

ARTICLE II
CLASSIFICATION OF SUBDIVISIONS
&
PUBLIC FACILITY GENERAL STANDARDS

200 CLASSIFICATION OF SUBDIVISIONS

The Planning Commission, its Director or designee shall classify all proposed subdivisions as either a "Subdivision," "Non-Conforming Lot of Record", or "Farm Plat" as set forth in these regulations.

200.1 SUBDIVISIONS - Before any owner or his agent contracts for the sale of or offers to sell any land or lot within a proposed subdivision, he shall apply in writing to the Planning Commission for the approval of said subdivision. The application for subdivision shall be accompanied by the necessary prints, maps, and information prepared in accordance with these Subdivision Regulations. Such fees as are established by the Planning Commission shall also accompany the application. Further, no sale of such subdivided land shall be completed until the Final Plat of said Subdivision shall have been accepted and approved by the Planning Commission or its designee and shall have been recorded in the Woodford County Clerk's office. The division of agriculturally zoned land in parcels of more than thirty (30) acres not involving a new street or easement of access shall not require Planning Commission approval. The platting of agricultural tracts of at least thirty (30) acres is voluntary.

200.2 NON-CONFORMING LOTS OF RECORD - The Planning Commission is vested with the authority to approve the recordation of non-conforming lots of record for information purposes only and under the following conditions:

- A. The recordation of a plat under this section shall in no manner alter the legal status of a Non-Conforming Lot of Record; following recordation of a plat under this section a Non-Conforming Lot of Record contained thereon shall remain a non-conforming lot of record for all purposes.
- B. No additional development of the property described in the plats recorded in this section shall be allowed except as set forth in the Zoning Ordinance.
- C. No plat shall be approved under this section, which reduces in area or width any non-conforming lot of record.
- D. All plats to be recorded under this section shall contain the following statement conspicuously placed thereon:

NON-CONFORMING LOT NOTICE

"This Plat is being filed for informational purposes only; and the non-conforming status of the lots shown thereon are not altered. No additional development of this property shall be allowed except as set forth in Article 8 (Non-Conforming Lots), in the Zoning Ordinance as of the date of this recording."

200.3 FARM PLATS - The owner of property consisting of at least thirty (30) acres that is zoned agriculture may voluntarily request the recordation of a plat of the property for information and financing purposes. Procedures for the filing of Farm Plats will be in accordance with these Subdivision Regulations. All Plats to be recorded under this section shall contain the following statement conspicuously placed thereon:

FARM PLAT NOTICE

"This Plat is being filed for informational purposes only. The Planning Commission has reviewed this Plat solely to determine that the property is currently zoned agricultural and contains a minimum of thirty (30) acres. All other information contained on this plat is the sole responsibility of the surveyor."

210 GENERAL REQUIREMENTS

Minimum improvements and construction standards required for all subdivisions shall be as set forth in these regulations and in the applicable design standards of other public agencies.

210.1 REQUIRED IMPROVEMENTS

- A. **MONUMENTS AND MARKERS** - Monuments shall be set in accordance with the Standards of Practice for Professional Land Surveyors in Kentucky (201 KAR 18:150).
- B. **Public and Private Utilities** - The Planning Commission may accept assurance from each public and private utility company whose facilities are proposed to be installed. Such assurance may be in the form of a letter addressed to the Planning Commission stating that such public utility company will make the necessary installations for furnishing its services within a specified time or may be in the form of a signature of approval on a plat. The Planning Commission shall require placing electric, telephone and cable lines underground in new subdivisions unless unnecessary hardship can be demonstrated. Utility companies may require overhead facilities for feeder circuits and tree lines.

C. WATER SUPPLY

1. All subdivisions within the Urban Service Boundary of Versailles or Midway shall be connected to the public water system. The subdivision shall be provided with a complete water distribution system, including a connection for each lot and appropriately spaced fire hydrants. The developer shall provide a water distribution system adequate to serve the proposed subdivision. The water mains shall be of adequate size and quality and designed in accordance with applicable Utility requirements. The construction plans shall show proposed water mains adequately sized in accordance with the specifications of the serving utility. Details of construction material and methods shall be provided. Such system shall be approved by the Energy and Environment Cabinet, Division of Water in accordance with the rules and regulations of the Division.
2. In areas outside the Urban Service Boundaries all subdivisions shall be connected to a public water system. The subdivision shall be provided with a complete water distribution system, including a connection for each lot and appropriately spaced fire hydrants. Where public water supply is not available within a reasonable distance an alternate water supply, approved by the water provider and the Woodford County Health Department is required. Reasonable distance shall be determined by the water provider and the Woodford County Health Department.
3. Fire Protection and Hydrant Spacing - Fire protection, the placement of hydrants and their spacing shall meet current City of Versailles or City of Midway regulations and recommendations. In all other areas of Woodford County, fire hydrants shall be required to be installed in all new platted subdivisions and shall be spaced not further than 1,000 feet apart as measured over hard-surface roads. All lots shown on the Preliminary Plat shall be within 1,000 feet of a fire hydrant. Fire hydrants shall be installed no further than 10 feet from a permanent all-weather road. At the time of the filing of any application for a subdivision plat, the Fire Protection and Hydrant Spacing requirements for Agricultural, Rural Residential or Small Community districts in the Woodford County unincorporated area may be waived by the Woodford County Fire Department and the applicable Water District Director or their designee.

D. SANITARY SEWER SYSTEM

1. All subdivisions within the Urban Service Boundary of Versailles or Midway shall be connected to a public sanitary sewer system. The subdivision shall be provided with a complete sanitary sewer collection system, including a connection for each lot and appropriately space manholes. Such system shall be approved by the Energy and Environment Cabinet, Division of Water in accordance with the rules and regulations of the Division.

2. In areas outside the Urban Service Boundaries where a public sanitary sewer system is not available within a reasonable distance an on-site sewage disposal system shall be required with approval by the Woodford County Health Department. Reasonable distance shall be determined by the public sewer provider and the Woodford County Health Department.
3. Where there is a plan for extending a public sanitary sewer system into an area that is being subdivided, and it is reasonably expected that the area will be served by the public system within a period of ten (10) years, capped sewers shall be installed to adequately serve all lots in the proposed subdivision.

E. STORM DRAINAGE

1. All storm runoff shall be collected and conducted to a point of discharge in a positive and suitable manner. Storm sewers, culverts, and related installations shall be provided where necessary to:
 - a. Permit unimpeded flow of natural watercourses;
 - b. Insure adequate drainage of all low points along streets; and
 - c. Intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained.
2. In determining the proper drainage of any subdivision, the Planning Commission, upon recommendation of the City or County Engineer shall take into consideration and, if possible, make provisions for, future problems which may arise, and shall not be restricted in imposing conditions or regulations respecting drainage problems to the particular subdivision under consideration.
3. The subdivider shall provide for the construction of all necessary structures and storm drainage facilities required beyond the immediate boundary of the subdivision in order to conduct runoff to acceptable point of disposal.

- F. PUBLIC STREETS AND ROADS** - The Planning Commission is responsible for assuring that street development conforms to the standards contained in this document, including any amendments, additions, and changes thereto, and in conformity to street or highway plans officially adopted by the applicable jurisdictions. Proposed streets shall be considered in their relationship to existing and planned streets, to topographical and drainage conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

- H. UTILITY EASEMENTS** - Easements shall be provided for utilities wherever necessary.