats. The Commission may approve a plat for a subdivision in which the improvements and installations have not been completed by the Applicant as required by these regulations provided that the Subdivider enters into the Agreement described heretofore and provides a property bond or agreement as specified in Section 302, Paragraph 4 which shall:

- a. Run to the city in which the subdivision is located or to the county if located outside the corporate limits of a city.
- b. Be in an amount determined by the Commission to be sufficient to complete the improvements and installations in compliance with these Regulations; to reimburse the city or county for reasonable legal, engineering and inspection fees, and to obtain the easements required by Section 405 thereof.
- c. Be with surety satisfactory to the Commission.
- d. Specify the time for the completion of the improvements and installations.

Any funds received from these bonds shall be used by the City or County only for completion of the improvements and installations for which they were provided, and without prior appropriation.

DEDICATION OF IMPROVEMENTS

Section 303 OFFER OF DEDICATION MAY BE NOTED IN RECORD PLAN

Streets and other public improvements shown on a subdivision plan to be recorded may be offered for dedication to the City or an appropriate governmental agency by notation thereof of the plan, or the Subdivider may note on the plan, or the Subdivider may note on the plan if such improvements have not been offered for dedication to the City or an appropriate governmental agency.

ARTICLE IV

DESIGN STANDARDS

Section 400 LOCATION AND ARRANGEMENT OF STREETS

1. The arrangement, character, extent, width, grade and location of all streets shall conform to the street design standards in Section 402 as adopted or amended, and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed uses of the land to be served by such streets.
2. Local streets shall be so laid out that their use by through traffic will be discouraged.
3. Dead-end streets (cul-de-sac), designed to be so permanently, shall be provided at the closed end with a turnaround having an outside roadway diameter of at least seventy (70) feet and a street right-of-way diameter of at least one hundred (100) feet so the Planning Commission may approved an alternate design such as a "T" or "Y" background. Such streets shall be not be longer that 1000 feet measured from its intersecting R.O.W. line to the outer edge of the turnaround except where topographical or other conditions make this limitation impractical. A suitable turnaround may be required by the Planning Commission when a street is temporarily dead-ended over 150 feet from its nearest intersection.

Section 401 STREET INTERSECTIONS

1. Street jogs with centerline offsets of less than one hundred and fifty (150) feet shall be avoided when practicable.
2. Streets shall be laid out to intersect at right angles wherever possible and in no case shall they intersect with any other street at less than 75°.
3. Right-of-way lines at street intersections shall be rounded with a radius of twenty-five (25) feet, or of a greater radius where the Planning Commission may permit comparable cutoffs or chords in place of rounded corners.
4. No cross intersections of centerlines of other than minor, marginal access, or cul-de-sac streets shall be closer than 800 feet apart, unless the Commission deems otherwise.
5. Multiple intersections involving the junction of more than two streets shall be avoided.

6. Grades at intersections shall be in conformance with Section 402, following.
7. Proper sight lines shall be maintained at all intersections of streets. Measured from the intersecting street lines, these shall be a clear sight triangle from the point of intersection indicated on the plan and maintained free and clear of shrubs, structures, signs and other visual obstructions.
8. The intersection should be designed and graded to allow for proper drainage.

Section 402 STREET WIDTHS AND BUILDING SETBACK LINES

1. Half streets or one-way streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these Regulations. If circumstances render this impracticable, adequate provision for the concurrent dedication of the remaining half of the street shall be furnished by the Subdivider. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
2. Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way width of the new section shall be dedicated to conform to the standards established in Section 402.
3. Grades of streets shall conform as closely as possible to the original topography and shall be designed to produce usable lots and reasonable grades.
4. Grades of streets shall be arranged to obtain as many building sites as possible at or above the grade of the street(s) abutting the building.
5. A centerline street profile of all proposed streets to include proposed drains and complying with the design standards of Section 402 shall be submitted to the Planning Commission Administrator.

Section 402

STREET DESIGN STANDARDS

	<u>Arterial</u>	<u>Collector & Secondary</u>	<u>Minor</u>	<u>Marginal Access</u>	<u>Cul-de-Sac</u>
<u>Street Classification</u>					
Minimum width of right-of-way:	60 feet	50 feet	50 feet	50 feet	100 feet
Minimum width of pavement:	32 feet	20' width 2' shoulder	20' width 2' shoulder	20' width 2' shoulder	70' width 2' shoulder
Minimum radius of horizontal curves:	400 feet	100 feet except for street intersection corners	100 feet except for street intersection corners	-----	-----
Minimum length of vertical curves as measured from center line of right-of-way	200 feet, but not less than 50 feet for each 1% algebraic difference of grade	100 feet, but not less than 25 feet for crest curve and 35 feet for sag curve for each 1% algebraic difference of grade	100 feet, but not less than 25 feet for crest curve and 35 feet for sag curve for each 1% algebraic difference of grade	80 feet	70 feet
Minimum length of tangents between reverse curves:	300 feet	100 feet except when excessive grades may be reduced to reasonable grades by shortening tangent	100 feet except when excessive grades may be reduced to reasonable grades by shortening tangent	50 feet	50 feet
Minimum allowable grade:	5%	7%	12% *	12% *	12% *
Minimum grade for drainage:	0.5%	0.5%	0.5%	0.5%	0.5%
Minimum site distance:	over 300 feet as specific case requires	300 feet	100 feet	80 feet	80 feet

*Grades greater than 12% will be permitted by the Planning Commission if recommended by Design Engineer.

Section 403 STREET NAMES

Subdivision streets shall be identified by proposed names. In case of proposed streets which are clearly aligned with existing streets, these new streets shall bear the name of the existing street. In no case shall they be duplicated.

Section 404 ALLEYS

1. Alleys shall be provided in commercial and industrial districts, except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.
2. The width of any alley shall not be less than twenty (20) feet. With minimum pavement of 18 feet.
3. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the dead-end.

Section 405 BLOCKS

The lengths, widths, and shapes of blocks shall be determined with due regard to:

- e. Provisions of adequate building sites suitable to the special needs of the type of use contemplated.
- f. Zoning requirements as to lot sizes and dimensions.
- g. Needs for convenient access, circulation, control, and safety of street traffic.
- h. Limitations and opportunities of topography.

Section 406 LOTS

1. Lot dimensions shall conform to the requirement of the Zoning Ordinance.
2. Every subdivided lot shall have adequate direct access to a public street.
3. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
4. Side lot lines shall be substantially at right angles or radial to street lines.

5. The size, depth, and width of parcels laid out or reserved for non-residential use shall be in conformance with all the provisions of the Zoning Ordinance.

Section 407 STORM DRAINAGE

1. Drainage facilities shall be provided:
 - a. To permit unimpeded flow of natural watercourses; and
 - b. To ensure adequate drainage of all points along the line of streets.
2. Inlets and manhole covers and frames shall conform to Kentucky Department of Transportation standards.
3. Bridges and culverts shall have ample waterway and be designed to carry expected flows.

Section 408 LAND SUBJECT TO FLOODING

1. Where land is located in the flood plain, such area shall be clearly marked.
2. Where a sufficient portion of a lot is above the 100 year flood plain to allow construction of a residential structure above the 100 year flood plain, then a structure can be built.

Section 409 REQUIREMENTS FOR UTILITIES

The subdivider is required to provide water, electric, and telephone utilities, in and to the proposed subdivision where possible.

**ARTICLE V
REQUIRED IMPROVEMENTS**

Section 500 PURPOSE

1. The purpose of this article is:
 - a. to establish and define the public improvements which will be required to be constructed by the subdivider as conditions for final plat approval; and
 - b. to establish procedures for assuring compliance to these requirements.

2. Every Subdivider shall be required to install the public and other improvements listed in Sections 502 through 506 in accordance with the public intent and the conditions and specifications noted.

Section 501 RESPONSIBILITY FOR SUBDIVISION PLANS

It shall be the responsibility of the Owner of every proposed subdivision, to have prepared by a registered engineer or registered land surveyor, a set of subdivision plans consisting of street centerline profiles and proposed drainage.

Section 502 MONUMENTS AND PINS

1. Concrete monuments at least thirty-six (36”) inches in length and four (4”) inches in diameter or four (4”) inches square shall be set at least at the point of beginning as shown on the plat.

2. Iron pin or iron pipe monuments not less that one-half inch in diameter and not less that twenty-four (24”) inches in length shall be set at all lot corners.

Section 503 STREET REQUIREMENTS

1. Grading: All streets, roads and alleys shall be graded by the subdivider so that pavements can be constructed to the required subdivision plans. In the case of electric transmission lines, the clearance from the pavement to the nearest conductor shall meet the requirements of the National Electrical Safety Code.

Section 503 Cont.

Preparation: Before grading is stated, the entire right-of-way area shall be first cleared of all roots, brush, objectionable materials, all trees not intended for preservation and stumps under paved material unless adequate fill can be obtained. Such objectionable matter, as well as similar matter from cuts shall be removed from the right-of-way and disposed of in such a manner that it will not become incorporated in any fills or be an obstacle in the way of drainage. Any fill material shall be free from trash and unwanted foreign objects and be properly compacted.

2. The Subdivider shall provide for the complete construction of streets. Where streets are proposed to be dedicated to the County or City, that government is not required to accept said street until it has been inspected by a qualified City/County Road Supervisor and approved.
3. Pavement: All streets shall have a concrete or asphalt type pavement with no loose aggregate. Pavement width shall conform with the dimension and data related to the street classification as described in Section 402. The pavement specifications shall be designed to carry the expected traffic loads and shall meet the following minimum standards— 2” compacted asphalt and 6” base of 6” concrete street. All subdivisions with lots having less than five (5) acres must be paved with the aforementioned asphalt or concrete standard; all other streets to have a minimum of six (6) inch stone base.

Section 504 STORM AND SURFACE DRAINAGE

All drainage facilities shall be installed and the land graded for adequate drainage as shown on the approved final plan, and Subdivision plan

Section 505 WATER

All water mains and lines shall conform to the appropriate utility system.

Section 506 STREET SIGNS

Street name signs shall be erected at all street intersections in all subdivisions.

**ARTICLE VI
PLATS AND DATA**

Section 600 GENERAL SUBDIVISION INFORMATION

General subdivision information shall describe or outline the existing conditions of the site and the proposed developments as necessary to supplement the drawings required below. This information may include data on existing covenants, land characteristics, and available community facilities and utilities; and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, business areas, protective covenants and proposed utilities and street improvements.

Section 601 FINAL PLAT

1. The final plat shall be drawn in ink on tracing cloth or equally durable material that is twenty-four by thirty-six (24x36) inches and be at a scale of one hundred (100) feet to the inch. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections. Primary control points, approved by the engineer, or descriptions and “ties” to such control points, to which all dimensions, angles, bearing, and similar data on the plat shall be referred as set forth in Section 502. The final plat shall show the following.
 - a. Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way and property lines of residential lots and other sites; with dimensions in feet and hundredths of a foot, bearing of deflection angles, and raddi, arcs, and central angles of all curves.
 - b. Name and right-of-way width of each street or other right-of-way.
 - c. Location, dimensions and purpose of any easements.
 - d. Number to identify each lot or site
 - e. Purpose for which sites, other than residential lots, are dedicated or reserved.
 - f. Minimum building setback line on all lots and other sites.

Section 601 cont.

- g. Location and description of monuments as devoted in Section 502.
- h. Names of record owners of adjoining unplatted land.
- i. Reference to previously recorded subdivision plats of the same subdivision by record name, date, and number.
- j. Certification by surveyor or engineer certifying to accuracy of survey and plat.
- k. Name and address of the owner; certification of title showing that the applicant is the land owner or his authorized agent.
- l. Plat by owner dedicating streets, right-of-way and any sites for public use.
- m. Notation stating title, acreage, number of lots, north point, and date.
- n. Signature blocks for:
 - 1. Certification of engineer, Form A
 - 2. The Planning and Zoning Administrator or Chairman of the Planning Commission.
 - 3. Statement of available water service.
 - 4. Easement Acceptance, Form B.
- o. Vicinity Map. A vicinity map shall be prepared at a scale of two-thousand (2,000) feet to the inch, indicating the relationship of the proposed subdivision to existing facilities which serve it, such as roads. Such a sketch may be shown on a U.S.G. S. map of the area and shall be placed in the upper right hand corner.
- p. Final Subdivision Plat check list to be submitted. (Form in Appendix B)

A certificate by the developers engineer certifying that a Subdivider has complied with a, b, or c of the following:

- a. All improvements have been installed in accord with the requirements of these regulations, or
- b. An Agreement as drawn by the Planning Commission Attorney has been executed as stated in Section 302.
- c. The Subdivider shall provide a deed or subdivision covenant for the maintenance of above mentioned improvements through a “Maintenance Association” of owners in the subdivision.

ARTICLE VII

VARIANCES AND PENALTIES

Section 700 HARDSHIP

If it is found by the Planning Commission that strict enforcement of these regulations would create an undue hardship because of the extraordinary or unique physical conditions that exist on the property to be subdivided, and which are not found usually within the area or jurisdiction of these Subdivision Regulations; any variance shall be to the extent necessary to provide relief for the undue hardship. Financial disadvantage to the property owner shall not be sole proof of hardship within the purpose of these regulations.

Section 701 CONDITIONS

In granting variances and modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

Section 702 ENFORCEMENT AND PENALTIES FOR VIOLATIONS

ENFORCEMENT

1. No plat or plan of a subdivision of land located within the jurisdiction of the Planning Commission shall be admitted to the records of county or received or recorded by the County Clerk until said plat has received final approval in writing on the final plat by the Planning Commission or the Administrative Official as provided in the Kentucky Revised Statutes, Chapter 100.277.
2. If any section, clause, paragraph, provision, or portion of these Regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision, or portion of these regulations.

PENALTIES

1. Any person or entity who violates any of the provisions of KRS 100.201 through 100.347 and 100.991 (2) or any of the regulations adopted pursuant hereunder for which no other penalty is provided, shall upon conviction be fined not less than ten (10) but no more than five hundred dollars (\$500.00) for each conviction. Each day of violation shall constitute a separate offence.

Section 703

CONFLICT WITH OTHER LAWS

Wherever the regulations made under authority of this article required higher standards than are required in any other statute or local ordinance or regulation, the provisions of the regulations made under authority of this article shall govern. Whenever the provisions of any other statute or local ordinance or regulation impose other higher standards than are required by the regulations of this ordinance, the provisions of such statute or local ordinance or regulation shall govern.

Section 704

GENERAL REPEALER

All acts or parts of acts inconsistent with the provisions of this act are, to the extent of their inconsistency, repealed.

APPENDIX A

A. Form "A" (on final subdivision plat)

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy established by the Kentucky State Board of Registration For Professional Engineers and Land Surveyors for subdivisions and that the monuments have been placed as shown hereon to the specifications.

_____ (date) _____, 200__

(signature of registered engineer or surveyor)

APPENDIX B
FINAL SUBDIVISION PLAT CHECK LIST
(to be filed with the Planning Commission Minutes)

Name of Subdivision _____
Name of Major Subdivision, Date of Approval of Final –Plan _____
Name of Minor Subdivision, _____ Fee _____
Location _____
Owner(s) _____
Address _____ Tel. _____
Engineer or Surveyor _____
Address _____ Tel. _____
Date Submitted _____
Meeting Date _____

INFORMATION & DOCUMENTATION CHECK LIST

- _____ Construction of Improvements Completed or Security Posted
- _____ Fee Paid
- _____ Certificate of Ownership and Dedication
- _____ Certificate of Accuracy
- _____ Statement of Available Water Services
- _____ Original Plat and Six Copies Submitted
- _____ Approved Drawing Size of 24"x36"
- _____ Maps at Scale of 1" = 100' or Larger
- _____ Name of Subdivision on Plat
- _____ Name and Address of Owner(s) on Plat
- _____ Name and Seal of Engineer or Surveyor on Plat
- _____ Acreage of Tract for Subdivision
- _____ Date
- _____ Graphic Scale
- _____ North Point
- _____ Boundary Lines and Dimensions
- _____ Lot Lines and Dimensions
- _____ Setback Lines
- _____ Bearing and Radii of Curves
- _____ Name of Streets
- _____ Lot Numbers and House Numbers if Available
- _____ Names of Adjoining Property Owner (s)
- _____ Protective Covenants
- _____ Identification of Monuments
- _____ Street Right-of-Ways and Dimensions

Approval Given _____
Refused, and Grounds for Refusal _____
Any Requested Variances Granted Subject to Approval by Zoning Board of Adjustments _____
Zoning Board of Adjustments Approval Received _____
Date of Action of Planning Commission _____
Planning Commission Administrator or Chairman of Planning Commission _____

APPENDIX C

ADOPTION, AMENDMENT, AND EFFECTIVE DATE

1. Before adoption of these Subdivision Regulations or any amendments thereto, a public hearing shall be held by the Planning Commission. A public notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the city and county in accordance with the Kentucky Revised Statutes.
2. The Commission shall transmit its recommendation to the legislative bodies of Bullitt County and of the cities of Lebanon Junction, Mount Washington, Shepherdsville and Hillview.
3. These Subdivision Regulations shall take effect and be in force immediately upon their adoption by the legislative bodies and publication of a notice of such adoption.
4. Approved copies of these regulations will be available for a fee of \$15.00.

ADOPTED BY:

Bullitt County
_____, 200_____

County Judge

Attest: County Clerk

Lebanon Junction
_____, 200_____

Mayor

Attest: City Clerk

Mount Washington _____
Mayor
_____, 200_____

Attest: City Clerk

Shepherdsville _____
Mayor
_____, 200_____

Attest: City Clerk

Hillview _____
Mayor
_____, 200_____

Attest: City Clerk

**AMENDMENTS TO SUBDIVISION REGULATIONS
OF BULLITT COUNTY, KENTUCKY**

Authority and Jurisdiction for Subdivision Regulations (Page 1)

These regulations shall govern all subdivision of land within the boundaries of Bullitt County, Kentucky, hereafter established; provided that the developer has recorded a subdivision plat of lots in the Bullitt County Clerk's Office prior to March 11, 1983, he, his assigns and successors, shall be permitted to develop the remainder of said parcel as subdivision regulations. The recording of a subdivision plat of lots, on or before March 11, 1983, for one or more sections of a development purchased prior to March 11, 1983, will remove any remaining unrecorded section(s) of that development from under the purview of these regulations.

Section 302

3. Improvements or Guarantee Thereof. Before approving any final plat for recording, the Planning Commission shall either require that all facilities specified in Article IV and V hereof shall have been installed in strict accordance with the standards and specifications of the Commission, or that the Commission be assured by means of a proper contract and completion guarantee, as set forth in the section, that the improvements will be installed by the Subdivider no later than three (3) years after approval of the final plat.

APPENDIX D

ADOPTION, AMENDMENT, AND EFFECTIVE DATE

1. Before adoption of these Subdivision Regulations or any amendments thereto, a public hearing shall be held by the Planning Commission. A public notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the city and county in accordance with the Kentucky Revised Statutes.
2. The Commission shall transmit its recommendations to the legislative bodies of Bullitt County and of the cities of Lebanon Junction, Mount Washington, Shepherdsville, and Hillview.
3. These Subdivision Regulations shall take effect and be in force immediately upon their adoption by the legislative bodies and publication of a notice of such adoption.
4. Approved copies of these regulations will be available for a fee of \$15.

ADOPTED BY:

Bullitt County

Mount Washington

Mayor

April 1, 19 83

_____, 19 _____

Carol J. Haley, J.
County Judge

Attest: City Clerk

Attest: County Clerk

Shepherdsville

Mayor

Lebanon Junction

_____, 19 _____

_____, 19 _____

Attest: City Clerk

Mayor

Hillview

Mayor

Attest: City Clerk

_____, 19 _____

Attest: City Clerk