

# McCracken County Planning Regulations



Effective Date: August 24, 2011

# McCracken County Subdivision Regulations

## TABLE OF CONTENTS

August 2011

### ARTICLE I. PURPOSE, AUTHORITY AND JURISDICTION

Section 10 - Purpose

Section 11 - Authority and Administrative Agency

Section 12 - Area of Jurisdiction

### ARTICLE II. DEFINITIONS

Section 20 - Purpose

Section 21 - Definitions

21.10 Developer

21.11 Improvements

21.12 Lot

21.13 Streets

21.14 Structure

21.15 Housing Unit

21.16 Subdivisions

21.17 Agricultural Use

21.18 Town House

21.19 Town House Structures

21.20 blank

21.21 County Planner

### ARTICLE III. ADMINISTRATIVE PROCEDURES

Section 30 - Advisory Meeting with Planning Commission

Section 31 - Preliminary Plat Approval

31.10 Preliminary Plat Data

31.11 Procedure

31.12 Subdivision of a Portion of a Large Tract

Section 32 - Final Plat Approval

32.10 Final Plat Data

32.11 Procedure

32.12 Required Improvements Prerequisite to Final Approval

Section 33 - Variances

33.10 Exceptional Conditions

33.11 Group Housing, Office and Business Complex Developments

33.12 Procedural Variance

33.13 Public Utilities Variance

ARTICLE IV. GENERAL REQUIREMENTS AND MINIMUM STANDARDS  
OF DESIGN

Section 40 - Suitability of Land for Subdivision Development

40.10 Land proposed to be subdivided is unsuitable for subdivision development

40.11 Scattered or premature subdivision of land

Section 41 – Streets

41.10 Conformity to the Major Street Plan

41.11 Street Extensions

41.12 Dedication of Rights-of-Way for New Streets

41.13 Dedication of ROW for Existing Streets

41.14 Intersections

41.15 Curves in Streets, Horizontal and Vertical

41.16 Street Grades and Elevations

41.17 Marginal Access Streets

41.18 Street Jogs

41.19 Dead-End Streets (Cul-de-sacs)

41.20 Street Names

41.21 Private Streets and Reserve Strips

41.22 Alleys

Section 42 – Blocks

42.10 Length

42.11 Width

Section 43 – Lots

43.10 Relationship to Streets

43.11 Arrangement

43.12 Dimensions

43.13 Blank

43.14 Corner Lots

43.15 Blank

Section 44 – Off-Street Loading and Parking Facilities

Section 45 – Utility and Drainage Easements  
45.10 Easements

Section 46 – Community Assets

Section 47 – Conformance with Zoning and Other Regulations

Section 48 – Public open space

Section 49 – Large Tracts or Parcels

ARTICLE V. BLANK

Section 50 – Blank

ARTICLE VI. ENFORCEMENT AND PENALTIES FOR VIOLATION

Section 60 – Enforcement

60.10 Recording Requirements

60.11 Utilities-Legal Status of Public Street

Section 61 – Penalties

61.10

61.11

Section 62 – Fee Schedules

ARTICLE VII. ADOPTION, AMENDMENT AND EFFECTIVE DATE

Section 70 – Adoption

70.11

APPENDIX

Form 1

Form 2

Form 3

Form 4

Form 5

Form 6

Form 7

AUGUST 2011  
**SUBDIVISION REGULATIONS**  
**MCCRACKEN COUNTY, KENTUCKY**

**ARTICLE I - PURPOSE, AUTHORITY AND JURISDICTION**

Section 10. - Purpose

Land Subdivision is the first step in the process of community development. Once land has been divided into streets, blocks, lots, and open spaces, a pattern has been established which usually determines how well the county needs for residence, business, and industry will be met. It also determines to a great extent how well it will be able to meet the demand for home sites and how efficiently and economically it will be able to provide the many services demanded of it.

After land has been subdivided and publicly recorded, it is costly and difficult to correct defects and deficiencies in the subdivision layout and in the facilities provided. In addition, a subdivided area sooner or later becomes a public responsibility in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire county is thereby affected in many important respects. The guidance of land development in harmony with county objectives is, therefore, a matter of serious public concern and it is in the interest of the public, the developer, and the future owners that subdivisions be conceived, designed, and developed in accordance with sound rules and proper standards.

These Subdivision Regulations, certified copies of which are filed in the office of the County Clerk of McCracken County, Kentucky, are designed to provide for the harmonious development of the subdivided areas; for a coordinated layout; for the proper arrangement of streets; for adequate and convenient open spaces for traffic, utilities, recreation, light, air, and

access of fire fighting equipment; for avoidance of population congestion through requirements for minimum lot widths and lot areas; for adequate provision of water, drainage, sewer, and other sanitary facilities; and for reducing flood damage potentials to the greatest extent possible.

#### Section 11. - Authority and Administrative Agency

These Subdivision Regulations were prepared and adopted by the McCracken County Planning Commission pursuant to the authority of Chapter 100, of the Kentucky Revised Statutes. They shall be administered by the McCracken County Planning Commission. The McCracken County Planning Commission, established in accordance with Kentucky Revised Statutes, Chapter 100, has fulfilled the requirements set forth in the applicable sections of the KRS as pre-requisite for the adoption of such regulations. The Planning Commission shall assume all powers and duties of a Board of Adjustment. (KRS 100.202)

#### Section 12. Area of Jurisdiction

The McCracken County Planning Commission, through these Subdivision Regulations shall have jurisdiction and control over the subdivision of all land within the unincorporated area of McCracken County.

## ARTICLE II. DEFINITIONS

### Section 20. Purpose

The purpose of this Article is to define certain words and phrases commonly used in subdivision development. The words and terms expressed in the present tense include the future tense. Singular words and phrases include the plural. The word "may" is permissive, while "shall" and "will" are mandatory.

### Section 21. Definitions

The following words and/or phrases as used herein shall be defined and interpreted as follows:

- 21.10 - Developer - A developer is an individual, partnership, corporation, or other legal entity or agent thereof, which undertakes the activities covered by these regulations. The term "developer" includes subdivider, owner or builder.
- 21.11 - Improvements - Improvements are physical changes made to land, including structures placed on or under the land surface, in order to make the land more usable for man's activities. Typical improvements in these regulations include grading, street paving, curbs, gutters, drainage ditches, storm and sanitary sewers, utility lines of all types, street name signs and property number signs.
- 21.12 - Lot - A lot is a portion of a subdivision plan or the basic unit thereof, intended for transfer of ownership or for building development.
- 21.13 - Streets - Streets shall mean a way set aside for vehicular traffic, regardless of size or designation, but excluding private driveways serving only one parcel of land.

- a. Arterial Streets and highways are those designed or utilized primarily for high vehicular speeds or for heavy volumes of traffic.
  - b. Collector Streets are those, which carry or will carry intermediate volumes of traffic from minor streets to arterial streets.
  - c. Minor Streets are those, which are used or will be used primarily for access to abutting properties and which carry or will carry limited volumes of traffic.
- (1) Marginal Access Streets are minor streets which are parallel and adjacent to arterial streets and highways, and which serve to reduce the number of access points to the arterial streets and thereby increase traffic safety.
  - (2) Alleys are minor ways which are used primarily for vehicular service access to the backs or to the sides of properties which otherwise abut on streets.

21.14 - Structure means anything constructed or made, the use of which requires permanent location in or on the ground or attachment to something having a permanent location in or on the ground, including buildings and signs.

21.15 - Housing Unit A housing unit is a house, an apartment, a group of rooms, or a single room occupied as separate living quarters. Separate living quarters are those -

- (1) in which the occupants live and eat separately from other persons in the building,
- (2) which have direct access from outside of the building or through a common hall.
  - a. Single-Family houses, Detached - includes all detached single-family houses.
  - b. Single-Family houses, Attached - includes all attached single-family houses where-

- (1) each unit is separated from adjoining units by a wall that extends from ground to roof,
- (2) no unit is above or below another unit,
- (3) each unit has separate heating systems, and
- (4) each unit has separate utility meters.

21.16 - Subdivision means the division of land into two (2) or more lots or parcels for the purpose, whether immediate or future sale, lease of building, development, or if a new street is involved, any division of a parcel of land, providing that a division of land for agricultural use and not involving a new street shall not be deemed to be a subdivision. The term "subdivision" includes resubdivision and when appropriate to the context, shall relate to the process of subdivision or to the land subdivided; any division or redivision of land into parcels less than one (1) acre occurring within twelve (12) months following a division of the same land shall be deemed a subdivision.

21.17 - Agricultural use means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public. (KRS 100.111-2)

21.18 - Town House - A single family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent building and/or buildings by party walls or are located immediately adjacent thereto with no visible separation between walls or roof; all of which dwellings may be located on individual and separate lots if individually owned, or upon a single lot if under common ownership. The construction of a town house structure across an existing lot line shall not be deemed to abrogate that line.

21.19 - Town House Structure - A building consisting of two (2) or more non-communicating attached one-family units placed side by side, having a common wall

between each adjacent dwelling unit.

21.21 - County Planner – The Judge Executive, shall appoint administrative personnel to administer the provisions of this ordinance.

### ARTICLE III. ADMINISTRATIVE PROCEDURES

#### Section 30. Advisory Meeting with Planning Commission

Before preparing a Preliminary Plat and submitting it to the Planning Commission for approval, the subdivider should meet and consult informally with the Planning Commission or the County Planner for the purpose of ascertaining the locations of proposed major streets, parks, playgrounds, school sites and other planned projects which may affect the property being considered for subdivision.

At this meeting, the subdivider should review with the Planning Commission or County Planner, the minimum standard of subdivision design set forth in Article IV. This informal review should prevent unnecessary and costly revisions in the layout and development of the subdivision.

Formal application or filing of a plat with the Planning Commission or the County Planner is not required for this informal advisory meeting.

#### Section 31. Preliminary Plat Approval

After meeting informally with the Planning Commission or the County Planner, the subdivider shall prepare a Preliminary Plat prior to the making of any street improvements or the installation of any utilities.

#### 31.10 - Preliminary Plat Data

The Preliminary Plat shall meet the standard of design as set forth in Article IV and shall show the following information:

- a. Scale of one hundred (100) feet to one (1) inch or larger.

- b. Name of subdivision, names and addresses of the owners, the land surveyor, source of title and the owners of adjacent property.
- c. Date, approximate north point, and graphic scale.
- d. Total acreage of land to be subdivided.
- e. Boundary lines of area to be subdivided and their bearings and distances and locations to nearest existing intersecting street.
- f. Existing and proposed easements and their locations, widths and distances.
- g. Streets on and adjacent to the tracts and their names, widths, and other dimensions may be required.
- h. Utilities on and adjacent to the tract showing proposed connections to existing utility systems. Rear easements for utility poles and wires shall be required wherever possible.
- i. A vicinity or key map, scale not smaller than 1" = 2000' showing physical development, corporate lines and any other adjacent public or private uses such as buildings or structures with distances to perimeter of lot line of plat.
- j. Purpose and intent of the subdivision such as for residential, commercial, industrial purposes.
- k. Contours at an interval of not greater than five (5) feet. USGS Quadrangles may be used as a base.
- l. Flood Areas as determined by Federal Emergency Management Act (FEMA) and classification, as per FEMA codes.
- m. Location, size, direction of flow of storm and sanitary drainage structures and systems.
- n. Location and size of water lines.
- o. Lot lines and lot numbers.
- p. Sites and their acreages, if any, to be reserved or dedicated for parks, playgrounds, schools, or other public uses. Sites, if any, for semi-public, commercial or multi-family uses.
- q. Minimum building setback lines.
- r. Copies of proposed deed restrictions, if any, shall be attached to the Preliminary Plat.
- s. Profiles of proposed grade lines of all streets and improvements, if required by the Commission.

t. Plats shall be submitted no larger than twenty-four (24) by thirty-six (36) inches in size.

### 31.11 - Procedure

a. Two (2) copies of the Preliminary Plat and supplementary materials specified shall be submitted to the County Planner of the Planning Commission with an application for preparatory review by the County Planner at least seven (7) days (excluding Saturdays, Sunday's and Holidays) prior to the Planning Commission meeting.

b. Ten (10) copies of the corrected Preliminary Plat and supplementary materials specified shall be submitted for conditional approval to the County Planner at least (4) days prior to the Planning Commission meeting (excluding Saturday, Sundays and Holidays).

c. The County Planner shall notify the subdivider of the time and place of the hearing not less than five (5) days before the date fixed for the hearing. Similar notice shall be given the owners of the land immediately adjoining the area proposed to be platted as shown on the proposed subdivision.

d. The Planning Commission shall approve, disapprove or approve subject to modification. If a plat is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications shall be indicated in writing. The action of the Planning Commission shall be noted on two (2) copies of the Preliminary Plat with any notations made at the time of approval or disapproval of the specific changes required. One returned to the subdivider and the other retained by the Planning Commission.

e. Approval of the Preliminary Plat shall not constitute acceptance of the Final Plat. The approval of the Preliminary Plat shall lapse unless a Final Plat based thereon is submitted within one (1) year from the date of such approval. An extension of time may be applied for by the subdivider and granted by the Planning Commission.

### 31.12 - Subdivision of a Portion of a Larger Tract

Whenever a part of a tract is proposed to be subdivided and it is intended that additional parts of the tract be subdivided in the future, a sketch plan for the entire tract shall be submitted

to the Planning Commission at the same time the Preliminary Plat for the first part of the tract to be platted is submitted.

### Section 32. Final Plat Approval

The Final Plat shall conform substantially to the Preliminary Plat as approved, and it may constitute only a portion of the Preliminary Plat which the subdivider proposes to record and develop.

#### 32.10 - Final Plat Data

The Final Plat Shall give the following information:

- a. The plat shall be at a scale of one hundred (100) feet to one (1) inch or larger.
- b. Date, title, name and location of subdivision, graphic scale, and true north line.
- c. All dimensions, angles, bearings, and similar data on the plat shall be tied to primary control points. Locations and descriptions of said control points shall be given.
- d. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sides with accurate dimensions to the nearest one hundredth of a foot; bearings or deflection angles, radii, arcs and central angles of all curves with dimensions to the nearest minute. The subdivision shall be tied to the center line of the nearest street intersection, monument or permanent physical boundary.
- e. Name and right-of-way width of each street, easement or other right-of-way.
- f. Lot numbers, lot lines and lot areas.
- g. Purpose for which sites, other than residential lots, are dedicated or reserved.
- h. Minimum structure set back lines.
- i. Location and description of existing and set monuments.
- j. Names and locations of adjoining subdivisions and streets, the location of adjoining unplatted properties, and the names and addresses of the owners of adjoining unplatted properties.
- k. Notarized on plat of title showing that the applicant(s) are all the property owner(s) and a statement by such owner(s) dedicating streets, easements, rights-of-way and any other sites for public use.( Form 1)

- l. Certification on plat by land surveyor as to the accuracy of survey and plat (Appendix 2 - Form 2).
- m. Certification by the Planning Commission when individual sewage disposal or water systems are to be installed ( Form 1).
- n. Certification that the subdivider has complied with one of the following alternatives Form 3):
  - (1) All the improvements have been installed in accordance with the requirements of these regulations, or
  - (2) Corporate Surety, Cash or cash equivalent, or an irrevocable letter of credit, has been posted and approved by McCracken County Fiscal Court, in the amount sufficient to assure such completion of all required improvements.
- o. Protective covenants shall either be placed directly on the final plat or attached thereto in form appropriate for the recording.
- p. Certification on plat by the Chairman of the Planning Commission that the plat has final approval for recording in the office of the County Clerk. (Form 4) for recording by the County Court Clerk (Form 6)
- q. Certification on plat by the Judge of McCracken County, Kentucky, or his designee that Corporate Surety, Cash or Cash Equivalent has been posted and approved by McCracken County Fiscal Court, in the amount sufficient to assure such completion of all required improvements. (Form 5)
- r. The plat shall be submitted no larger than 24" x 36" in size.
- s. Final Plat shall meet or exceed all Kentucky State Board of Restrictions for Professional Engineer and Land Surveyor plat requirements.

#### 32.11 - Procedure

Submission of a Final Plat shall follow the same procedure as for a Preliminary Plat:

- a. Two (2) copies for preparatory review by the County Planner (submitted seven (7) days (excluding Saturdays, Sundays, and Holidays) preceding the Planning Commission meeting.
- b. Ten (10) copies of corrected plat (submitted four (4) days (excluding Saturdays, Sundays, and Holidays) preceding meeting.
- c. Four (4) copies after approval of final plat, if no corrections are made (or eight (8) copies if corrections are made).

d. Approval by the Planning Commission shall not constitute acceptance by the public of the dedication of any street, public way or ground.

e. When the Final Plat has been approved by the McCracken County Fiscal Court and certified thereon, one (1) copy shall be returned to the subdivider for filing with the County Clerk as an official plat of record.

### 32.12 - Required Improvements Prerequisite to Final Approval

A perfectly prepared and recorded subdivision or plat means little to a prospective lot purchaser until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. Improvements by the subdivider spare the community a potential tax liability. The following tangible improvements are required to be installed by the developer before Final Plat approval in order to assure the physical reality of a subdivision which approval and recording will establish legally.

#### a. Monuments - Type

(1) Concrete monuments at least thirty-six (36) inches in length and (4) inches in diameter or four (4) inches square with a copper dowel or center marked shall be set at all corners on the plat.

(2) Iron Pin or wrought or galvanized iron pipe monuments not less than three-fourths (3/4) inch in diameter and not less than twenty-four (24) inches in length shall be set at all lot corners not marked by concrete monuments.

#### b. Concrete Monuments - Location

(1) Monuments shall be placed so that the scored or marked point shall coincide exactly with the intersection of the lot or property line at that point and shall be set so that the top of the monument is level with the surface of the surrounding ground.

(2) At the intersection of all angles in the boundary line of the survey.

(3) At the intersection of street property lines.

(4) At the beginning and ending of all curves where streets and alleys are so<sup>14</sup> surveyed.

(5) At all angles in property lines of street and alleys.

c. Streets

(1) Grading Specifications:

All Streets, roads, and alleys shall be graded and prepared according to applicable County and State regulations to their full widths by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Deviation from this standard due to special topographical conditions will be allowed only with the special approval of the Planning Commission. Center line grades shall be established and staked by the subdivider.

(2) Minimum Pavement Widths:

Pavement widths shall be measured between curbs, and minimum pavement widths to be provided are:

Collector	22 feet
Minor Streets	20 feet
Marginal Access Streets	20 feet
Alleys, industrial and commercial	18 feet

(3) Construction of Streets:

The subdivider shall provide streets which shall be designed to carry the expected traffic loads and which shall conform with the standards established by the McCracken County Fiscal Court as set up by the Planning Commission.

(4) Curbs and Gutters:

The subdivider shall provide curbs and gutters. Curbs shall not be less than six (6) inches in height and shall be constructed of Portland cement concrete or bituminous concrete. Back-fill shall be higher than the curb and shall slope toward the curb in order to insure that surface water drains into the storm system.

The Planning Commission may waive the requirements for curbs and gutters if they are not deemed necessary for the proper drainage of storm water or in cases where all lots have a width of one hundred (100) feet or more.

(5) Sidewalks:

For the safety of pedestrians in residential and commercial subdivisions, the subdivider shall build Portland cement concrete sidewalks on both sides of the street to meet the following specifications:

- (a) Single-Family or Duplex Housing Development:  
Four (4) feet wide and four (4) inches thick.
- (b) Multi-Family or Group Housing Development:  
Five (5) feet wide and four (4) inches thick.
- (c) Commercial Development:  
Twelve (12) feet wide and four (4) inches thick.

The Commission may waive construction of sidewalks.

d. Utilities and Drainage Facilities

(1) General Requirements for Installation of Utilities:

Utilities shall be provided in rear lot easements wherever possible. When it is necessary to install utilities in street rights-of-way, the following requirements shall apply:

After grading is completed and approved and before any pavement base is applied, all of the in-street underground work -- water mains, gas mains, etc., and all service connections -- shall be completely installed and approved throughout the length of the street and across the flat section. Where the utility mains are outside the pavement area, the subdivider may be allowed to omit the installation of service connections provided that at such time as these connections are needed, they may be jacked across the street without breaking or weakening the existing pavement. Where the rock is known to exist beneath the pavement area and at such depth as to interfere with the jacking of service connections, the Planning Commission shall require the complete installation of service connections before any base is applied. In cases where underground utilities must be provided within the right-of-way of streets, they shall not be installed under the paved portions of such streets.

(2) Water Supply System:

Where, in the opinion of the Planning Commission, the public water supply is reasonably accessible or available to the proposed subdivision, the subdivider shall construct a complete water distribution system which shall adequately serve all lots and which shall include appropriately spaced fire hydrants, and this system shall be properly connected with the public water supply. Where a public water supply is not within a reasonable distance or otherwise available, the subdivider shall normally be required to construct a similar water distribution system and connect it with an alternate supply approved by the Planning Commission.

(3) Sanitary Sewers:

Where, in the opinion on the Planning Commission, the public sanitary sewer system is reasonably accessible or available to the proposed subdivision, the subdivider shall construct a subdivision sewer system to adequately serve all lots and connect the subdivision system to the public system after the County or other appropriate sewer agency official has approved the size of the lines. Where lots cannot be served by the extension of an existing public sanitary sewer, the subdivider shall obtain approval of lot sizes for individual septic tanks and disposal fields from the Planning Commission.

e. Street Name Signs

The Planning Commission shall require the installation of durable street name signs at all intersections. Streets signs shall meet all MUTCD manual requirements.

- (1) Lettering shall be at least four (4) inches high
- (2) Sign shall be reflectorize or illuminated
- (3) Letters shall be white with a green background
- (4) In Residential areas at least two (2) street name sign posts with double mount shall be mounted at each intersection. All street signage must be approved by the County Road Supervisor.

f. Completion of Improvements Prior to Approval of the Final Plat

No final subdivision plat shall be approved by the Planning Commission or accepted for record by the County Clerk until the required improvements listed above are constructed in a satisfactory manner and approved by the appropriate official. In lieu of such prior construction, the Fiscal Court may accept a security bond, or certified check, or irrevocable letter of credit to the County in an amount equal to the estimated cost of installation of the required improvements whereby the improvements may be made and utilities installed without cost to the County in the event of default on the part of the subdivider. The bond or check shall be subject to the conditions that the improvements will be completed within two (2) years after approval of the Final Subdivision Plat.

### Section 33. Variances

#### 33.10 - Exceptional Conditions

The Planning Commission may grant a variance to these regulations where by reason of the unusual shape of a specific piece of property, or where by reason of exceptional topographical conditions, the strict application of these regulations would result in extreme practical difficulties and undue hardship upon the owner of such property; provided, however, that such relief may be granted without detriment to the public good and without substantially impairing the modifications, the Planning Commission may require such conditions as will substantially secure the objectives of the standards or requirements so varied or modified. Financial disadvantage to the property owner is not proof of hardship within the purpose of these regulations.

#### 33.11 - Group Housing, Planned Unit Developments, Office and Business Complex Developments

Comprehensive group housing, office and business developments, together with necessary drives and ways of access, including drives and ways of access privately maintained but dedicated for public use may be approved by the Planning Commission although the design of the project does not include standard street, lot, and subdivision arrangements, provided that departure from the standards of these regulations can be made without destroying their intent. If the drives and ways of access are to be privately maintained, the plat of

the subdivision shall specifically indicate that said drives and ways are dedicated for public use and that they will be developed and maintained at the expense of the owners; and that any owner of a lot in the subdivision shall have the right to enforce the development or maintenance of said drives and ways by proceeding in law or in equity against all other owners of lots in the subdivision.

### 33.12 - Procedural Variance

Where a proposed subdivision would contain no new streets and no more than five (5) lots, the procedure of preparing a preliminary plat may be waived by the Planning Commission.

#### **Waiver of Subdivision Plats and Surveys Qualifying for a Procedural Variance**

A. Plats of property containing 100 acres or less shall be drawn to a scale of no less than one (1) inch per one hundred (100) feet. Over 100 acres plats may be drawn to a scale of more than one (1) inch per one hundred (100) feet to keep the drawing on the maximum sheet size of twenty-four (24) inches by thirty-six (36) inches provided clarity is not sacrificed. Multiple sheets may be used if deemed necessary to portray vital and accurate information clearly. Smaller parcels should be drawn to a maximum scale to accommodate the sheet size being used and half sized sheets of eighteen (18) inches by twenty-four (24) inches may be used in these instances. Minimum size of script used on these plats shall be one-tenth (1/10) of an inch in height for both upper and lower case letters and numerals.

B. Name and street addresses of the owners / applicants, as available from the McCracken County Property Valuation Office, of the property to be subdivided, and legal source of title to the subject property shall be shown on the plat. Owners of record of all property abutting the subject sites and the legal source of title to those properties will be indicated on the plat. Name, address, and phone number of the Professional Land Surveyor responsible for the field survey and plat preparation shall be indicated on the plat.

C. Date field survey made, date plat prepared, north arrow and basis of same and any bearings shown by the plat will be indicated on the face of the plat. Provide a brief statement on the face of the plat as to the Intent of the Drawing to identify the specific lines being created and/or abolished by the plat along with easements and other dedications that are being granted by the drawing.

D. Area of each lot or parcel of land indicated by the plat shall be

shown in square feet and the acreage equivalent, accurate to two (2) decimal places, shall also be indicated.

E. Boundary lines, lot parcel numbers or designations of the various properties shown on the plat, bearings and/or angular relationships, line lengths and curve data, if appropriate, shall be shown along with the distance from the subject property to the nearest existing intersecting street or roadway. Also, the distance and bearing or angle from one new division line and/or corner created by the plat to a boundary line corner of the parent property from which the tracts or lots are subdivided shall be indicated or shown.

F. All existing or proposed easements crossing the subject property or properties shall be shown along with their locations, widths and distances, etc., along with a notation for each easement indicating if the easement is being dedicated by the plat or is existing by prior dedication. If easements presently exist, note their source of dedication such as a prior plat or recorded legal document. If record source of easement or easements are not known or unobtainable, add a note to indicate such.

G. Show all streets or roadways on or adjacent to subject tracts or lots along with their names, widths and any other pertinent information, dimensions, etc.

H. Vicinity or key map at a scale not smaller than one inch (1) per two thousand feet (2,000) with the scale of the map indicated with a north arrow and any major adjacent physical development and corporate boundary lines.

I. All existing primary buildings, accessory buildings or structures and major improvements on the subdivided tracts or lots, including those that may be on the parent property if the buildings or improvements are in close proximity to the newly established boundary lines, shall be shown on the plat. Also, indicate the distance from these buildings, structures, or improvements to the nearest relevant boundary lines.

J. Present zoning designation of the subdivided property, the parent tract, in the case of residual acreage, and all adjacent property shall be indicated on the plat. The minimum building set-back line or minimum yard line dimensions for the subject property and its parent tract for the various uses indicated by the most current regulations of the McCracken County Zoning Ordinance shall also be shown and/or noted on the plat.

K. Flood areas as indicated by Flood Boundary Maps published by the Federal Emergency Management Agency (FEMA) with the flood classifications shown by those maps shall be shown on the plat.

L. Notation that the subject properties are served by a public water<sup>20</sup>

supply system and/or a public sanitary sewer system if said properties are so served. If the properties are not served by such systems, notation relative to this fact shall be shown on the plat.

M. Sites and their acreages, if any, to be reserved or dedicated for parks, playgrounds, schools, or other public uses shall be shown and noted on the plat. Sites, if any, reserved for semi-public, commercial, or multifamily uses should also be shown and noted on the plat.

N. In the event it becomes necessary to close and vacate any public utility easement and/or private roadway easement, Professional Land Surveyor shall obtain the approval of all utility agencies and/or grantees of said easements, as the case may be, as will be indicated by an executed certificate on the plat signed by the utility company representatives and/or grantees of said easements.

O. Proposed or existing property restrictions or covenants shall be shown on the plat or in a form suitable for recording in the McCracken County Clerk's Office. If restrictions or covenants other than those contained in the McCracken County Zoning Ordinance exist, the place of recording of those restrictions and covenants should be shown by the plat.

P. Plats shall be submitted on sheet sizes no larger than twenty-four inches (24) by thirty-six inches (36) in size.

Q. In the case of any residual acreage of any parent tract of land after the proposed lots or tracts of land are deducted there from, Professional Land Surveyor shall show or indicate on the plat that the residual property will still be in compliance with the McCracken County Zoning Ordinance with respect to the remaining area and any other pertinent dimensions required as stated by said ordinance for the particular zoning category of the property. When the property to be subdivided contains three acres (3) or less, the entire boundary line of the tract of land shall be surveyed, monumented, and shown on the plat even though all of the tract of land may not be the subject of the lot or lots and parcels being subdivided by the plat. In the event there are several separate tracts or parcels of land described within the deed or legal document to the property being subdivided, the Professional Land Surveyor shall indicate which of the tract or tracts the subject property is being subdivided and that the residual acreage, if any, from said tract or tracts will still be in compliance with the aforesaid Zoning Ordinance with respect to area and any other pertinent dimensions stated by said Ordinance. Additionally, it is suggested that the Professional Land Surveyor consult with his client's legal representative or other entity to determine if the entire tract or parcel of land from which the subject property is being subdivided should be surveyed and plated in order to avoid a conflict with Chapter 100 of the Kentucky Revised Statutes.

R. All plats shall meet or exceed the "Minimum Standards of Practice for Land Surveys in Kentucky" (latest revision) as indicated by 201 KAR 18:150 as mandated by the Board of Licensure for Professional Engineers and Land Surveyors. In the case of a conflict between these regulations for Waiver of Subdivision Plats and any other ordinance, regulation or standard of practice, the most stringent provision relative to the particular conflict will control and prevail.

S. All plats shall contain the necessary and pertinent certifications and certificates as outlined by the latest revision of the McCracken County Subdivision Regulations and the aforesaid "Minimum Standards of Practice for Land Surveys in Kentucky".

T. Show the location of buried septic facilities, if known and if not known as to location, place a note on plats that buried facilities do exist locations are unknown. If the buried facilities are known as to location and if it is appropriate, an easement for the facility should be shown and described on plats if the facilities are to be left in place and the facilities would affect title to newly subdivided lots.

U. Two (2) plat copies required for record in the County Court Clerk's Office shall be signed by the property owner and/ or applicant prior to approval signatures by the Planning and Zoning Commission Chair and County Judge Executive's execution. Exceptions to this requirement may be made on a case-by-case basis depending upon circumstances that have caused the property owner and/ or applicant's failure to sign the plat or plats. Copies of the plat submitted for consideration and approval may be filed without the property owner and / or applicant's signature.

V. Statement to be added on the face of the plat: **"NO REVISIONS OR MODIFICATIONS ARE TO BE MADE TO PLATS SIGNED BY CHAIRMAN OR JUDGE EXECUTIVE WITHOUT APPROVAL FROM CHAIRMAN OR JUDGE EXECUTIVE"**

W. Sections 20.00, all of section 21.00, sections 31.12, 32.12 (a), (b), 33.10, 33.11, 33.13, 40.10, 40.11, 41.13(a), 43.10, 43.11, 43.12, 43.14, 44.00, 45.10, 47.00, 48.00, 49.00, 60.10, 61.00, 62.00, and 63.00 of the McCracken County Subdivision Regulations shall also be applicable to the Waiver of Subdivision Plats and Surveys.

The plat shall meet all other regulations if and when adopted. After the Planning Commission's approval, the County Judge Executive or Designee shall approve the plat for recording in the office of the County Court Clerk.

Variances in lot size and access easements for service roads may be granted when the subdivision or property is for the purpose of creating a lot or parcel of land to be owned or leased and maintained by a public utility to provide electric, water, sanitation, gas, telephone, cable television service, or telecommunications service to the general public, provided however, that no private sanitary disposal system (septic tank & field) shall be installed on any substandard lot (less than one (1) acre in area). The Planning Commission may waive lot size when alternate methods of sanitary sewage are proposed.

#### ARTICLE IV. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

##### Section 40. Suitability of Land for Subdivision Development

40.10 - If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to flooding, bad drainage, steep slopes, rock formation, and other such conditions as may increase the danger of health, life or property or aggravate erosion or flood hazards; and if from adequate investigations, conducted by all the public agencies concerned, it has been determined that in the best interest of the public, the land should not be platted and developed for the purpose proposed, the Planning Commission shall not approve the land for subdivision unless adequate methods are formulated by the subdivider for meeting the problems that will be created by the development of the land.

40.11 - The Planning Commission may refuse to approve what it considers to be scattered or premature subdivision of land which would involve danger or injury to the public health, safety, welfare, or prosperity by reason of lack of adequate water supply, schools, proper drainage, good roads and transportation facilities or other public services; or which would necessitate an excessive expenditure of public funds for the supply of such services.

##### Section 41. Streets

###### 41.10 - Conformity to the Major Street (Thoroughfare Plan)

The widths and locations of all streets in a proposed subdivision will conform to the McCracken County Major Street Plan.

#### 41.11 - 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 for specific reasons of topography or design.

b. Where, in the opinion of the Planning Commission, it is desirable to provide street access to adjoining properties, proposed streets shall be extended by dedication to the boundaries of such properties. Where the Planning Commission deems it necessary, such dead-end streets shall be provided with a temporary turn-around having a radius of at least fifty (50) feet.

c. 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.

#### 41.12 - 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 be as shown on the McCracken County Major Street Plan, or of not shown thereon, shall meet the following standards:

<u>Street Type</u>	<u>Minimum Dedicated Right-of-Way Width</u>
Arterial Streets	60 feet*
Collector Streets	60 feet
Minor Streets	50 feet
Marginal Access Streets	30 feet
Alleys	30 feet

b. All points of access shall be as approved by the Planning Commission. Marginal access streets may be required by the Planning Commission for subdivisions fronting on arterial streets.

c. The Planning Commission may waive rights-of-way requirements for cul-de-sacs or other non-thru roadways.

\* The McCracken County Major Street Plan may indicate greater right-of-way widths for certain arterial streets, but in no case shall the subdivider be required to dedicate a right-of-way width of more than sixty (60) feet for any one street.

d. Through proposed business areas, street widths shall be increased ten (10) feet on each side if needed to provide parking without interfering with normal traffic movement.

e. In cases where topography or other physical conditions make a street of the required minimum width impractical the Planning Commission may modify these requirements.

#### 41.13 - Dedication of Right-of-Way for Existing Streets

Subdivisions platted along existing streets shall dedicate additional right-of-way if necessary to meet the minimum street width requirements set forth in Section 41.12 of the Article.

a. The entire minimum right-of-way width shall be dedicated where the subdivision is on both sides of an existing street. When the subdivision is located on only one side of an existing street, one-half (1/2) of the right-of-way width, measured from the center line of the existing roadway, shall be dedicated.

b. Dedication of one-half (1/2) of the right-of-way for proposed streets along the boundaries of land proposed for subdivisions shall be prohibited.

#### 41.14 - Intersections

a. Streets shall intersect as nearly as possible at right angles.

b. Street curb intersections shall be rounded by radii of at least twenty (20) feet. When the smallest angle of street intersection is less than sixty (60) degrees, the Planning Commission shall require curb radii of greater length.

c. 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. These seventy-five (75) feet requirements can be reduced to fifty (50) feet on collector streets and twenty-five (25) feet on minor streets.

#### 41.15 - 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 insure safe sight distance shall be made. The minimum radii shall be:

<u>Street Type</u>	<u>Minimum Curve Radius</u>
Arterial	300 feet
Collector	300 feet
Minor	100 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:

- (a) Calculate the algebraic difference in grades.
- (b) 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

41.16 - Street Grades and Elevations

a. Street grades shall conform to the following:

<u>Street Type</u>	<u>Percent Grade</u>	
	<u>Allowable Maximum</u>	<u>Desirable Maximum</u>
Arterial	5	4
Collector	7	5
Minor	12	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 by grading and drainage. 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. The Planning Commission shall not approve streets which will be subject to

inundation or flooding. All streets must be located at elevations which will make them flood-free in order that portions of the subdivision will not be isolated by floods. Where flood conditions exist, the Planning Commission shall require profiles and elevations of streets in order to determine the advisability of permitting the proposed subdivision activity.

d. Fill may be used in area 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.

#### 41.17 - Marginal Access 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 marginal access streets be provided in order that no lots will front on such existing or proposed arterial street or highway.

#### 41.18 - Street Jogs

Street jogs with center line offsets of less than one hundred and twenty-five (125) feet shall not be made.

#### 41.19 - Dead-End Streets (Cul-de-sacs)

Minor terminal or dead-end streets or courts which are designed so as to have one end permanently closed shall not be longer than five hundred (500) feet and shall be provided at the closed end with a turn-around having a radius at the outside of the right-of-way of a 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.

#### 41.20 - Street Names

a. Proposed streets which are obviously in alignment with other already existing and named streets shall bear the names of such existing streets.

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 McCracken County, 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.

c. Before final plat approval, the names of streets shall be approved by the McCracken County Planning Commission.

#### 41.21 - Private Streets and Reserve Strips

a. There shall be no private streets platted within a subdivision, except as stated in Section 33.11.

b. There shall be no reserve strips in a subdivision except where their control is vested in the County, maintained by the developer or a neighborhood corporation and under conditions approved by the Planning Commission and as authorized in these regulations.

#### 41.22 - Alleys

Alleys shall be provided to give access to the rear of all lots used for business and industrial purposes. Alleys shall not be provided in residential blocks except in cases where the subdivider produces evidence of the need for alleys which is satisfactory to the Planning Commission.

### Section 42. Blocks

#### 42.10 - Length

Block lengths shall not exceed twelve hundred (1200) feet or be less than four hundred (400) feet, except as the Planning Commission considers, necessary to secure efficient use of land or desired features of street layout.

#### 42.11 - Width

Blocks shall be wide enough to allow two (2) tiers of lots of minimum depth. However, where this would require lots to front on an arterial street or highway or where topographical conditions or the size of the property prevent two (2) tiers of lots, the Planning Commission may approve a single tier of lots of minimum depth.

### Section 43. Lots

#### 43.10 - Relationship to Streets

All lots shall front on a public street or road for a minimum distance of seventy-five (75) feet, except those lots which front on the turn-around of permanent dead-end streets shall front on such turn-arounds for a minimum distance of forty (40) feet; or when the portion of a lot is being used exclusively for access and meets the width requirements in section 43.10.(4). However, the Planning Commission may grant a variance to the requirements of this section when all of the following circumstances and conditions exist:

1. When only one (1) lot (or parcel of ground) is involved.
2. When the lot does not front on a public street or road.
3. When, because of the location of the lot, extreme practical and financial

difficulties would place an undue hardship on the owner of the lot.

4. When ingress and egress to the proposed lot can be adequately and perpetually provided by a private access easement from a public highway or road; provided however, such a private access easement shall be a minimum width as listed below;

- 20' Wide – less than two (2) acres
- 30' Wide – less than three (3) acres
- 40' Wide – less than four (4) acres
- 50' Wide – 4 acres or larger

The private access easement shall extend from the front of the proposed lot to a public highway or road and said private access easement shall be maintained by the lot owner it is serving without any obligation on the County to maintain same.

#### 43.11 - Arrangement

Each lot in a subdivision shall contain a building site free from the danger of flooding. Except where unfeasible, side lot lines shall be at right angles to straight street lines and radial to curved street lines.

#### 43.12 - Dimensions

a. Lot dimensions shall conform to the requirements of the McCracken County Subdivision and/or Planning Commission Regulations where applicable except that residential lots served by septic tanks and field lines shall be at least seventy-five (75) feet wide at the building set-back line and one (1) acre in area or the minimum lot width and area determined by the County Health Officer, whichever width and area is larger. Lots conveyed by deeds, executed prior to October 6, 1978, which are less than one (1) acre in area and which were in compliance with the minimum requirements of the Department of Health at the time of conveyance, may be granted a variance and approved by the Planning Commission provided that said lots comply with all other regulations.

b. Lot dimensions and minimum size shall follow the requirement of the McCracken County Zoning Ordinance. Minimum lot width shall be measured at the building setback line.

c. Ratio of lot frontage to depth shall not exceed one to eight (1-8) without variance from the Planning Commission.

#### 43.13 – Blank

#### 43.14 - Corner Lots

Corner lots (lots which abut on two intersecting streets) shall comply with the front yard set-back provisions along the street upon which the building on the corner lot fronts. A ten (10) foot reduction in the front yard provision is allowed on the side facing the secondary street, provided such reduction does not result in a side yard of less than twenty (20) feet.

### SECTION 44. OFF STREET LOADING AND PARKING FACILITIES

In commercial and industrial subdivisions and in the portions of residential subdivisions reserved for commercial or industrial uses, the lots or parcels platted for commercial or industrial sites shall be large enough to provide for off-street loading and unloading facilities and off-street parking facilities.

### SECTION 45. UTILITY AND DRAINAGE EASEMENTS

#### 45.10 - Easements

Except where alleys are permitted for the purpose, the Planning Commission shall require easements at least twelve (12) feet in width centered along all rear lot lines for poles, wires, conduits, storm sewers, sanitary sewers, gas mains, water mains and other utility facilities. Where necessary or advisable in the opinion of the Planning Commission, similar easements shall be provided along side lot lines or across lots.

If the Planning Commission deems it necessary for proper drainage within or through a subdivision, it shall require that a storm water easement or drainage right-of-way be provided and maintained by the developer or abutting property owners.

The Planning Commission shall require easements at least fifteen (15) feet in width parallel and adjacent to all road right of way for poles, wire conduits, storm sewers, gas mains, sanitary sewers, water mains, and other utility facilities.

Where necessary or advisable in the opinion of the planning commission, a similar easement shall be provided along parent tracts along with any necessary right-of-way dedications.

### SECTION 46. COMMUNITY ASSETS

In all subdivisions, due regard shall be shown for natural features such as large trees, unusual rock formations, and water courses; for sites which have historical significance; and for similar assets which, if preserved, will add attractiveness and value to the subdivision and to the County. The Planning Commission may prepare a list of all such features within its area of subdivision jurisdiction which it deem worthy or preservation.

## SECTION 47. CONFORMANCE WITH ZONING AND OTHER REGULATIONS

No final plat of land within the area of force and effect of an existing zoning ordinance will be approved unless it conforms with such ordinance. Whenever there is a discrepancy between the minimum standards set forth in this regulation and those contained in the zoning ordinance or other official regulations, the highest standard shall apply.

## SECTION 48. PUBLIC OPEN SPACE

Where a school, neighborhood park, recreation area, or public access to water frontage which is shown on an official map or in a plan for future land use, made and adopted by the Planning Commission, is located in whole or in part in the applicant's proposed subdivision, the Planning Commission may require the dedication or reservation of such open space within the proposed subdivision for school, park, recreation, or other public purposes.

## SECTION 49. LARGE TRACTS OR PARCELS

When land is divided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical resubdivision.

## ARTICLE V. BLANK

### Section 50 - Blank

## ARTICLE VI. ENFORCEMENT AND PENALTIES FOR VIOLATIONS

### SECTION 60. ENFORCEMENT

60.10 - No plat or plan of a subdivision of land located within the jurisdiction of the Planning Commission shall be admitted to the records of McCracken County or received or recorded by the County Court Clerk until said plat has received final approval in writing by the Planning Commission as provided in the KRS, Chapter 100. Admission to the records shall not be construed as approval.

60.11 - No board, public officer or authority shall accept, layout, improve, or authorize utilities to be laid in any street within the territory for which the Planning Commission has adopted a Major Thoroughfare Plan unless the street has received the legal status of a public street prior to the adoption of the Major Street Plan, or unless the street is shown on a subdivision plat or a street plat which has been approved by the Planning Commission as provided in KRS, Chapter 100.

### SECTION 61. PENALTIES

61.10 - Any County Clerk, who receives, files, or records a plat in violation of the provisions of these regulations, shall be fined no less than one hundred dollars (\$100) nor more than five hundred dollars (\$500) as provided in the KRS, Chapter 100.

61.11 - Any person who transfers or negotiates to transfer any lot in a subdivision before the final plat of said subdivision has been approved by the Planning Commission and recorded in the County Clerk's office, or attempts the description of lands by metes and bounds in violation of these regulations, shall pay to the County of McCracken, a penalty of one hundred dollars (\$100) for each parcel of land so transferred as provided in KRS, Chapter 100.

The County may, by action in the Circuit Court, enjoin the transfers or agreement to transfer land as provided in KRS, Chapter 100.

## SECTION 62. FEE SCHEDULES

Interpretation & Plan Review	No Fee
Initial Filing Preliminary Plat	\$100.00 + Postage & Advertising
Final Filing Final Plat	\$100.00
Minor Plats or Simple Waiver	\$20.00 per lot, up to (5) lots per plat.
Late Filing	\$200.00

## SECTION 63. ZONING VARIANCES

The Planning Commission may hear and finally decide applications for zoning variances when a proposed development requires a subdivision and one (1) or more variances.

Applications, at the time of filing a subdivision application, may elect to have any variance for the same development to be heard and finally decided by the Planning Commission at the same public hearing set for the subdivision.

In hearing applications, the Planning Commission shall assume all powers and duties otherwise exercised by the board of adjustment pursuant to KRS 100.231, 100.233, 100.237, 100.247, and 100.251.

## ARTICLE VII. ADOPTION, AMENDMENT AND EFFECTIVE DATE

### SECTION 70. ADOPTION

70.10 - Before the adoption of these Subdivision Regulations or any amendment

thereto, a public hearing shall be held by the Planning Commission. A public notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the city and county in accordance with the KRS, Chapter 100.

70.11 - These Subdivision Regulations shall take effect and be in force immediately upon their adoption by the McCracken County Planning Commission.

Adopted August 24, 2011  
McCracken County Planning Commission

Chair Wayne E. Dyst

APPENDIX  
FORMS FOR FINAL PLAT CERTIFICATION

**Form 1**  
**(On Plat)**  
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

**WATER AND SEWAGE SYSTEM**

**CERTIFICATION OF ACKNOWLEDGEMENT NOT APPROVED BY HEALTH DEPARTMENT**  
**PLEASE READ BELOW CERTIFICATE**

**(The above statement is required to be in bold type, underlined and at least 1/4" tall)**

I/We hereby certify that I/we am/are the owner/s of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. I/we understand that the approval of this plat shall not be deemed to constitute an acceptance by the McCracken Fiscal Court that the lots in this subdivision are suitable for a private sewage disposal system. The owner or developer of any lot, or lots, must meet the minimum requirements and obtain the necessary approvals for the use of a private sewage disposal system from the Department of Housing, Buildings and Construction, Division of Plumbing, Commonwealth of Kentucky, or any successor governmental agencies.

I hereby certify that I have read and understand the foregoing notice.

Owner	Date:	Owner	Date:
Owner	Date:	Owner	Date:

State of Kentucky

SS

County of McCracken

I, \_\_\_\_\_, a notary public in and for the State & County aforesaid, do hereby certify that the foregoing plat of survey was this day presented to me by \_\_\_\_\_, known to me, together with the Certificate of Ownership and Dedication shown hereon, which was, executed in my presence and acknowledged to be their free act and deed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

My Commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public

APPENDIX

FORMS FOR FINAL PLAT CERTIFICATION

**Form 2**  
(on plat)

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is to the best of my knowledge and belief to be true and correct survey to the accuracy required by the McCracken County, Kentucky, Planning Commission and that the monuments have been placed as shown hereon, all in accordance with the minimum standards of practice as promulgated by the Kentucky Revised Statute and the Kentucky Administrative Regulations.

Date: \_\_\_\_\_

Professional Land Surveyor: \_\_\_\_\_

APPENDIX

FORMS FOR FINAL PLAT CERTIFICATION

Form 3  
(on plat)

I hereby certify that the subdivision plat shown here on was given final approval by the McCracken County Fiscal Court.

---

Date

---

Judge Executive or designee

APPENDIX

FORMS FOR FINAL PLAT CERTIFICATION

Form 4

(on plat)

CERTIFICATE OF FINAL APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for McCracken County, Kentucky, with the exception of such variances if any, as are noted in the minutes of the Planning Commission and that the subdivision plat was given final approval by the McCracken County Planning Commission.

Planning Commission meeting held \_\_\_\_\_

\_\_\_\_\_  
McCracken County Planning Commission Chair

APPENDIX

FORMS FOR FINAL PLAT CERTIFICATION

Form 5  
(on plat)

CERTIFICATE OF FINAL APPROVAL FOR RECORDING

I hereby certify that the Corporate Surety, Cash or Equivalent has been posted and approved by McCracken County Fiscal Court; in the amount sufficient to assure such completion of all required improvements.

Date: \_\_\_\_\_, 20\_\_\_\_\_

Judge Executive or Designee McCracken County, Kentucky

APPENDIX  
FORMS FOR FINAL PLAT CERTIFICATION

Form 6  
(on plat)  
CERTIFICATE OF RECORDING

"State of Kentucky, County of McCracken"

I, \_\_\_\_\_, Clerk for the county and state aforesaid do hereby certify that this plat was this day lodged in my office for record and that I have recorded same with this and the foregoing certificate in my office.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_20\_\_\_\_,

By \_\_\_\_\_ D.C. \_\_\_\_\_ Clerk

Recorded in plat section \_\_\_\_\_ page \_\_\_\_\_.

APPENDIX

FORMS FOR FINAL PLAT CERTIFICATION

Form 7  
(on plat)

I hereby certify that the subdivision plat shown hereon substantially complies with McCracken County regulations and policies as required.

Date \_\_\_\_\_

Judge Executive or Designee \_\_\_\_\_

**McCracken County Subdivision Regulations**  
**Adopted by McCracken County Planning Commission**  
**August 24, 2011**

---

Information below obtained from McCracken County Fiscal Court records maintained by McCracken County Court Clerk.  
August 08, 2011 McCracken County Ordinance 2003-11 Subdivision Regulations rescinded by  
McCracken County Fiscal Court.

July 13, 2011 McCracken County Planning requested of McCracken County Fiscal Court that  
Subdivision Ordinance 2003-11 be rescinded.

September 08, 2003 McCracken County Ordinance 2003-11 Subdivision Regulations adopted by  
McCracken County Fiscal Court.

November 09, 1994 McCracken County Adopted Subdivision Regulations Ordinance.

April 03, 1986 McCracken County Subdivision Regulations Amended.

April 22, 1976 McCracken County Subdivision Regulations Amended.

May 22, 1969 McCracken County Subdivision Regulations Amended

