



CALVERT CITY

CITY HALL

TABLE OF CONTENTS

ARTICLE 1. GENERAL PROVISIONS	3
1.1 GENERAL APPLICABILITY	3
1.2 POLICY.....	3
1.3 PURPOSES	3
1.4 AUTHORITY.....	4
1.5 JURISDICTION.....	5
1.6 INTERPRETATION, CONFLICT, AND SEPARABILITY	5
1.7 SAVING PROVISION.....	6
1.8 RESERVATIONS AND REPEALS	7
1.9 RESUBDIVISION OF LAND	7
1.10 DEFINITION OF SUBDIVISION.....	7
1.11 ENFORCEMENT, VIOLATIONS, AND PENALTIES	8
1.12 SCHEDULE OF FEES.....	8
ARTICLE 2. DEFINITIONS.....	10
2.1 USAGE	10
2.2 WORDS AND TERMS DEFINED	10
ARTICLE 3. PROCEDURES AND REQUIREMENTS FOR MINOR SUBDIVISION PLAT APPROVAL.....	15
3.1 DEFINITION OF MINOR PLAT.....	15
3.2 AUTHORITY TO WAIVE FORMAL PLAT REVIEW PROCEDURES	15
3.3 PROCEDURE FOR SUBMISSION OF MINOR SUBDIVISION PLATS.....	16
3.4 CONTENT AND FORMAT OF MINOR SUBDIVISION AND RESUBDIVISION PLAT MATERIAL	17
ARTICLE 4. PROCEDURES AND REQUIREMENTS FOR MAJOR SUBDIVISIONS.....	22
4.1 DEFINITION OF MAJOR SUBDIVISION.....	22
4.2 GENERAL PROCEDURE.....	22
4.3 PRE-APPLICATION CONFERENCE	22
4.4 MASTER PLAN PROCEDURE.....	23
4.5 PRELIMINARY PLAT PROCEDURE.....	26
4.6 PROCEDURE FOR FINAL SUBDIVISION PLATS.....	33
ARTICLE 5. STREETS.....	43
5.1 CONFORMITY TO THE TRANSPORTATION MAP	43
5.2 CLASSIFICATION OF STREETS	43
5.3 STREET EXTENSIONS	43
5.4 DEDICATION OF RIGHT-OF-WAY FOR NEW STREETS	44
5.5 DEDICATION OF RIGHT-OF-WAY FOR EXISTING STREETS	44
5.6 INTERSECTIONS.....	45
5.7 BLOCKS	46
5.8 ACCESS TO ARTERIALS.....	46
5.9 CURVES IN STREETS - HORIZONTAL AND VERTICAL.....	46

5.10	STREET GRADES AND ELEVATIONS	47
5.11	REQUIRED PROVISIONS ON MINOR STREETS	48
5.12	DEAD-END STREETS (CUL-DE-SACS)	48
5.13	STREET SPECIFICATIONS	48
5.14	STREET NAMES	50
5.15	DEDICATIONS OF PUBLIC PROPERTIES	51
5.16	ALLEYS.....	51
5.17	LOT FRONTAGE ON PUBLIC ROAD	51
ARTICLE 6. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN.....		52
6.1	MONUMENTS	52
6.2	WATER BODIES AND WATERCOURSES	52
6.3	BUFFERING OF RAILROADS AND LIMITED ACCESS HIGHWAYS	52
6.4	DRAINAGE AND STORM SEWERS	52

ARTICLE 1. GENERAL PROVISIONS

1.1 GENERAL APPLICABILITY

These regulations hereafter shall be known, cited and referred to as the Subdivision Regulations of Calvert City, Kentucky. All persons, firms, partnerships, corporations, limited liability companies or other entities (hereinafter sometimes cumulatively referred to as "persons") laying out, subdividing, or platting lands within the City of Calvert City (herein sometimes referred to as "City") shall comply with the following rules and regulations governing the subdivision of land (as amended from time to time and as they may exist at such time as subdivision is proposed). No person or his agent shall subdivide any land, before securing the approval of the Planning Commission, pursuant to these regulations, as they may be amended from time to time.

1.2 POLICY

- A. It is the policy of the Calvert City Planning Commission, hereinafter referred to as "Planning Commission", to consider the subdivision of land as subject to the control of the City for the orderly, planned, efficient, and economical development of the City.
- B. The existing and proposed public improvements shall conform and be properly related to the design shown in the Calvert City Comprehensive Plan and all other related plans adopted by the City. It is intended that these regulations supplement and facilitate the enforcement of the provisions and standards contained in the Zoning Ordinance (as amended from time to time), and any other ordinances or plans enacted by the City.

1.3 PURPOSES

Such regulations are adopted for the following reasons:

- A. To promote public health, safety, and general welfare of the City.
- B. To guide future growth and development of the City in accordance with it's Comprehensive Plan.
- C. To promote adequate light, air and privacy.
- D. To promote safety from fire, flood, and other danger and to discourage overcrowding of land and undue congestion of population.
- E. To promote protection of the character and socio-economic stability of all parts of the City while encouraging its development.
- F. To promote the most beneficial relationship between the uses of land and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in streets and highways, and conflicts with pedestrian traffic.
- G. To establish reasonable standards of design and procedures for subdivisions, and/or resubdivisions, in order to further the orderly layout and use of land.
- H. To facilitate prudent planning that will reasonably assure public facilities will be available and will be of sufficient capacity to serve the proposed subdivision.
- I. To discourage the pollution of air and surface waters; to provide for adequate drainage; to encourage the prudent use and management of natural resources throughout the City in order to preserve the integrity, stability, and beauty of the community and the value of the land.
- J. To provide for open spaces through efficient design and layout of land, including the pursuit of proper density of land and development as established in the Zoning Ordinance.

1.4 AUTHORITY

By authority of the Planning Commission of Calvert City (hereinafter referred to as "Planning Commission") adopted pursuant to the powers

and jurisdictions vested through KRS Chapter 100 and other applicable laws, statutes, ordinances and regulations of the Commonwealth of Kentucky, the Planning Commission does hereby exercise all power and authority to regulate the development of subdivision within its corporate limits, granted pursuant to any applicable statute and/or law (except as expressly limited herein) including but not limited to the power and authority to conditionally approve, postpone, approve, disapprove and revoke plats for the subdivision of land within the jurisdictional limits of the City of Calvert City.

1.5 JURISDICTION

- A. These subdivision regulations shall apply to all subdivision of land, as defined herein, located within the jurisdictional limits of the City of Calvert City.
- B. Except as provided in Article 3 of these regulations, no land shall be subdivided within the limits of the City until:
 - 1. The subdivider, or his agent, shall submit a preliminary plat and final plat of the parcel proposed for division to the Planning Commission in accordance with these regulations.
 - 2. Obtain approval from the Planning Commission of the plats required by these regulations and;
 - 3. The approved final plat is filed with the County Clerk of Marshall County.

1.6 INTERPRETATION, CONFLICT, AND SEPARABILITY

- A. In interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.
- B. Conflict with Public and Private Provisions

1. Public Provisions. These regulations are not intended to interfere with, abolish, or amend any other ordinance, rule, regulation, statute, or other provision of law, except as set forth in Article 1.8 below. Where two or more provisions of these regulations or other ordinances, rules or regulations may be applicable, the more restrictive standards shall apply.
 2. Private Provisions. These regulations are not intended to abolish any easement, covenant, or other private agreement or restriction where the private agreements, restriction, or covenants impose higher standards or may be more restrictive. Where the provisions of an easement, covenant, private agreement or restriction impose duties and obligations that are more restrictive or have higher standards than that required by the Planning Commission and/or the City, such private provisions shall be operative and supplemental to these regulations.
 3. Enforcement of Private Provisions. When the provisions of an easement, covenant, private agreement, or restrictions apply, nothing in these regulations is intended to provide for the enforcement of said easements, covenants, private agreements, or restrictions by the City.
- C. Separability. If any part or provision of these regulations or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgement shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgement shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application thereof to other persons or circumstances. The Planning Commission hereby declares that it would have enacted the remainder of these regulations, even without any such part, provision, or application.

1.7 SAVING PROVISION

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person or entity, or as waiving any right of the City under any section or provision existing at the

time of adoption of these regulations, or as vacating or annulling any rights obtained by any person or other entity by lawful action of the City, except as shall be expressly provided for in these regulations.

1.8 RESERVATIONS AND REPEALS

Upon the adoption of these regulations, the Subdivision Regulations of Calvert City, adopted in 1958, as amended, are hereby repealed.

1.9 RESUBDIVISION OF LAND

- A. Procedure for Resubdivision. A change in an approved plat shall be approved by the Planning Commission by the same procedures, rules, and regulations as for a subdivision. The provisions of Article 3 may be utilized, if otherwise applicable.
- B. Procedure for Subdivision Where Future Resubdivision Is Indicated. Whenever a parcel of land is subdivided and the subdivision plat shows that one or more lots eventually will be resubdivided into smaller lots, such resubdivision shall be subject to these regulations as they may exist at such time as resubdivision is proposed.

1.10 DEFINITION OF SUBDIVISION

"Subdivision" means the division of a parcel of land into three or more lots or parcels; for the purpose, whether immediate or future, for sale, lease or building development. Any division of land for agricultural use and not involving a new street shall not be deemed a subdivision. The term subdivision includes "re-subdivision" and when appropriate to the context, shall relate to the process of subdivision or to land subdivided. Any division or redivision of land into parcels of less than one acre occurring within 12 months following a division of the same land shall be deemed a subdivision within the meaning of these regulations.

1.11 ENFORCEMENT, VIOLATIONS, AND PENALTIES

A. General Enforcement

It shall be the duty of the Zoning Compliance Officer to enforce these regulations and to bring to the attention of the Planning Commission and City Attorney any violations or lack of compliance herewith.

B. Violations and Penalties.

Any person, owner, or agent who subdivides any parcel in violation of these regulations shall, upon conviction, be fined not less than one-hundred dollars (\$100.00) nor more than five-hundred (\$500.00) for each lot or parcel which was the subject of sale or transfer, or a contract for sale or transfer (KRS 100.991).

C. Revocation of Subdivision Plats.

Subdivision plats may be revoked in accordance with the provisions of KRS 100.285, as amended from time to time.

1.12 SCHEDULE OF FEES

A schedule of fees, including charges and expenses for appeals from the Boards of Zoning Adjustment, variances, and requests for plan and plat approval from the Planning Commission is hereby established. No approval shall be granted, nor any action taken on proceedings before the Board of Zoning Adjustment or the Planning Commission until all appropriate charges and fees have been paid in full.

The schedule of fees is as follows:

Request for Variance	35.00
Request for appeal or interpretation	35.00
Master Plan Submittal	100.00
Preliminary Plat Submittal	100.00 plus \$10.00 per lot

Minor Subdivision Submittal	35.00
Final Plat Submittal	50.00

ARTICLE 2. DEFINITIONS

2.1 USAGE

For the purpose of these regulations, certain terms and words used herein shall be interpreted and/or defined as set forth in this Article.

Reference to "person" shall include an individual, corporation, partnership, Limited Liability Company or any association of persons.

2.2 WORDS AND TERMS DEFINED

AGRICULTURAL USE - (As defined in KRS Chapter 100 as amended from time to time).

ALLEY - A public or private right-of-way primarily designed to serve as secondary access to the side or rear of properties whose principal frontage is on some other street.

APPLICANT - The owner of land proposed to be subdivided. In the case of a representative, written consent shall be required from the legal owner(s) of the land.

ARTERIAL – A street intended to move through traffic to and from major traffic generators such as central business districts, shopping areas, major industrial areas, or similar traffic generators within the City; and/or as a route for traffic between communities.

BLOCK - A tract of land bounded by streets, or a combination of streets and public or private lands, railroad rights-of-way, shorelines of waterways, or boundary lines of a political entity.

BOND - A form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Planning Commission and City Attorney wherever a bond may be required.

CITY ENGINEER – The licensed engineer designated by the City to furnish engineering assistance for the administration of these regulations and/or to provide general engineering services for the City.

COLLECTOR STREET - A street intended to move traffic from minor streets to arterials.

COMPREHENSIVE PLAN - Comprehensive plan for the development of the City, prepared and adopted by the Planning Commission, pursuant to state law, and including any part of such plan separately adopted and any amendment to said plan or part thereof.

CONSTRUCTION PLAN - The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Planning Commission as a condition of the approval of the plat.

CUL-DE-SAC - A circular area provided at the terminus of a dead-end road for the purpose of reversing the direction of vehicular traffic.

DEVELOPER - The owner(s) of land proposed to be subdivided or their representative(s). Written evidence of authorization shall be required from the legal owner of the property where a developer may be other than the owner.

EASEMENT - Legally binding and irrevocable authorization granted by the property owner(s) for the use by another, and for one or more specified purposes, of any designated part of his property.

FINAL PLAT - The map, plan or record of a subdivision, and any accompanying material, which incorporates all changes, corrections, additions and deletions deemed necessary by the Planning Commission prior to final approval.

FLOOD PLAIN COORDINATOR – The person designated by the City, in accordance with applicable City Ordinances, to administer the City's flood plain management ordinances.

FRONTAGE - The side(s) of a lot abutting a street or public way.

GOVERNING BODY - The City Council of the City of Calvert City.

IMPROVEMENTS - see Lot Improvements or Public Improvements.

JOINT OWNERSHIP - Joint Ownership shall include joint tenants, tenants in common, and tenants by the entirety.

LOT - A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of sale, lease or for building development.

LOT, CORNER - A lot situated at the intersection of two (2) streets.

MAJOR SUBDIVISION - All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of more than four (4) lots or any size subdivision requiring any new street or extension of governmental facilities, or the creation of any public improvements.

MASTER PLAN - Master plan means written and graphic material for the proposed development of an entire tract of land, including subdivision name, property identification, legend information, location sketch, lot designs, boundary lines, streets, utilities, topography, adjoining property owners and any other pertinent conditions or features of the tract. (See Article 4.4F).

MINOR STREETS – A street intended to provide access to other streets from individual properties and to provide right-of-way beneath it for sewer, water, and storm water drainage pipes.

MINOR SUBDIVISION - Any subdivision containing not more than four (4) lots fronting on an existing street or on a permanent, appurtenant, unrestricted and inalienable access by easement, not involving new street or road construction, the extension of municipal facilities, or the creation of any other public improvements.

OFFICIAL MAP - The map established by the City pursuant to law, showing the streets, highways and parks, adopted and established by law, and any amendments or additions thereto adopted by the City.

OFFICIAL COMPREHENSIVE PLAN - See Comprehensive Plan.

OWNER - Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to the land sought to be subdivided under these regulations.

PERIMETER STREET - Any existing street to which the parcel of land to be subdivided abuts only on one (1) side.

PLANNING COMMISSION - The Calvert City Planning Commission.

PRELIMINARY PLAT - The preliminary drawing or drawings described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for study and preliminary approval.

REGISTERED ENGINEER - An engineer properly licensed and registered in the Commonwealth of Kentucky.

REGISTERED LAND SURVEYOR - A land surveyor properly licensed and registered in the Commonwealth of Kentucky.

RESUBDIVISION - A change in an approved or recorded subdivision plat when such change affects street layout, areas reserved for public use or lot lines.

RIGHT-OF-WAY - A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipe line, water main, sanitary sewer, storm drainage structure, or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcel adjoining such right-of-way and not included within dimensions or areas of such lots or parcels. Right-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm water structures, or any other use involving maintenance by a public agency shall be dedicated to public use by the developer of the plat on which said right-of-way is established.

ROAD, DEAD-END - A road, street or a portion thereof with only one (1) vehicular-traffic outlet.

ROAD RIGHT-OF-WAY WIDTH - The distance between property lines measured at right angles to the centerline of the street.

SALE OR LEASE - Any transfer of ownership or any possessory interest in land, including contract sale, lease, devise, intestate succession, or transfer of an interest in a subdivision or part thereof, whether by deed, contract, lease, easement, devise, intestate succession or other written instrument.

SECTIONALIZATION – Proposal of a subdivision in stages with each stage consisting of at least 10% of the total lots proposed in the development

after a master plan for the entire tract of land has been approved by the Planning Commission.

SETBACK - The minimum allowed distance between a building and the adjacent property line or right-of-way line. This line may be coincident with an easement line.

SKETCH PLAN - A sketch prior to the preparation of the preliminary plat (or subdivision plat in the case of a minor subdivision) to enable the subdivider to save time and expense in reaching general agreement with the Planning Commission as to the form of the plat and the objectives of these regulations.

SUBDIVIDER - Any person who, having an interest in land, causes it, directly or indirectly, to be divided into a subdivision.

SUBDIVISION AGENT - Any person who represents, or acts for, or on behalf of, a subdivider or developer, in selling, leasing, developing, or offering to sell, lease, or develop any interest, lot, parcel, unit, site, or plat in a subdivision, except an attorney-at-law whose representation of another person consists solely of rendering legal services.

SUBDIVISION, MAJOR - See Major Subdivision.

SUBDIVISION, MINOR - See Minor Subdivision.

SUBDIVISION PLAT - (Synonymous with final plat).

TEMPORARY IMPROVEMENT - Improvements built and maintained by a subdivider during construction of the subdivision and removed prior to release of the performance bond.

ZONING COMPLIANCE OFFICER - The person designated by the Planning Commission to enforce the Calvert City Zoning Regulations (initially the City Administrator).

ARTICLE 3. PROCEDURES AND REQUIREMENTS FOR MINOR SUBDIVISION PLAT APPROVAL

3.1 DEFINITION OF MINOR PLAT

Minor Subdivision - Shall be a subdivision of land which qualifies for waiver of Article 4 approval procedures, pursuant to Section 3.2B, below.

3.2 AUTHORITY TO WAIVE FORMAL PLAT REVIEW PROCEDURES

The authority to waive the formal procedural requirements of Article 4 of the City's Subdivision Regulations, and to approve subdivision plats subject to such waiver, is delegated to the Chairman of the Calvert City Planning Commission. Notwithstanding any such waiver, approval of a minor plat shall be contingent upon such plat complying with the substantive requirements of these regulations and all other applicable ordinances and regulations. The Chairman of the Planning Commission may consult with the City Administrator and/or City Attorney with regard to the approval of such plats.

The Chairman of the Calvert City Planning Commission may approve Minor Subdivision plats subject to the following conditions:

- A. For purposes of the application of these conditions, the property subject to the platting requirements of KRS Chapter 100, and these Regulations, shall be the owner's lot or parcel of record as of January 13, 1992. The "subdivision" or "plat" referred to in the following paragraphs shall refer only to the owner's property as of said date (or as acquired thereafter), and shall not be construed to refer to any larger tract from which said lot or parcel was initially divided prior to said date.
- B. Prior to any waiver of the procedure for plat approval required by Article 4 of these regulations, the Chairman of the Planning Commission shall determine that the proposed subdivision does not involve the creation or construction of any public passways or public infrastructure; is located entirely within the I-2 Heavy Industrial Zoning District or does not propose the division of a single parcel of land into more than four (4) separate parcels (for purposes of this provision, utility easements shall not be considered "parcels"); and,

in the case of resubdivision, either is located entirely within an I-2 Heavy Industrial Zoning District or does not affect or create more than four (4) lots or parcels.

- C. Any proposed subdivision plat presented to the Chairman of the Planning Commission with a request for a waiver of the formal requirements of Article 4 of these regulations shall be made by the owner or owners of the entire parcel being subdivided; and such plat shall specifically describe and identify each parcel resulting from the proposed subdivision.
- D. The City Administrator shall give written notice, by first class mail, of the fact of the proposed subdivision to all adjoining land owners, not less than seven (7) days prior to the date on which the proposed subdivision will be considered by the Chairman of the Planning Commission; or, in lieu of the foregoing notice requirement, the owner(s) may present to the City Administrator written waivers of such notice requirement, signed by all owners of adjoining properties, with the authenticity of such signatures attested by an independent witness.
- E. In the case of resubdivision affecting public utility easements, the developer shall submit to the Zoning Compliance Officer a written statement from each and every potential utility provider in the area that such provider has received a copy of the proposed plat and consents to the proposed resubdivision. With regard to the identity of potential utility providers, it shall be the primary responsibility of the developer to determine such. However, the Zoning Compliance Officer and/or the Chairman of the Planning Commission may require additional letters of notification and consent as they may deem reasonably prudent and necessary. All such letters of notification and consent shall be submitted to the Zoning Compliance Officer by the developer prior to approval by the Chairman.

3.3 PROCEDURE FOR SUBMISSION OF MINOR SUBDIVISION PLATS

The following procedures shall be utilized in the processing of all minor subdivision plats.

- A. Pre-Application Conference - The developer may arrange a conference with the City Administrator before a minor subdivision

plat is submitted. The developer, or the developer's designated representative, should have a rough sketch plan prepared before the pre-application conference.

- B. Plat Preparation - A plat suitable for recording shall be prepared by a licensed and registered surveyor.
- C. Staff Review - The developer shall submit the plat to the City Administrator, who shall review the plat for conformance to all applicable regulations, mark any deficiencies, and return said document to the developer, along with a checklist noting any deficiencies.
- D. Planning Commission Chairman's Review - When the plat conforms to these regulations, it shall be submitted to the City Administrator for review by the Planning Commission Chairman for approval.
- E. Signing by the Chairman - When the plat fully conforms to these regulations, the Chairman of the Commission shall sign the Commission's Certification on the plat to signify the Commission's approval and make it eligible for recording.
- F. Copies Required - The developer shall provide two (2) copies of the plat for retention by the Commission.

3.4 CONTENT AND FORMAT OF MINOR SUBDIVISION AND RESUBDIVISION PLAT MATERIAL

Minor subdivision plats shall be prepared according to the following specifications.

- A. Size - Plats submitted to the Planning Commission shall be 24 in. x 36 in. unless otherwise authorized.
- B. Plat Standards – The face of the first page of the plat shall contain, at a minimum, the name of the subdivision, the address or locality of the subdivision, the name and address of the engineer or surveyor, written scale, date of preparation, graphic scale, north indicator, name and address of the developer, name and address of the owner, graphic legend (denoting as a minimum the symbols for the existing monumentation found and the monumentation set), and a

vicinity map showing the location of the subdivision in relation to nearby roadways and pertinent features of the City (the vicinity map should be at a minimum scale of 1"=2,000'). The proposed name of the subdivision shall not duplicate or closely approximate the spelling or pronunciation of the name of any other subdivision in the City of Calvert City or Marshall County. The general standards for the plat to be filed of record shall conform with the Commonwealth of Kentucky, State Board of Registration for Professional Engineers and Land Surveyors, Standards of Practice for Professional Land Surveyors (201 KAR 18.150), as amended and/or replaced from time to time.

It shall be the sole responsibility of the issuing licensed Land Surveyor to conform to the aforementioned standards of practice most recent revision as required by the licensure laws of the Commonwealth of Kentucky. It shall not be the responsibility of the Planning Commission or its agents to verify the conformity to these standards of practice.

- C. Land Subdivision Plan – The land subdivision plan shall be placed in the center of the plat and shall show the boundaries of the subdivision in a heavy solid line. The following information shall also be placed on the plat: acreage of the lots, graphic depiction of all existing buildings and structures on the lots; and, location and widths of rights-of-way, with pavement widths of all streets which abut, or adjoin.

All subdivision boundaries and lot lines shall be surveyed in the field and accurate bearings and dimensions shall be placed on all boundary lines. The scale of the drawing shall be no less than 1" = 50' unless the distance between any two points on the exterior boundary of the subdivision exceeds 1,000 feet, in which case the scale of the drawing may be reduced to a scale as approved by the Zoning Compliance Officer, in writing, as he may determine is adequate and satisfactory under the circumstances. All adjoining properties shall have their intersections with the subdivision illustrated by dashed lines, and the name and address of the adjacent property owners shall be placed on the plat. In addition, copies of the current deeds to all adjoining properties shall be attached to and accompany the plat.

- D. Resubdivision Plan – all lots affected (reduced or enlarged) shall be depicted on the plan. Any division lines to be abolished shall be

depicted with the dashed line and proper notation. New division lines shall be depicted with a solid line and proper notation with accurate dimensions, directions, associated easements and setbacks.

- E. Certification Block - The certification blocks should be placed on the periphery of the plat, and shall contain the following certifications with signatures:

- 1. OWNER'S CERTIFICATION

I (We) do hereby certify that I am (we are) the owner(s) of record of the property platted herein which is recorded in Deed Book _____, page _____, in the Marshall County Clerk's Office, and do hereby adopt this plan for lots for this property.

Date

Owner(s)

- F. Waiver of Requirements – The Planning Commission may waive any of the above requirements regarding the content and format of the plat material, upon a showing by the applicant or his/her representative that the requirement is inapplicable, unnecessary, or unduly burdensome due to the particular circumstances of the subject subdivision. Waivers shall be granted only under circumstances in which the purpose of the affected regulation is not promoted, or only nominally served.

REGISTERED
SURVEYOR'S CERTIFICATION
OF ACCURACY

I hereby certify that this plat was prepared by me or under my direction, that all monuments indicated hereon actually exist and their locations, size, and material are correctly indicated; the information shown hereon is correct to the best of my knowledge and belief; and all requirements of the Subdivision Regulations of the City of Calvert City have been fully complied with.

Date

Land Surveyor
(Seal or Stamp)

COMMISSION'S CERTIFICATION

I hereby certify that this record plat was approved by the Chairman on behalf of the Calvert City Planning Commission on _____, 200____, and is now eligible for recording in the record's of the Marshall County Clerk.

Date
Chairman

Planning Commission

ARTICLE 4. PROCEDURES AND REQUIREMENTS FOR MAJOR SUBDIVISIONS

4.1 DEFINITION OF MAJOR SUBDIVISION

Major Subdivision – Any subdivision which does not qualify for the minor subdivision plat approval procedure established in Article 3 of these regulations.

4.2 GENERAL PROCEDURE

A. Chronology of Submittals

1. Pre-Application Conference
2. Master Plan
3. Preliminary Plat
4. Final Plat

Conferences and submittals shall be sequential from Step 1 through Step 4 as applicable.

- #### B. Sectionalization of Subdivisions –
- When an applicant wishes to subdivide only a portion of a tract of land, the applicant may submit for approval a master plan for the entire tract of land prior to a preliminary plat being filed for review of any fractional portion. After approval of the master plan by the Planning Commission, the applicant may submit preliminary and final plats for any subsection of the approved Master Plan.

4.3 PRE-APPLICATION CONFERENCE

The developer shall arrange a conference with the City Administrator before a preliminary plat is submitted. The purpose of the conference is to afford the developer an opportunity to avail himself of the assistance of the City Administrator before he prepares a preliminary plat and makes formal application for its approval. The minimum information and material for the pre-application conference should be a sketch plan showing the boundaries of the tract to be subdivided, a rough street and lot layout, and other information concerning pertinent physical features. The sketch is not required to be of any definite scale, drawn on special material or meet other specifications.

4.4 MASTER PLAN PROCEDURE

A Master Plan may be submitted by the developer for approval of a sectionalization prior to submitting a preliminary plat of one or more portions, in order to allow the developer to obtain approval of the general layout and other pertinent features of the proposed development before incurring costs for engineering design of public improvements.

A. Application Procedure and Requirements for Master Plan

1. The Applicant shall appear before the Planning Commission at its regularly scheduled meeting and request approval of the Master Plan. Such request shall:
 - a. Be accompanied by a completed Master Plan as defined in Article 2.2 and Article 4.4F.
 - b. Be accompanied by a minimum of twelve (12) copies of the Master Plan as described in these regulations.
 - c. Be delivered to the City Administrator at least seven (7) days prior to the regularly scheduled monthly meeting of the Planning Commission.
2. Copies of the Master Plan will be distributed to the Planning Commission, City Attorney, City Engineer and other technical advisors to the Planning Commission.

B. Public Hearing - The Planning Commission shall hold a public hearing on the Master Plan. Such hearing shall be advertised in accordance with KRS Chapter 424 and KRS 100.281. The report of

the City Engineer shall be submitted, in writing, to the Planning Commission at the time of the scheduled Public Hearing.

- C. Master Plan Approval - After the Planning Commission has reviewed the Master Plan, the report of the City Attorney, City Engineer and any other available Municipal recommendations, testimony and/or exhibits utilized during the public hearing, the applicant shall be advised of any required changes and/or additions. Within thirty (30) days following the public hearing, or during the next regularly scheduled meeting, the Commission shall approve, conditionally approve, postpone, disapprove or continue the Master Plan. One (1) copy of the proposed Master Plan shall be returned to the developer. In addition, a letter from the Planning Commission will accompany the Plan informing the developer of the Planning Commission's decision.

- D. Effective Period of Preliminary Approval - The approval of a Master Plan shall be effective for a period of three (3) years at the end of which an application for approval of the first portion thereof must have been made. If no application for preliminary approval of a subdivision or a portion thereof has been submitted within the said three (3) year period, the approval of the Master Plan shall expire.

- E. Zoning Regulations - Every plat shall conform to zoning regulations and subdivision regulations applicable at the time of submission.

- F. Requirements for Master Plan
 - 1. The Master Plan shall be prepared by a registered land surveyor on 24 in. x 36 in. sheet size.

 - 2. Plat Standards – The face of the first page of the plat shall contain, at a minimum, the following information:
 - a. Subdivision Name - The name of the proposed subdivision which shall not duplicate or closely approximate the spelling or pronunciation of the name of any other subdivision in the City of Calvert City or Marshall County.

 - b. Owner Identification - The name and mailing address of the owner (s) or record of the property proposed for subdivision.

- c. Surveyor Identification - The name, mailing address and registration stamp of the registered land surveyor who prepared the plat.
 - d. Legend Information - Graphic scale, Graphic legend (denoting as a minimum the symbols for the existing monumentation found and the monumentation set) written scale, north indicator, date of preparation and any other pertinent information deemed appropriate for legend information by the developer.
 - e. Standards – The general standards for the plat to be filed of record shall conform with the Commonwealth of Kentucky, State Board of Registration for Professional Engineers and Land Surveyors, Standards of Practice for Professional Land Surveyors (201 KAR 18.150), as amended and/or replaced from time to time. It shall be the sole responsibility of the issuing licensed Land Surveyor to conform to the aforementioned standards of practice most recent revision as required by the licensure laws of the Commonwealth of Kentucky. It shall not be the responsibility of the Planning Commission or its agents to verify the conformity to these standards of practice.
3. Location Sketch - A sketch showing the general location of the subdivision shall be placed in an appropriate location, preferably in an upper corner of the sheet. The location sketch clearly shall show the property's location relationship to existing and proposed features such as major traffic arteries, schools, recreational areas, shopping areas and industrial areas.
4. Lot Design - The design scheme shall be drawn at a scale not more than one hundred (100) feet to the inch (unless the distance between any two points on the exterior boundary of the subdivision exceeds 1,000 feet, in which case the scale of the drawing may be reduced to a scale as approved by the Zoning Compliance Officer, in writing, as he may determine is adequate and satisfactory under the circumstances), and shall show the following existing conditions and proposed development features.

- a. Boundary Lines - The location, distance and bearing of all exterior boundary lines of the proposed development.
 - b. Streets - Existing and proposed street names, rights-of-way, pavement widths and approximate grades on all streets adjacent to and/or within the proposed development.
 - c. Utilities - The location and size of all existing utilities, easements adjacent to and within the proposed development.
 - d. Topography - Contours at intervals of five (5) feet.
 - e. Lot lines - The approximate locations and distances of all lot lines indicated by solid lines.
 - f. Features of site - Existing watercourse, wetlands, wooded areas, preservable trees and other significant features which may be retained or removed.
 - g. Adjoining property owners - The names, addresses and plat reference of all adjacent subdivisions as well as the names and addresses of all adjacent property owners. In addition, copies of the current deeds to all adjoining properties shall be attached to and accompany the Master Plan.
 - h. Other features - Additional information as may be deemed necessary by the Planning Commission.
5. Resubdivision Plan – all lots affected (reduced or enlarged) shall be depicted on the plan. Any division lines to be abolished shall be depicted with a dashed line and proper notation. New division lines shall be depicted with a solid line and proper notation with accurate dimensions, directions, associated easements and setbacks.

4.5 PRELIMINARY PLAT PROCEDURE

- A. Application Procedure and Requirements For Preliminary Plat

1. The applicant shall appear before the Planning Commission at its regularly scheduled meeting and request approval of the Preliminary Plat. Such request shall:
 - a. Be accompanied by a completed Preliminary Plat.
 - b. Be accompanied by a minimum of twelve (12) copies of the Preliminary Plat.
 - c. Be accompanied by a minimum of two (2) copies of construction drawings as described in these regulations. (See Article 4.5G).
 - d. Be filed with the City Administrator at least seven (7) days prior to the regularly scheduled meeting of the Planning Commission.
 - e. Be accompanied by an application and review fee in accordance with Article 1.12 of these regulations.
 2. A copy of the Preliminary Plat will be distributed to each member of the Planning Commission, City Attorney and the City Engineer.
- B. Public Hearing – In the event no Public Hearing has been held on a Master Plan for the subdivision, the Planning Commission shall conduct a Public Hearing on the preliminary plat. Such Hearing shall be advertised in accordance with KRS Chapter 424 and KRS 100.281. A report of the City Engineer shall be submitted, in writing, to the Planning Commission at or prior to the Public Hearing.
- C. Preliminary Approval - After the Planning Commission has reviewed the Preliminary Plat and construction drawings, the reports of the City Engineer and City Attorney, public opinion, testimonies and exhibits from the public hearing, the applicant shall be advised of any required changes and/or additions. Within thirty (30) days following the public hearing, or if none, then at the next regular meeting following the initial meeting at which the Preliminary Plat is considered by the Planning Commission, the Commission shall approve, conditionally approve, postpone, disapprove or continue action upon the Preliminary Plat. One (1) copy of the proposed Preliminary Plat shall be returned to the developer together with a

letter from the Planning Commission stating the reasons for their action.

- D. Effective Period of Preliminary Approval - The approval of a Preliminary Plat shall be effective for a period of one (1) year, within which time an application for final plat approval must have been made to the Planning Commission. After application has been made for the Final Plat approval within the time period specified, the Preliminary Plat shall remain approved for 36 months, pending approval of the Final Plat. Any preliminarily approved subdivision not submitted for Final Plat approval within the period of time set forth herein, shall expire and the developer shall be required to resubmit a new plat for preliminary approval, subject to then current zoning restrictions and subdivision regulations.
- E. Applicable Regulations - Every plat shall conform to existing zoning ordinances and subdivision regulations applicable at the time of submission. Plats which have received preliminary approval shall be exempt from any subsequent amendments to the Zoning Code or subdivision regulations, provided that Final Plat approval is obtained prior to the expiration of the approval of the preliminary plat or the Final Plat is continued under an approved sectionalization process.
- F. Requirements for Preliminary Plat
1. The Preliminary Plat shall be prepared by a registered land surveyor on sheet sizes of 24 in. x 36 in. If necessary, more than one sheet may be used if a key map is prepared to relate each sheet to the entire subdivision.
 2. Sectionalization of Subdivisions - In cases where an applicant intends to subdivide only a portion of a tract, the applicant shall submit a Preliminary Plat for the entire tract of land unless a Master Plan has been submitted in conformance with Article 4.4 above. If the Preliminary Plat is subject to sectionalization, a key map shall be submitted on sheet size 24 in. x 36 in. showing the proposed sectionalization plan along with a classification system suitable for the identification of the sections. The Planning Commission may impose restrictions upon the filing of sections as it may deem necessary in order to insure the orderly development of the tract.

3. Plat Standards – The face of the first page of the plat shall contain, at a minimum, the following information:
 - a. Subdivision Name - The name of the proposed subdivision, which shall not duplicate or closely approximate the spelling or pronunciation of the name of any other subdivision in the City of Calvert City or Marshall County.
 - b. Owner Identification - The name and mailing address of the owner(s) of record of the property proposed for subdivision.
 - c. Surveyor Identification - The name and mailing address and registration stamp of the registered land surveyor who prepared the plat.
 - d. Legend Information - Graphic scale, Graphic legend (denoting as a minimum the symbols for the existing monumentation found and the monumentation set), written scale, north indicator, date of preparation, and other pertinent information deemed appropriate for legend information by the developer.
 - e. Standards –The general standards for the plat to be filed of record shall conform with the Commonwealth of Kentucky, State Board of Registration for Professional Engineers and Land Surveyors, Standards of Practice for Professional Land surveyors (201 KAR 18.150), as amended and/or replaced from time to time. It shall be the sole responsibility of the issuing licensed Land Surveyor to conform to the aforementioned standards of practice most recent revision as required by the licensure laws of the Commonwealth of Kentucky. It shall not be the responsibility of the Planning Commission or its agents to verify the conformity to these standards of practice.
4. Location Sketch - A sketch showing the general location of the subdivision shall be placed in an appropriate location, preferably in an upper corner of the plat. The location sketch clearly shall show the property's location and relationship to existing and proposed features such as major traffic arteries,

schools, recreational areas, shopping areas and industrial areas.

5. Lot Design – Lot dimensions shall comply with the minimum standards of the Zoning Code. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum setback requirements. Depth and width of properties reserved or laid out for business, commercial or industrial purposes shall be adequate to reasonably provide for off-street parking, loading facilities and landscaping as may be required by the Zoning Code. The design scheme shall be drawn at a scale of not more than one inch, (1") equals fifty feet (50') unless the distance between any two points on the exterior boundary of the subdivision exceeds one thousand feet, in which case the scale of the drawing may be reduced to a scale as approved by the Zoning Compliance Officer, in writing, as he may determine is adequate and satisfactory under the circumstances.
6. Boundary Lines - The location, length and bearing of the boundary lines.
7. Streets - Street names, rights-of-way and pavement widths and grades shall be shown on all streets within the proposed subdivision. Street names and rights-of-way shall be shown for all streets adjacent to the proposed subdivision.
8. Utilities - The location and size of all utilities and easements existing and proposed adjacent to and within the proposed subdivision.
9. Rights-of-Way and Easements – The location, widths and purposes.
10. Topography - Contours at vertical intervals of five (5) feet.
11. Resubdivision Plan – all lots affected (reduced or enlarged) shall be depicted on the plan. Any division lines to be abolished shall be depicted with a dashed line and proper notation. New division lines shall be depicted with a solid line and proper notation with accurate dimensions, directions, associated easements and setbacks. In addition, any and all existing buildings and existing structures located on all affected lots shall be accurately depicted.

12. Disclaimer of Liability - Approval of a subdivision plat does not imply that the lot(s) described thereon will meet state regulations pertaining to individual sewage disposal systems in the event City sanitary sewer is not available. The Planning Commission does not warrant that the developer or potential home builder will be eligible for permits required by the Kentucky Department of Housing, Buildings and Construction, Division of Plumbing.

Notification on Plat - All subdivision plats approved by the Planning Commission where sanitary sewer may not be available shall contain the following statement of notification:

NOTICE: INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

THE PROPERTY PLATTED HEREIN HAS BEEN APPROVED FOR SUBDIVISION PURPOSES BY THE CALVERT CITY PLANNING COMMISSION AND MAY NOT BE APPROVED BY THE KENTUCKY DEPARTMENT OF HOUSING, DIVISION OF PLUMBING. ANY PROPOSED INDIVIDUAL SEWAGE DISPOSAL SYSTEM MUST COMPLY WITH ALL REQUIREMENTS OF THIS DEPARTMENT. INTERESTED INDIVIDUALS MAY CONTACT THE CALVERT CITY PLANNING COMMISSION FOR ADDITIONAL INFORMATION.

13. Lot Lines – The location and lengths of all lot lines. Lot numbers shall be shown. If sectionalization is used, the lot numbers shall carry a prefix identifier showing the section-lot relationship as in block and number notations.
14. Lot Size – Each lot shall have the size noted. The notation shall be in square feet if under an acre and in numbers and fractions if an acre or more.
15. Setback Lines – The location of proposed building setback lines with dimensions showing the setback from street rights-of-way.
16. Features of the Tract - Watercourses, wetlands, wooded areas, preservable trees, houses and/or barns and other significant features which may be retained or removed.

17. Public Sites – The name, acreage and use of any sites proposed for public use such as parks, playgrounds or common areas.
 18. Adjoining Property Owners - The names, addresses and plat reference of all adjacent subdivisions as well as the names and addresses of all adjacent property owners. In addition, copies of the current deeds to all adjoining properties shall accompany and be attached to the plat.
 19. Other Information - The names, location and width of all existing or platted streets and other public ways within or adjacent to the subdivision, existing permanent buildings, railroad rights-of-way, existing utility easements and other important features such as political subdivisions, corporation lines and school district boundaries within or adjacent to the tract being subdivided.
- G. Construction Drawings - The construction drawings shall be referenced by name and number of the proposed subdivision, and shall show the following information:
1. Street Profiles - The profile of each street indicating the existing ground at a horizontal scale equal to 1/10 of the horizontal scale with final grades indicated.
 2. Street Cross-Section – A typical cross-section of street construction shall be shown at a scale of ten (10) feet or less to the inch, and shall include the width of pavement, including curbs, gutters, sidewalks where proposed, and the location of utilities both existing and proposed.
 3. Additional plans and profiles, including drainage easements, rights-of-way, manholes, catch basins, street signs, street lights, the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains, fire hydrants, utility systems; and exact location and size of water, gas, or other underground utilities and structures for purposes of assessing utility, accessibility and interference with street usage.
- H. Other Information – The Planning Commission may require other information it deems necessary and appropriate to properly evaluate the proposed development.

4.6 PROCEDURE FOR FINAL SUBDIVISION PLATS

- A. Application Procedure and Requirements - Following the approval of the Preliminary Plat, the applicant, shall file with the Planning Commission twelve (12) copies of the proposed Final Plat not less than seven (7) days prior to the regularly scheduled meeting of the Planning Commission at which the applicant wishes Final Plat approval to be considered. This procedure shall apply with the exception of subdivisions in industrial zones where the Preliminary Plat approval process may be bypassed and the developer simply may submit a Final Plat for review in accordance with these regulations.

Final Plats submitted for review shall include:

1. Illustration of the entire subdivision with delineation of the portion which is being submitted for final approval.
2. A master index sheet where the plat is a portion of the subdivision that has received prior approval of a Master Plan for sectionalization. The approval status of other portions of the subdivision shall be indicated on the master index sheet.
3. Compliance with all preliminary plat and engineering recommendations noted in review.
4. Accompanied by a secured performance bond, in a form satisfactory to the City Attorney and in an amount established by the Planning Commission after considering the recommendation of the City Engineer. The bond also shall include the requirement that the applicant shall comply with all terms of the final subdivision plat, including but not limited to, the performance of all off-site improvements noted, and that all improvements and land included in the irrevocable offer of dedication shall be dedicated to the City free and clear of all liens and encumbrances. During construction of the improvements, the applicant shall notify the Zoning Compliance Officer of any deviations of the construction from the approved final plat so as to allow the Planning

Commission, City Engineer, and other relevant authorities an opportunity to review any and all such deviations prior to completion of construction for purposes of avoiding unnecessary reconstruction of unacceptable deviations. Upon completion of all improvements, the applicant shall submit to the Zoning Compliance Officer reproducible "as built" drawings of all improvements. The Zoning Compliance Officer then shall refer the drawings to the City Engineer for review and advice. The City Engineer shall advise both the applicant and the Planning Commission with regard to the applicant's compliance with all applicable regulations and the technical advisability of any deviations between the approved final plat and the project as built. The performance bond shall not be released until the project is built in compliance with the final plat, or any deviations are approved by the Planning Commission, with the advice of the City Engineer.

5. Accompanied by an engineering inspection fee in an amount to be determined by the City Engineer.
6. Accompanied by a fee as directed by the Planning Commission sufficient to reimburse the City for each street sign shown in the construction plan, including the cost of both labor and materials. Said street name signs shall be installed by the City.
7. Restrictive Covenants – When the developer intends to regulate land use in a subdivision or otherwise control development, two (2) copies of the restrictive covenants shall be submitted as part of the Final Plat materials.
8. Accompanied by an application and review fee in accordance with Article 1.12 of these regulations.

The City Administrator shall deliver the proposed Final Plat to the City Engineer and City Attorney for their respective review and comment. No major subdivision plat shall be considered for action until it has been subject to review by the City Engineer and City Attorney.

- B. Public Improvements - The Planning Commission may require that all public improvements be installed and dedicated prior to the signing

of the Final Plat by the Chairman of the Planning Commission. Where the Planning Commission shall not require all public improvements be installed and/or dedicated prior to the signing of the final subdivision plat, the Planning Commission shall stipulate a time for completion of the required improvements and a secured performance and/or secured payment bond shall be established by the Commission, based upon the recommendation of the City Engineer. Said performance and/or payment bond shall be submitted by the applicant at the time of application for Final Plat approval. In no event shall the period of time stipulated by the Planning Commission for completion of required improvements exceed one (1) year from the date of the final approval. Upon completion of all improvements, the applicant shall submit to the Zoning Compliance Officer reproducible "as built" drawings of all improvements. The Zoning Compliance Officer then shall refer the drawings to the City Engineer for review and advice. The City Engineer shall advise both the applicant and the Planning Commission with regard to the applicant's compliance with all applicable regulations and the technical advisability of any deviations between the approved final plat and the project as built. The performance bond shall not be released until the project is built in compliance with the final plat, or any deviations are approved by the Planning Commission, with the advice of the City Engineer.

- C. Endorsement by Officials Representing Water and Sewer Authority - The final subdivision plat shall be endorsed by the Chairman of the Calvert City Board of Public Utility Commissioners certifying that all water and sewer facilities proposed will comply with rules, regulations, and requirements of the City. When such services may not be available in whole or in part, said Final Plat must have endorsement by the appropriate state and/or local authority depending on jurisdiction.
- D. Determination – Within ninety (90) days following submission of the final plat, the Planning Commission shall approve or disapprove the subdivision application by official action which shall set forth in detail any conditions to which approval is subject, or reasons for disapproval.
- E. Vested Rights - No vested rights shall accrue to any plat by reason of preliminary or final approval until the actual signing of the Final Plat by the Chairman of the Planning Commission. All requirements, conditions, or regulations adopted by the Planning

Commission applicable to the subdivision deemed a condition shall be resolved before the signing of the Final Plat.

F. Signing and Recording of Subdivision Plat

1. Signing of Plat

- a. When a bond is required, the Chairman of the Planning Commission shall sign the plat only after the bond has been set by the Planning Commission, approved by the City Attorney, is in the custody of the City Clerk, and all conditions of final approval have been met.
- b. When installation of improvements is required, the Chairman of the Planning Commission shall endorse approval of the plat after all conditions have been satisfied and all improvements satisfactorily completed. There shall be written documentation from the City Engineer that the required public facilities have been installed in accordance with the approved plan.

2. Recording of Plat

- a. The Chairman shall sign the final subdivision plat before the recording.
- b. It shall be the responsibility of the Owner to file the Final Plat for recording with the Marshall County Clerk's office.

G. Sectionalizing Major Subdivision Plats - Prior to granting final approval of a major subdivision plat, the Planning Commission may permit the Final Plat to be divided into two or more portions and impose conditions upon the filing of the portions as it may deem necessary to assure the orderly development of the subdivision. The Planning Commission may require the performance and/or payment bond be in such amount as it commensurate with the portion or portions of the plat being filed. In addition, it may defer the remaining required performance and/or payment bond principal amount until the remaining portions of the plat are offered for approval. Final Plat portions of the total subdivision must

contain at least ten (10) percent of the total number of lots contained in the entire subdivision proposal, unless prior approval for deviation from this requirement has been obtained from the Planning Commission. No additional portions will be eligible for approval until previously approved portions have been signed by the Chairman approving the recording of said plat with the County Clerk's office.

H. Requirements for Final Subdivision Plats

1. The final plat materials shall include but not necessarily be limited to a Final Plat, Final Construction Plans, Restrictive Covenants when imposed, and all exhibits deemed necessary by the Planning Commission for the development.
2. Sectionalization of Subdivisions - If a subdivision is subject to sectionalization, the final plat must include a graphic description of portions which have received preliminary and final approval, as well as a status report on the development of improvements and the time remaining on any outstanding bonds.
3. Plat for Recording - A legible plat suitable for recording with an overall sheet size of 24 in. x 36 in. shall be prepared. A minimum of three (3) prints shall be submitted by the developer. The information required on this document shall be as follows:
 - a. Plat Standards – The face of the first page of the plat shall contain, at a minimum, the following information:
 1. Subdivision Name - The name of the proposed subdivision, which shall not duplicate or closely approximate the spelling or pronunciation of the name of any other subdivision in the city of Calvert City or Marshall County.
 2. Owner Identification – The name and mailing address of the owner(s) of record of the property proposed for subdivision.
 3. Surveyor Identification - The name and mailing address and registration stamp of the registered land surveyor who prepared the plat.

4. Legend Information - Graphic scale, Graphic legend (denoting as a minimum the symbols for the existing monumentation found and the monumentation set), written scale, north indicator, date of preparation, and other pertinent information deemed appropriate for legend information by the developer.
 5. Standards – The general standards for the plat to be filed of record shall conform with the Commonwealth of Kentucky, State Board of Registration for Professional Engineers and Land Surveyors, Standards of Practice for Professional Land Surveyors (201 KAR 18.150), as amended and/or replaced from time to time. It shall be the sole responsibility of the issuing licensed Land Surveyor to conform to the aforementioned standards of practice most recent revision as required by the licensure laws of the Commonwealth of Kentucky. It shall not be the responsibility of the Planning Commission or its agents to verify the conformity to these standards of practice.
- b. Certification Blocks - Certification Blocks should be placed on the periphery of the drawing near the bottom of the sheet and shall contain the following certifications and signatures:

1. OWNER'S CERTIFICATION

I (We) do hereby certify that I am (we are) the owner(s) of record of the property platted herein, by virtue of a deed recorded in Deed Book _____, page _____, in the Marshall County Clerk's office, and do hereby dedicate the streets and any other spaces so indicated to public use, and do establish and reserve the indicated easements for public utilities and drainage purposes.

Date

Owner(s)

2. SURVEYOR'S CERTIFICATION

I hereby certify that this plat was prepared by me or under my direction, and that all monuments indicated hereon actually exist and their locations, size, and material are correctly indicated; the information shown herein is correct to the best of my knowledge and belief, and all requirements of the Subdivision Regulations have been satisfied.

Date

Surveyor's Name
Surveyor's Stamp

3. CERTIFICATION OF APPROVAL OF
WATER AND SEWER SYSTEM

I hereby certify that the water supply and sewer system installed or proposed for installation in the Subdivision titled

fully meets the requirements of the Calvert City Board of Public Utility Commissioners and are approved as shown herein.

Date

Chairman, Calvert City
Board of Utility
Commissioners

4. IMPROVEMENT CERTIFICATION

I hereby certify that the improvement plans for this subdivision have been reviewed by me and are in conformance with the Subdivision Regulations of the City of Calvert City, Kentucky, and the estimated cost for such improvements have been prepared by my office and communicated to the Planning Commission for the purpose of establishing the amount of the surety performance and/or payment bond.

Date

City Engineer

5. COMMISSION'S CERTIFICATION

I hereby certify that this record plat was approved by the Calvert City Planning Commission on _____, 200_____, and now is eligible for recording in the Marshall County Clerk's office.

Date
Commission

Planning
Chairman

- c. Locational Sketch - A sketch showing the general location of the subdivision in relation to the surrounding area should be placed in the upper right- or left-hand corner of the plat. The locational sketch shall be drawn at a scale large enough to show the proposed subdivision's relationship to existing community features such as major traffic arteries, schools, recreation areas, shopping areas and industrial areas.
- d. Lot Design - The design scheme shall be drawn at a scale of not more than Fifty (50) feet to the inch (unless the distance between any two points on the exterior boundary of the subdivision exceeds one thousand (1,000) feet, in which case the scale of the drawing may be reduced to a scale as approved by the Planning Commission, in writing, as it may determine is

adequate and satisfactory under the circumstances) and shall show the following information for the proposed subdivision and adjacent land:

- (1) Streets on Adjacent Land - The exact location of streets on adjacent land, the width along the property lines for all existing or recorded streets intersecting or paralleling and the boundaries of the proposed subdivision.
- (2) Boundary Lines of Tract - In a line style and weight which will distinguish the developer's property from all adjacent properties, show the tract boundary lines with lengths to hundredths of a foot and bearings to the nearest minute. All boundaries shall be determined from an accurate field survey.
- (3) Monuments - Show the accurate location and material of all permanent reference monuments.
- (4) Street Easements and Lot Lines - For street rights-of-way show name, bearings, angles of intersection, right-of-way and pavement widths; length of all arcs, radii, point of curvature and tangent bearings; easements or other rights-of-way locations, widths, and purposes; lot line dimensions in feet to hundredths of a foot and bearings to the nearest minute.
- (5) Lot Numbers - Lot numbers shall be shown and numbered in numerical order.
- (6) Reservations and Dedications - show the accurate outline of all property which is either offered for dedication to public use or which is reserved by covenant for the common use of the property owners of the subdivision, with the purpose plainly printed thereon.
- (7) Building Setback Lines - Show the minimum building setback line.

- (8) Lot Size - Each lot shall have the size noted. The notation shall be in square feet if under an acre and in numbers and fractions if an acre or more.
- (9) Existing Buildings and Structures: All existing buildings and existing structures shall be accurately depicted.
- (10) Resubdivision Plan – all lots affected (reduced or enlarged) shall be depicted on the plan. Any division lines to be abolished shall be depicted with a dashed line and proper notation. New division lines shall be depicted with a solid line and proper notation with accurate dimensions, directions, associated easements and setbacks.

ARTICLE 5. STREETS

5.1 CONFORMITY TO THE TRANSPORTATION MAP

The locations of all streets in a proposed subdivision will conform to and compliment the Transportation Map as contained in the Calvert City Comprehensive Plan as amended from time to time. Upon recommendation of the City Engineer, the Planning Commission may impose special and/or specific restrictions or regulations upon thoroughfares that may affect special traffic generators such as industries, business districts, schools, churches, and shopping areas, considering as applicable population densities and the pattern of existing or proposed land uses.

5.2 CLASSIFICATION OF STREETS

Upon submission of the preliminary plat the developer shall propose the classification of all proposed streets within the subdivision, as such classifications are set forth in Article 5.4A, below. The Planning Commission may accept such proposed classifications, or amend same as in its discretion best serves the intent of these regulations.

5.3 STREET EXTENSIONS

- A. The street layout of the proposed subdivision shall provide for the continuation or projection of streets already existing in areas adjacent to the area being subdivided unless the Planning Commission deems such continuation or extension undesirable.
- B. Proposed streets shall be extended to the boundary lines of the tract to be subdivided unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission, such extension is not compatible with existing or future development of adjacent tracts.
- C. Dead-End Street (Permanent) – The Planning Commission may require the reservation of an appropriate easement to

accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turnabout shall be provided at the end of a permanent dead-end street, in accordance with Article 5.12.

- D. The street system for the proposed subdivision shall provide for extending existing streets at the same or greater width, but in no case shall a street extension be of less width than the minimum width required in these regulations for a street in its category.

5.4 DEDICATION OF RIGHT-OF-WAY FOR NEW STREETS

- A. The dedication of right-of-way for new streets measured from lot line to lot line shall meet the following minimum standards:

Street Type	Minimum Dedicated Right-of-Way Width
Arterial Streets	80 feet
Collector Streets	60 feet
Minor Streets	50 feet
Alleys	20 feet

- B. Through proposed business areas, street widths shall be increased ten (10) feet on each side if, in the discretion of the Planning Commission, such is needed to provide parking without interfering with normal traffic movement.
- C. In cases where topography or other physical conditions make a street of the required minimum width undesirable, in the discretion of the Planning Commission and for the furtherance of public purposes the Planning Commission may modify these requirements.
- D. Right-of-way widths in excess of standards designated in these regulations may be required where topography indicates excessive earth slope. A slope of not greater than three to one shall be maintained on all right-of-ways.

5.5 DEDICATION OF RIGHT-OF-WAY FOR EXISTING STREETS

- A. The entire minimum right-of-way width shall be dedicated where the subdivision is on both sides of an existing street.
- B. Dedication of one-half (1/2), or any other portion less than all of the right-of-way for proposed streets along the boundaries of land proposed for subdivision, shall be prohibited.
- C. Where a subdivision borders an existing, substandard narrow street, the applicant shall be required to dedicate additional right-of-way for the improvement of the existing street to meet the requirements of Article 5.4A. of these regulations.

5.6 INTERSECTIONS

- A. The developer shall make a good faith effort to provide that streets intersect at right angles.
- B. Street curb intersections shall be rounded by radii of at least twenty (20) feet. The Planning Commission may require curb radii of greater length for intersection angles less than ninety (90) degrees. Intersection angles less than sixty (60) degrees are prohibited.
- C. No more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission.
- D. Except where the intersected street is of divided design without median breaks at intersections, proposed intersections along one side of an existing street shall, unless expressly exempted by the Planning Commission upon a specific finding of hardship, coincide with existing intersections on the opposite side of the street. Off-set street intersections with centerline offsets of less than one hundred and twenty-five (125) feet are prohibited.
- E. No lot or other parcel of land which abuts on and has access to either a collector or minor street shall have a service drive, curb cut, or other means of access to an arterial street within seventy-five (75) feet of the right-of-way of any street which intersects such arterial street on the side on which such lot or parcel is located. This requirement can be reduced to fifty (50) feet with regard to intersections with collector streets; and twenty-five (25) feet with regard to intersections with minor streets.

- F. In hilly or rolling terrain, the intersection shall have a level area provided where the approaching grades do not exceed 2% for a distance of sixty (60) feet, measured from the nearest right-of-way line of the intersecting streets.
- G. Where street intersections involve earthen banks or areas where vegetation would create a traffic hazard by limiting visibility, the developer shall cut ground, and/or vegetation, in the grading of public rights-of-way to the extent of providing an adequate sight distance, as determined advisable by the City Engineer.

5.7 BLOCKS

Except under unusual or special circumstances specifically authorized at the discretion of the Planning Commission, blocks shall provide two (2) tiers of lots. Block lengths and widths in residential areas shall not exceed sixteen hundred (1600) feet. Wherever practicable, blocks along arterial streets shall not be less than one thousand (1,000) feet in length.

5.8 ACCESS TO ARTERIALS

Where a subdivision borders or contains an existing or proposed primary arterial street the Planning Commission may, in its sole and absolute discretion, require modifications to the proposed subdivision design in order to discourage direct access to residential lots.

5.9 CURVES IN STREETS - HORIZONTAL AND VERTICAL

- A. A tangent at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets.
- B. Where there is a deflection angle of more than ten (10) degrees in the alignment of a street, a curve with a radius adequate to ensure safe sight distance shall be made. The minimum radii shall be:

Street Type	Minimum Curve Radius
Arterial	500 feet
Collector	500 feet
Minor	200 feet

- C. All changes in grade for streets shall be connected by a vertical curve of a minimum length necessary to provide adequate sight distance and other safety factors.

To calculate the minimum length for the curve connecting changes in grade:

1. Calculate the algebraic difference in grades.
2. Multiply by the appropriate value.

Values for crest curve	Collector Streets - 50
	Minor Streets - 28

Values for sag curve	Collector Streets - 50
	Minor Streets - 35

5.10 STREET GRADES AND ELEVATIONS

- A. Street grades shall conform to the following:

Street Type	Percent Grade Maximum
Arterial	4
Collector	5
Minor	8

- B. All streets shall be designed so as to provide for the discharge of surface water from the pavement and from the right-of-way. For adequate drainage, the minimum street grade shall not be less than one-half (1/2) of one (1) percent. Minimal grade of ditches shall be one-half (1/2) of one (1) percent and minimum grade of curbs and gutters shall be one-third (1/3) of one (1) percent.
- C. Where streets are proposed in flood threatened areas as defined by the National Flood Insurance Program, the Planning Commission

shall require profiles and elevations of streets in order to determine the advisability of permitting the proposed subdivision activity.

- D. Subject to approval by the Calvert City Flood Plain Coordinator, and any other applicable regulation, fill may be used in areas subject to flooding in order to provide flood-free streets if such fill does not unduly increase flood heights. Drainage openings shall be designed so as not to restrict the flow of water and thereby unduly increase flood heights.

5.11 REQUIRED PROVISIONS ON MINOR STREETS

Where the proposed subdivision abuts upon or contains an existing or proposed arterial street or highway on which traffic volumes and vehicular speeds warrant special safety considerations, the Planning Commission may require that minor streets be provided in order that no lots will front only on such existing or proposed arterial street or highway.

5.12 DEAD-END STREETS (CUL-DE-SACS)

Dead-end streets or courts shall not be longer than six hundred (600) feet from the end to the nearest intersection, and shall be provided at the closed end with a cul-de-sac having a radius of at least fifty (50) feet. The paved area of the cul-de-sac shall have a minimum radius of no less than thirty-five (35) feet.

5.13 STREET SPECIFICATIONS

- A. The minimum width of pavement for collector streets shall be twenty-four (24) feet.
- B. The minimum width of pavement for minor streets shall be twenty (20) feet.
- C. The minimum width of pavement for arterial streets shall be determined by the Planning Commission. In determining the required width, the Planning Commission will consider current

Kentucky Department of Highways design criteria, as advised by the City Engineer. .

- D. To aid proper drainage of street areas, the pavement cross slope shall be one fourth (1/4) inch per one (1) foot.
- E. The pavement design for minor streets within residential areas shall be in compliance with either of the following alternates:
 - 1. Eight (8) inches of dense grade aggregate base, to be constructed in two (2), four (4) inch courses; or,
 - 2. Six (6) inches of bank gravel along with four (4) inches of dense grade aggregate for the surface course; or,
 - 3. Another base material approved by the City Engineer, plus three (3) inches of bituminous asphalt material composed of two (2) inches Class I binder – one (1) inch Class I surface course conforming to Kentucky Department of Highways specifications.
- F. The pavement design for minor streets within residential areas shall be in compliance with either of the following alternates:
 - 1. Eight (8) inches of dense graded aggregate base, to be constructed in two (2), four (4) inch courses; or,
 - 2. Six (6) inches of bank gravel along with four (4) inches of dense grade aggregate for the surface course; or,
 - 3. Another base material approved by the City Engineer, plus three (3) inches of bituminous asphalt material two (2) inches Class I binder - one (1) inch Class I surface course conforming to Kentucky Department of Highways specifications: or,
 - 4. A single course of Portland cement concrete having either, (a) uniform slab thickness of seven (7) inches bar and mesh reinforced pavement, or (b) a mesh reinforced thickened edge slab having a minimum thickness of six (6) inches: nine (9) inches at the construction joint and seven (7) inches at each edge.
- G. Bridges, entrance pipes, pipe culverts, and storm sewers shall be sized and designed utilizing current Kentucky Department of

Highways Design Standards. Design calculations shall be submitted to the City Engineer for review and approval. The minimum size of entrance pipe or pipe culvert shall be fifteen (15) inches.

- H. Materials for bridges, entrance pipes, pipe culverts, and storm sewers shall conform to the requirements set forth in the standard specifications for Road and Bridge Construction latest edition. Where applicable, construction details shall conform to details included in the Kentucky Department of Highways Standard Drawings manual.
- I. Where applicable, concrete, entrances, inlets, and curb and gutters shall conform to details included in the current Kentucky Department of Highways Standard Drawings manual.

5.14 STREET NAMES

- A. Proposed streets which are in alignment with other already existing and named streets shall bear the names of such existing streets, unless such would conflict with any 911 Emergency notification or other similar system.
- B. The name of a proposed street which is not in alignment with an existing street shall not duplicate the name of any existing street within City of Calvert City, Kentucky, regardless of the use of the suffix or prefix street, avenue, boulevard, drive, place, court, lane, road, pike, highway, parkway, or similar suffix, or prefix, and otherwise shall coordinate with any 911 Emergency notification or other similar system.
- C. The preliminary plat shall indicate names of proposed streets. The Planning Commission reserves the right to reject street names which, in its sole discretion, are not in the interest of the public. Names shall be sufficiently different in sound and spelling from existing street names in Calvert City so as not to cause confusion. Notwithstanding the foregoing, the naming of streets shall conform to all applicable Statutes and Ordinances.
- D. The applicant shall deposit with the City at the time of final subdivision approval, a sum dictated by the Planning Commission calculated to satisfy all costs related to the procurement and erection of each street name sign required at all road intersections. The City shall install all street signs. Street name signs shall be

placed at all intersections within, and abutting the subdivision. The type and location of the signs shall be consistent with the City's existing street sign design.

5.15 DEDICATIONS OF PUBLIC PROPERTIES

There shall be no dedications of property for public use in a subdivision except where their control is vested in the City, or maintained by the developer or a neighborhood corporation, and then only if and under conditions approved by the Planning Commission and as authorized in these regulations.

5.16 ALLEYS

Alleys shall be not be provided in subdivisions except in cases where the subdivider produces evidence satisfactory to the Planning Commission of the need for alleys.

5.17 LOT FRONTAGE ON PUBLIC ROAD

No major subdivision shall be approved unless every lot proposed has at least forty (40) feet of frontage on a publicly maintained road or street. This requirement shall not apply to minor subdivisions.

ARTICLE 6. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN

6.1 MONUMENTS

The applicant shall place permanent reference monuments in the subdivision. Monuments shall be of a type approved by the Kentucky Board of Registration for Professional Engineers and Land surveyors.

6.2 WATER BODIES AND WATERCOURSES

The Planning Commission shall not approve a plan whereby the ownership of and/or responsibility for the safe maintenance of a water body may fall upon the City.

6.3 BUFFERING OF RAILROADS AND LIMITED ACCESS HIGHWAYS

Railroad rights-of-way and limited access highways of adjoining lands shall be treated as follows:

- A. In residential districts, a buffer strip at least fifty (50) feet in width in addition to the normal depth of the lot required in the district shall be provided adjacent railroad rights-of-way and limited access highways.
- B. Streets parallel to the railroad shall maintain a distance of at least 150 feet from the railroad right-of-way.

6.4 DRAINAGE AND STORM SEWERS

A. Separate Storm Sewers – Storm drainage systems shall be separate and independent of any an all sanitary sewer.

B. Proposed Storm Water Conveyors:

1. The adequacy of storm water conveyors upon, across or under streets or other lands dedicated to public use shall be approved by the City's Engineer. In such cases, specifications with design computations shall be submitted along with plans.
2. Accommodation of Upstream Drainage Areas – A culvert or other facility shall be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The City Engineer shall approve the size of the facility, assuming conditions of maximum potential watershed reasonable anticipated.
3. All fees and expenses of the City's Engineer relative to review and approval of stormwater conveyor proposals shall be paid by the applicant prior to the Planning Commission's approval of the final plat.