

GARRARD COUNTY,  
KENTUCKY

Subdivision Regulations

Prepared For

Garrard County Fiscal Court

Originally Proposed  
December 1994

Adopted by Garrard County Fiscal Court  
\_\_\_\_\_ 1995

Amended \_\_\_\_\_, 2000

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## SECTION 1

### INTRODUCTION

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1.1 Title

This regulation shall be known as and cited as the SUBDIVISION REGULATIONS FOR GARRARD COUNTY, KENTUCKY

1.2 Purpose

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

1.3 Authority

Pursuant to the authority granted to cities and counties by the Kentucky Revised Statutes (KRS) 100.273 to 100.291 and 100.334 and upon adoption of these regulations, the Garrard County ~~Planning Commission~~ Fiscal Court does hereby exercise the power and authority to review, approve and disapprove plats for the subdivision of land.

1.4 Jurisdiction

The rules contained herein governing the subdivision of land shall be applicable within the unincorporated areas of Garrard County except the two (2) mile radius of the City of Lancaster Planning and Zoning subdivision regulations. Said two (2) mile radius shall be measured from the intersection of Highway 27 and Highway 52. Should a parcel of land straddle this two (2) mile radius the entire parcel must have county approval pursuant tot his ordinance. (NOTE) Their restrictions are greater than ours.

1.5 Severability Clause

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

## SECTION II

### DEFINITIONS

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

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

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

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

Bond: shall be posted with the Garrard County Fiscal Court, according to distance of road or street, before any lots are sold or contracted for sale or subdivided for rental in said subdivision unless road or street is paved to county standards.

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

Commission: the Garrard County Planning Commission.

County Clerk: the County Clerk of Garrard County.

Cul-de-sac: a short, local street having one end open to traffic and the other end permanently terminated by a vehicular turnaround. For approval, a cul-de-sac must be at least 80 foot in diameter.

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

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

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

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

Subdivision Restrictions: must be placed on all plats by the subdivider, signed and dated, when submitting to commission. Developer must state in subdivision restrictions whether splitting of lots is permissible once final plat has been recorded. However, should restrictions allow splitting of lots owner must seek approval from Garrard County Health Department and the Fiscal Court prior to filing an amended plat. (Amendment approved by the Garrard County Fiscal Court on 11-5-97).

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

Health Department: the Commonwealth of Kentucky of Garrard County Health Department. Soils analysis on each lot shall be completed by Garrard County Health Department prior to filing of final plat.

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

Legislative Body: Garrard County Fiscal Court.

Lot: a parcel of land devoted to a common use or occupied by a single principal residential building and its accessory structures having its principal frontage upon a street or road one hundred and fifty (150) ft. or greater and being less than five (5) acres in size. *Specifically prohibited and excluded from the definition of lot or improvement to same is the erection, development and construction of any more than one principal residential building whether or not served by a sewer treatment plant or other sewer treatment system. Not prohibited herein is the erection, development and construction upon a lot until identified as a dual family unit or a duplex. All single residential and dual family units shall be erected upon a permanent foundation. (Amendment approved by Garrard County Fiscal Court 11-05-97)*

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

Lot Depth: the horizontal distance between front and rear lot lines measured along the median between the two (2) side lot lines.

Lot Width: the horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

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

Plat: the map of a subdivision.

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

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

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

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

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

Collector Street: street which provide for traffic movement between arterials and local street and direct access to abutting properties.

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

Private Street: a dead-end pass way providing access to no more than three (3) ~~agricultural~~ lots. ~~only~~ (Will be exempt from County Roads Specifications until such times as there exist four or more agricultural lots, platted or unplatted, or a deviation from the agricultural uses stipulated herein.)

~~Private drive~~: a drive leading to lot or lots that may be deeded to a family member and shall state in deed a private drive and maintained by the Garrard County Fiscal Court Road Department.

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

Subdivision: the division of a parcel of land into lots or parcels; for the purpose, whether immediate or future, of sale, lease or building development, or if a new street is involved, any division of land ~~for agricultural purposes into lots or parcels of ten (10) acres, or more and not involving a new street shall not be deemed a subdivision.~~ tracts. The term includes re-subdivision and when appropriate to the context, shall related to the process of subdivision or to the land subdivided: any division or contest shall relate to the process of subdivision or to the land subdivided: any division or redivision of land into parcels occurring within twelve (12) months following a division of the same land shall be deemed subdivision within the meaning of this act.

Subdivision (minor): the division of land into lots for residential purposes and that fronts on county or state roads.

- a. does not include any new street, easement, rights-of-way, rights of ingress or egress (except an approved sewer and water system);
- b. does not include a provision for a public area or public facility;
- c. conforms to the setback line requirements and other requirements and
- d. conveys the right-of-way necessary for road widening and maintenance of county roads where the granting of such right-of-way can be given without undue hardship.
- e. Subdivision minors are subject to all final approval before filing final plat.

Permanent Foundation: meaning a continuous poured footer being a minimum of two (2) ft wide and ten (10) inches in thickness or greater and shall be understood to include poured concrete, concrete block, brick or stone or stone composite. (Amendment approved by the Garrard County Fiscal Court on 11-05-97)

Tract: a parcel of land devoted to a common use or occupied by a single principal residential building and its accessory structures having its principal frontage upon a street or road one hundred and fifty (150) ft. or greater and being five (5) acres or more in size.

## SECTION III

### GENERAL REQUIREMENTS

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#### 3.1 Subdivision of Land

No person or his agent shall subdivide any land that does not meet Garrard County Subdivision Regulations.

#### 3.2 Recording of Plats

No plat of a subdivision of land within the jurisdiction of this regulation shall be recorded by the Garrard County Clerk until the final plat has been approved by the ~~Commission~~ Fiscal Court.

#### 3.3 Sale Prior to Approval of Final Plat

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

#### 3.4 Injunction

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

#### 3.5 Improvements

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

### 3.6 Development in Phases

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

- 3.7 The Developer must pave all roads or streets to county standards or post bond with the Garrard County Fiscal Court in the appropriate amount according to distance of roads or streets before any lots are sold or contracted for sale or subdivided for rental in said subdivision.

SECTION IV  
PROCEDURES

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4.1 Minor Subdivision

- A. All subdivision of land shall be subjected to final plat requirements for sale to public.
- B. A Subdivision may be classified as a minor subdivision by the ~~Commission~~ Fiscal Court if all lots front on a county or state road and requires no roads or streets.
- C. Upon meeting the requirements established in Section III and 4.1 B, the subdivider may follow the final plat procedure presented in 4.3
- D. The owner or subdivider of land classified as a minor subdivision shall be required hereafter to comply with provisions pertaining to final plat.

4.2 Preliminary Plat

- A. The subdivider should meet and consult informally with the ~~Commission~~ Fiscal Court prior to the preparation of a preliminary plat for familiarization with these regulations and to ascertain the location of proposed major streets, water and sewer systems and other pertinent public facilities.
- B. The preliminary plat shall be prepared by a registered land surveyor in accordance with the format design and improvement requirements of these regulations. All required engineering data shall be prepared by a registered professional engineer. Utility companies and other concerned city and county agencies shall be consulted prior to the preparation of the preliminary plat.
- C. Two (2) copies of the preliminary plat and supplementary materials specified in Section V shall be submitted to the ~~Commission~~ Fiscal Court ~~with a minimum of five (5) working days prior to the meeting no later than 4:00 p.m. on the Friday immediately preceding the 2<sup>nd</sup> Tuesday of the month to be considered at the regular scheduled meeting of the Fiscal Court. at which the preliminary plat is to received consideration.~~
- D. ~~The Commission shall review the preliminary plat and supplementary materials for conformity with these regulations and within ten (10) days shall constitute approval. The action of the Commission regarding the preliminary plat shall be recorded in the minutes of the meeting. The Fiscal Court shall review the preliminary plat and supplemental materials as well as other issues~~

relating to these subdivision regulations at 9:00 a.m. on the 2<sup>nd</sup> Tuesday of the month.

#### 4.3 Final Plat

- A. The final plat shall be prepared by a registered land surveyor and all required engineering data shall be prepared by a registered professional engineer in accordance with the regulations subject to all conditions placed upon the preliminary plat by the ~~Commission~~ Fiscal Court.
- B. Five (5) copies of the final plat and supplementary materials specified in Section V shall be submitted to the ~~Commission~~ Fiscal Court a minimum of five (5) working days prior to the meeting at which the final plat is to receive consideration.
- C. The ~~Commission~~ Fiscal Court shall review the final plat and supplementary materials for conformity with these regulations and within then (10) days approve, approve with conditions, postpone or disapprove said plat. Failure of the ~~Commission~~ Fiscal Court to act on the final plat within ten (10) days shall constitute approval.
- D. The action of the ~~Commission~~ Fiscal Court regarding the final plat shall be recorded in the minutes of the meeting and for final plats receiving approval, the appropriate signature shall be affixed to five (5) copies of the final plat. One (1) signed copy of the final plat shall be retained by the ~~commission~~ Fiscal Court, four (4) signed copies shall be returned to the subdivider.
- E. A certified copy of the final plat shall be filed for recording by the subdivider in the Office of the County Clerk within ninety (90) days after approval of said final plat by the ~~Commission~~ Fiscal Court.
- F. Approval by the ~~Commission~~ Fiscal Court of the final plat shall not constitute the acceptance by the Garrard County Fiscal Court of the dedication of any streets, roads or grounds.
- G. Bond must be posted with Garrard County Fiscal Court or roads or streets shall be in place to meet Fiscal Court standard before final plat is filed with county clerk.

SECTION V  
PLAT FORMAT AND CONTENT

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5.1 Preliminary Plat

A. Format and Identification

1. The preliminary plat shall be prepared at the scale of one (1) inch equals one hundred (100) feet or less on durable paper or Mylar in a clear and legible manner.
2. A vicinity map, at an approximate scale of one (1) inch equals one thousand (1,000) feet, indicating the general location of the subdivision shall be placed in the upper right or left corner of the sheet.
3. The title block shall be placed at the bottom of the sheet and shall contain the following information:
  - a. The name of the proposed subdivision which shall not duplicate or approximate the name of any other subdivision within Garrard County.
  - b. The name and address of the owner of the land to be subdivided and the name and address of the subdivider if other than the owner.
  - c. The name, address, and number of the registered land surveyor responsible for the preparation of the plat.
  - d. A legend containing a graphic and written scale, north arrow, date of plat preparation and a acreage of land to be subdivided.

B. Site Data

1. The preliminary plat shall indicate the subdivision boundaries with bearings and distances, all existing easements, street, road and rights-of-way.
2. The name of all present property owners abutting the boundaries of the subdivision.
3. Existing water, sewer and storm drainage facilities on and adjacent to the subdivision showing size, elevation and direction of flow.
4. Contours referenced to the United States Geological Survey (USGS) data at an interval of not greater than five (5) feet.
5. Existing drainage channels, watercourses, ponds, poorly drained areas, sinkholes, wells and springs.

6. The location, right-of-way and pavement widths and names of all existing improved streets, roads or alleys on or within five hundred (500) feet of the subdivision. Recorded but unimproved streets or roads shall be indicated with dashed lines.
7. The location and results of soil evaluation test in accordance with the specifications of the State and Garrard County Health Department for all proposed individual septic tanks.

#### C. Proposed Design and Improvements

1. All lots shall be consecutively numbered and shall indicate the approximate dimensions and are in acres and tenths.
2. The location of front and side yard setback lines shall be indicated for each lot.
3. The location, width, approximate grades and names of all proposed streets shall be shown. Approximate elevations at the centerline of each street shall be shown at the beginning, end and intersection of all streets.
4. The cross-section of the entire right-of-way shall be shown for each proposed street indicating the width and type of pavement and if applicable the size and type of street gutters and the location and width of sidewalks.
5. The location of all existing and proposed monuments shall be shown.
6. The approximate location, dimension and area of all existing and proposed utility easements shall be indicated.
7. The proposed drainage system shall be illustrated with typical cross-sections showing all proposed drainage facilities.
8. The proposed layout and connections with existing systems shall be shown for water and sewer.

#### D. Additional Data Required

1. One (1) copy of an application for approval of the subdivision.
2. Two (2) copies of any deed restrictions or covenants proposed by the subdivider.
3. A letter from the appropriate authority having jurisdiction indicating the availability of water or sewerage service if the subdivision is to be connected to a public water or sewer system.

### 5.2 Final Plat

#### A. Format and Identification

1. The final plat shall be legibly drawn in black waterproof ink or Mylar of similar reproducible material at a scale no smaller than one (1) inch equals one hundred (100) feet.

2. The final plat shall be labeled RECORD PLAT in large letters immediately above the name of the subdivision.
3. A vicinity map, at an approximate scale of one (1) inch equals one equals one thousand (1,000) feet, indicating the general location of the subdivision shall be placed in the upper right or left corner of the street.
4. The legend shall contain the graphic and written scale, north arrow, date of the plat preparation and acreage of the land contained within the subdivision.

#### B. Design Data

1. The final plat shall indicate lot dimensions in feet to hundredths of a foot, bearings to the nearest one (1) minute and the number of each lot.
2. The plat shall indicate the accurate location of all permanent reference monuments. Every survey point shall be marked with a material detectable by a metal detector.
3. The minimum front yard setback line shall be indicated for each lot.
4. The plat shall indicate the names, bearings and angles of intersections and width for each proposed street or road right-of-way.
5. The plat shall show the exact location of streets adjacent to the subdivision and the width along the property lines for existing or recorded streets intersecting or paralleling the boundaries of the subdivision.
6. The plat shall show the location and width of all proposed utility and drainage easements.

#### C. Additional Data Required

1. Three (3) copies of any deed restrictions or covenants proposed by the developer shall be submitted as part of the final plat.
2. Drawings showing cross-sections, profiles, construction details and specifications for all required improvements shall be prepared by a registered professional engineer and submitted as part of the final plat for the following if required by the ~~Commission~~ Fiscal Court:
  - a. Sanitary Sewer System Plan
  - b. Water System Plan
  - c. Streets and Roads Plan
  - d. Storm Drainage Plan
  - e. Erosion Sedimentation Control Plan
3. Five (5) copies of final plat.

D. Certifications

The following certification blocks shall be shown on the final plat and signed prior to recording of the plat.

OWNER'S CERTIFICATION

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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER(S)

CERTIFICATION OF PLAT

*I hereby certify that this plat was prepared by me or under my direction; that all monuments indicated hereon actually exist and their location, 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 Garrard County Subdivision Regulations have been fully complied with.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Surveyor's Name, Number & Seal

CERTIFICATE OF THE APPROVAL  
OF WATER AND SEWERAGE SYSTEMS

*I hereby certify that the water supply and sewerage disposal systems installed or proposed for installation in the subdivision entitled:*

\_\_\_\_\_

*Fully meet the requirements of the Commonwealth of Kentucky and the Garrard County Health Departments and are hereby approved as shown.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Garrard County Health Department

CERTIFICATION OF IMPROVEMENTS

I hereby certify that improvement plans for the subdivision have been reviewed by me and are in conformance with the Garrard County Subdivision Regulations. I further certify that a Surety Performance Bond in the amount of \$ \_\_\_\_\_ has been posted with the Garrard County Fiscal Court to assure completion of all required improvements in case of default.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative

CERTIFICATION OF ~~COMMISSION~~ FISCAL COURT

I hereby certify that this RECORD PLAT was approved by the Garrard County ~~Planning Commission~~ Fiscal Court on \_\_\_\_\_ day of \_\_\_\_\_, 2000, and is now eligible for recording in the Office of the County Clerk.

\_\_\_\_\_  
Date

\_\_\_\_\_  
~~Commission Chairman or Secretary~~  
Clerk

## SECTION VI

### DESIGN AND IMPROVEMENT STANDARDS

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#### 6.1 Lots

- A. All lots shall abut for at least one hundred and fifty (150) feet upon a street dedicated for public use except a lot fronting on the curved portion of a cul-de-sac may be reduced to a minimum of seventy five (75) feet provided the lot is one hundred and fifty (150) feet wide at the front yard setback line.
- B. Lot dimensions shall comply with requirements of the Garrard County Health Department however, residential lots not served by a public sanitary sewer system shall contain a minimum of one acre with a width of no less than one hundred and fifty (150) feet and a depth of no less than equals one acre.
- C. Lots located on land subject to flooding, subsidence or other hazards to the health and safety of potential users may be declared unsuitable for residential development by the ~~Commission~~ Fiscal Court and such plans or portions thereof may be disapproved by the ~~Commission~~ Fiscal Court.
- D. Corner lots shall be of sufficient width to permit compliance with the required minimum side yard setback line.

#### 6.2 Blocks

- A. Residential blocks shall not exceed twelve hundred (1,200) feet nor be less than four hundred and fifty (450) feet in length.
- B. The width of blocks shall be sufficient to provide two (2) tiers of lots of appropriate depth except where reverse frontage lots are used to alleviate confliction traffic or uses.
- C. Blocks used for non-residential purposes shall be of such length, width and design to incorporate adequate provision of off-street parking, loading and unloading and control of vehicular access to adjacent streets.

#### 6.3 Utility and Drainage Easements

- A. Utility easements twenty (20) feet in width may be required between, at the rear or across lots. Easements of a greater width may be required if deemed appropriate by the ~~Commission~~ Fiscal Court.
- B. Storm water easements or drainage rights-of-way may be required if necessary to provide proper drainage within or through a subdivision.
- C. Utility and drainage easements shall connect with existing easements on adjoining properties.

## 6.4 Streets and Roads

- A. The location of all streets or roads in a proposed subdivision shall conform in general alignment to the Major Street Plan.
- B. The proposed street or road lay out shall provide for the continuation of existing streets to adjoining tracts.
- C. Streets or roads shall be designed with respect to topography to provide proper drainage and grades.
- D. Proposed streets or roads in alignment with existing streets or roads shall bear the name of the existing street or road. Proposed street or road names shall not duplicate or be confused with names of existing streets or roads. The Developer shall consult with the Garrard County 911 Director to ensure that the street names are proper.
- E. The entire minimum right-of-way shall be dedicated when a subdivision is located on one or both sides of a street or road.
- F. Intersections involving more than four (4) basic street or road approaches shall be prohibited.
- G. Street or road jogs with centerline offsets of less than one hundred and fifty (150) feet shall be prohibited.
- H. The minimum radius at property lines at all intersections shall be twenty (20) feet for all streets or roads.
- I. No private streets or roads ~~or reserve strips~~ shall be allowed except as they meet the following criteria:
  - 1. The minimum right-of-way of the proposed private street meets those standards set for local streets.
  - 2. The private street or road shall not be principal access for more than three (3) ~~agriculture lots, or family lots with restrictions listed.~~ The private street or road may be principal access for an unlimited number of tracts.
  - 3. ~~All lots within the proposed subdivision shall be for agricultural purposes and shall contain at least ten (10) acres.~~
  - 4. The warranty deed of each lot in a proposed subdivision containing a private street or road shall contain a covenant providing for the maintenance of the street and right-of-way.
  - 5. No lot having immediate access from a private street or road shall be resubdivided for any use ~~other than agricultural~~ until the private street and right-of-way become a public street by proper dedication by the owners and accepted by the Garrard County Fiscal Court.
  - 6. No private street and right-of-way shall be accepted for maintenance by the Garrard County Fiscal Court unless the pavement meets the minimum requirements of the Court.

7. No further subdivision development shall be permitted unless the right-of-way and pavement meets the minimum requirements of the applicable Subdivision Regulations at the time of request.
  8. The provisions of these Subdivision Regulations may be liberally applied by the Commission Fiscal Court as it deems appropriate and may impose such conditions.
- J. All streets shall be classified in accordance with the Major Street Plan and contain the following minimum specification.

Classification	Minimum dedicated Right-of-way Width	Pavement Width	Road or Street shoulders
Industrial	60 feet	20 feet	may have 2 foot or curb
County Roads	40 feet	20 feet plus	may have 2 foot or curb
Subdivisions			
25 or fewer lots	40 feet	20 feet plus	may have 2 foot or curb
26 or more	40 feet	20 feet plus	may have 2 foot or curb
Private Street or Road & Reserve strips	40 feet	20 feet plus	may have 2 foot or curb

- K. The construction standards and specifications for streets and roads shall be in accordance with the rules and regulation of the Garrard County Fiscal Court adopted September 10, 1983 and revised April 11, 1989. The design for streets shall be prepared by a certified professional engineer. Street design guidelines are as follows:

#### Subdivision Road Requirements

1. All developers of Garrard County Subdivision must dedicate to the Garrard County Fiscal Court a minimum of 40' Right-of-way when county takes over roads or streets into county road system.
2. Rural Subdivision Road Equipment Requirements: Minimum 40' right-of-way minimum pavement width 20'. All subdivision shall have a 2' shoulder on each side or curb. Road Foundation Requirements: 1. 8" DGA Base, 2. 2" Binder, 3. 1 1/4" Class I Surface and shall be rolled with a minimum 10 ton roller.
3. All entrance pipe shall be 24' in length and a minimum of 15" in diameter or of sufficient size to carry the volume of flow in the particular area. Acceptance by the County Road Engineer or Fiscal Court requires all entrance pipe be installed prior to acceptance.
4. Minimum road foundation specifications are incorporated in these requirements (sketch). Signed weight tickets on foundation materials are to be furnished by the developer to Garrard County Road Engineer to enable check on required materials.

5. The Garrard County Fiscal Court, shall take over a roadway only when at least 75% of the lots have been developed and the finished roadway has been in place at least one year, roads or streets condition meet Garrard County Fiscal Court Standard. Should there be intersecting streets in the development, individual streets may be accepted upon meeting the above requirements, providing the developer has posted bond (minimum \$20,000.00) payable to Garrard County Fiscal Court, to assure the Fiscal Court that possible damages to roadway sustained by construction vehicles can be repaired at no cost to the Fiscal Court. If a subdivision is to be done in phases all streets of the development shall be taken into the county road system at one time.

6. The developer shall go through the following steps for a road to be accepted into the Garrard County Road System:

a. Place the DGA Base and Binder according to the specifications of these regulations.

b. Allow materials to settle and wear for one year.

c. After one year come to the Fiscal Court to request inspection.

d. The Fiscal Court or its representative shall inspect the street and give notice of any deficiencies.

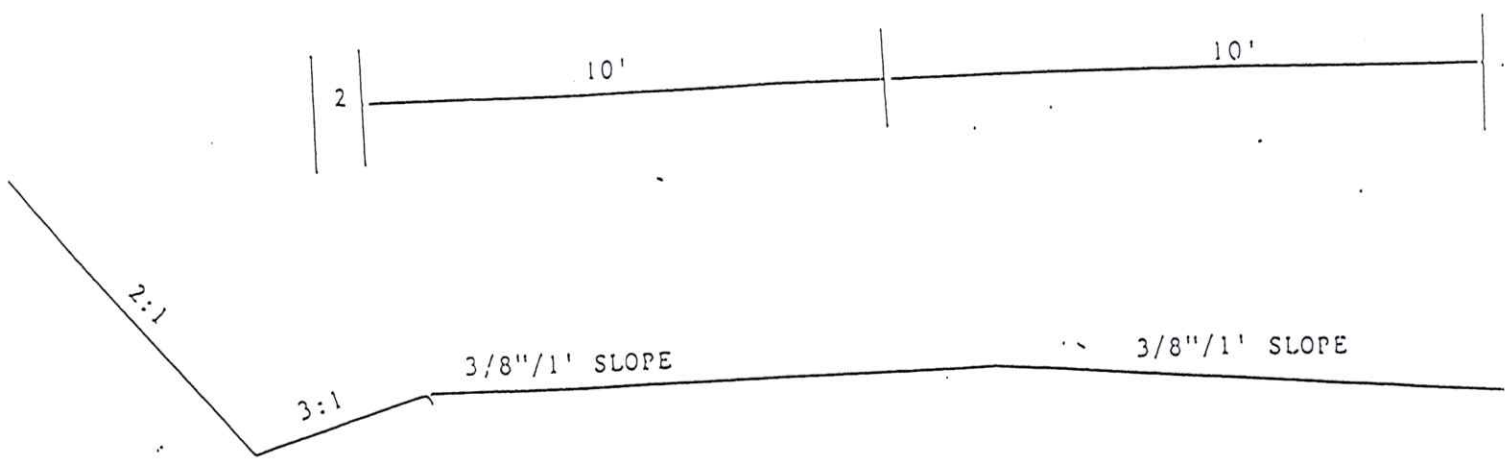
e. After any deficiencies are repaired and the Fiscal Court gives approval, the top coat shall be applied.

f. The Fiscal Court or its representative shall then inspect the top coat and give notice of any deficiencies.

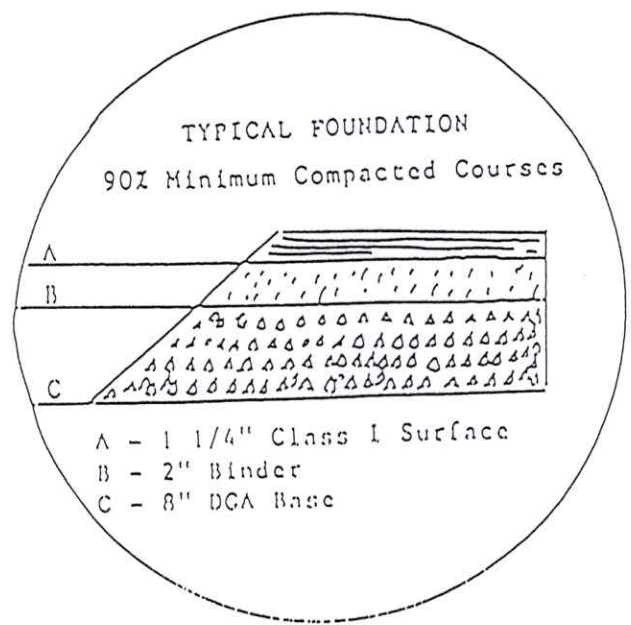
g. Once any deficiencies have been repaired the Fiscal Court will accept the street.

~~6.7.~~ The developer shall see that scrap materials and other debris from building or excavation in the development are disposed of properly. No unsold lots shall be allowed to become cluttered with waste and debris from within the development.

GARRARD COUNTY FISCAL COURT  
 COUNTY ROAD REQUIREMENTS



TYPICAL ROADWAY SECTION  
 (WITHOUT CURBS)  
 MINIMUM SPECIFICATIONS FOR  
 GARRARD CO. SUBDIVISIONS



Foundation Courses shall be compacted with 10 ton roller or equivalent. Class I surface course shall contain not less than 105 lbs per square yard 1" compacted surface.

## SECTION VII

### ADMINISTRATION AND ENFORCEMENT

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#### 7.1 Administrative Official

The ~~Commission shall~~ Fiscal Court may designate an Administrative Official to be charged with and provided the authority to enforce these regulations.

#### 7.2 Filing Fee

The ~~Plan Commission~~ Fiscal Court shall establish and maintain a uniform schedule of fees proportioned to the cost of checking and verifying the proposed final plats. The subdivider shall pay the specified fee at the time of the filing the plat.

#### 7.3 Variances

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

#### 7.4 Penalties

Any person who violates the provisions of this regulation shall upon, conviction, be fine not less than ten dollars (\$10.00) nor more than five hundred dollars (\$500.00) for each offense. Each day of violation shall constitute a separate offense.

#### 7.5 Liabilities

Any member of the ~~Commission~~ Fiscal Court or any employee thereof, shall not render himself liable personally in the discharge of his duties. Any legal suit brought against any member of the ~~Commission~~ Fiscal Court or employee because of such performed by him in the enforcement of any provisions of this regulation shall be defended by legal representation of the county until the final termination of the proceedings.

#### 7.6

Any subdivision that final plat has been filed with Garrard County Clerk shall be grand fathered in under present road restrictions.

SECTION VIII

EFFECTIVE DATE

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This regulation is hereby declared to be a measure necessary in the interest and for the promotion of safety, convenience and public welfare. This regulation shall be in full force and effect from and after its passage and approval as provided by law.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

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Garrard County Fiscal Court  
E.J. Hasty, Garrard County Judge/Executive

ATTEST

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Shelton Moss  
County Clerk

GARRARD COUNTY FISCAL COURT

Judge Executive Office  
15 Public Square, Suite 3  
Lancaster, Kentucky 40444

SUBDIVISION REGULATIONS FEE SCHEDULE

Final Plat	final plat fee is \$50 plus filing fee (see regulations for classifications of major subdivision)
Amendment to Plat	\$50 plus filing fee

Fees are to be collected when final plat is signed.

THESE FEES ARE NOT REFUNDABLE

Fees are subject to change. The Fiscal Court reserves the right to revise above fee schedule according to necessary circumstances.