

ARTICLE V
REQUIRED IMPROVEMENTS

Section 500. Purpose.

1. The purpose of this article is:
 - (a) to establish and define the public improvements which will be required to be construct by the subdivider as conditions for final plat approval; and
 - (b) to establish procedures for assuring compliance to these requirements.
2. Every subdivider shall be required to install the public and other improvements listed in Sections 502 through 509 in accordance with the public intent and the conditions and specifications noted.

Section 501. Responsibility For Plans.

It shall be the responsibility of the Owner of every proposed subdivision, to have prepared by a registered engineer, or registered land surveyor, a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for the hereinafter required public streets, utilities and other facilities. All construction plans shall be prepared in accordance with the following public improvement standards or specifications as approved by the appropriate officials. Prior to construction, the developer will submit the following plans for approval by the County Engineer and Spencer County Planning Commission:

1. Construction
2. Erosion Control
3. Landscape within Right-of-Way
4. Hydraulic Study
5. Traffic Impact Study
6. KDOW Permit

If any portion of construction has not been completed within 6 years after plan approval, the developer will be required to resubmit all plans that impact the phase of construction that has not been completed at that date for review and approval.

Section 502. Monuments and Pins.

1. Concrete monuments at least thirty-six (36) inches in length and four (4) inches in diameter or four (4) inches square shall be set at all corners on the plat. The top of the Monument shall be flat and shall have an indented cross to properly identify the location. Except in cases where it is deemed clearly unreasonable or infeasible by the Planning commission, these monuments shall be described on the Final Plat in relation to the located section corners of the Coordinate system of the commonwealth of Kentucky.

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

Section 503. Street Requirements.

1. Grading: All streets, roads and alleys shall be graded by the Subdividerso that pavements, ditches, and sidewalks can be constructed to the required cross section. Deviation from the above due to special topographical conditions will be allowed only with special approval of theCounty Road Foreman, County Engineer, and Planning commission.
Where streets are constructed under or adjacent to existing electric transmission lines, or over gas transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the street shall be done in a manner whichwill not disturb the structure or result in erosion endangering the structure.In the case of electric transmission lines the clearance from the pavement to the nearest conductor shall meet the requirements of the National Electrical Safety Code.
 - a. Preparation: Before grading is started, the entire right-of-wayarea shall be first cleared of all stumps, roots, brush and otherobjectionable materials and all trees not intended for preservation.
 - b. Cuts: All tree stumps, boulders and other obstructions shallbe removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below the subgrade.
 - c. Fill: All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in 6” layers and compacted. After the subgrade has been uniformly compacted, the developer will contact the County Road Foreman to perform a proof roll. Similarly, when the dense graded aggregate has been uniformly compacted, the developer will contact the County Road Foremanagain to perform a separate second proof roll. The contractor willbe responsible for an established centerline of roadway prior to both proof rolls. The proof roll will be performed with a fully loaded triaxle truck with a minimum load of 20 tons to be provenwith a quarry weight ticket.
2. Pavement Base: All right-of-way areas will be seeded at this point. Thedeveloper is to place stone base and base asphalt prior to any lots sold. Please reference the attached Pavement Typical Section. KYTC Type II Geotextile Fabric will be placed on subgrade with a minimum overlap of two (2) feet. A compacted graveled base course, consisting of 2

individually compacted lifts, 6” lift of #3 stone and 4” lift of dense graded aggregate shall be installed on all streets, including cul-de-sacs, temporary turnarounds and access streets to adjoining properties, according to the method specified in Division GOT, Standard Specifications for Road and Bridge Construction, Kentucky Department of Highways and Public Works – Edition of 1965 and late revision thereto. Wetting of the stone before compacting may be done at a point of origin or on the job site at the option of the contractor. In all cases the centerline of a road shall coincide with the centerline of the right-of way dedicated for such road or street.

3. Prime Coat and Wearing Surface:

- a. At a minimum of 90% completion of lots built (Certificate of occupancy has been achieved), the developer will be allowed to contact the Spencer County Road Foreman and County Engineer to schedule a final walkthrough. Spencer County Road Foreman/County Engineer will then provide the developer a punchlist to complete. Once the developer has finished the punch list and it has been reviewed and approved by the Spencer County Road Foreman/County Engineer, the developer may begin to place surface asphalt.
- b. After a thoroughly compacted base has been established, a three (3) inch Bituminous Concrete Base and one and one-half (1 ½) inch Bituminous Concrete Surface shall be applied as specified on the attached Pavement Typical Section. The wearing surface shall consist of the bituminous material composed of between 50 and 60 pounds per square yard of mineral aggregates bonded with bituminous materials. Any equivalent or higher standard of surface treatment approved by the County Road Officer may also be accepted. All paving materials shall be equivalent to or exceed Kentucky State Specifications.
- c. Through the use of “letters of credit or bonds”, the prime coat and Wearing Surface may be delayed until the gravel base has gone through a winter season to allow compaction.
- d. The prime Coat and wearing Surface may be waived by the planning commission on Private streets that have fulfilled all other requirements of these Regulations.

4. Dedication of Subdivision Streets: Subdivision streets should be dedicated to the County or City provided the streets are:

- a. At a minimum of a month prior to construction, a pre-construction conference will be held to go over construction guidelines between the developer, County Road Foreman, and County Engineer. The developer will provide a copy of the KDOW Permit at the conference.

- b. Constructed and paved to subdivision regulations and requirements;
- c. Inspected and approved during construction by the County Road Foreman and County Engineer
 - 1. Before clearing
 - 2. After clearing and removal of top soil and obstructions, and before any fill is made
 - 3. After rough grading and compaction, and after finish grading and before gravel
 - 4. During placement of KYTC Type II Geotextile Fabric with a minimum overlap of two (2) feet
 - 5. During placement and compaction of first six (6) inches of #3 stone
 - 6. During placement and compaction of four (4) inches of dense grade aggregate
 - 7. During all paving operations
- d. Completion of the bonding period and 90% of the dwellings in the approved subdivision or approved section of the subdivision have received a certificate of occupancy.

Section 504. Storm and Surface Drainage.

All drainage facilities shall be installed and the land graded for adequate drainage as shown on the final plan. A detailed plan of storm drainage, roadsides ditches, culverts, drains, and inlets shall be required when deemed necessary by the County Road Foreman, County Engineer, and Planning Commission.

Drainage is the responsibility of the neighborhood. The developer or property owner will install driveway entrances pipe. Once inspected and accepted by the County Road Foreman, the entrance pipes will be maintained by the Spencer County Road Department.

Underdrains are required along all roadways. They should be implemented on both sides of the roadway at every low point and then staggered in 50' intervals. Please reference current KYTC Standard Drawings.

Section 505. Sewage.

- 1. The subdivider shall provide the highest type of sewage disposal facility consistent with existing physical, geographical and geological conditions. The following types of sanitary sewage disposal facilities are listed in order of desirability.
 - (a) Public sanitary sewer and treatment plant system.
 - (b) Community sanitary sewer and temporary sewage treatment plant.
 - (c) Capped sewers with temporary on-lot facilities.

- (d) Septic tank with tile field or septic tank with seepage pit, depending on results of soil tests and sub-soil investigation.
2. Where an approved sanitary sewer is accessible to the development, all necessary mains and laterals for connection from the lots to the system, as shown on the preliminary plat, shall be installed by the subdivider.
3. If a sanitary sewage system is not accessible to the development, the subdivider shall provide for sewage disposal on an individual lot basis according to the rules, regulations, terms, definitions and conditions set forth by the Planning commission.
4. In all cases wherein trunkline sanitary sewer facilities are available, owner shall be required to install sanitary sewers and connect the same to trunkline sewer, irrespective of the size of the lots included on said subdivision plan.
5. Soil percolation tests to determine the suitability of the soil for on-lot sewage disposal facilities must be performed for all new subdivisions where buildings are not to be connected to public or community sanitary sewers at the time of construction. The commission may waive this requirement in whole or part for subdivision which the individual lots are to be two (2) acres or larger in area.
 - (a) Such tests shall be supervised and certified by a Registered Professional Engineer, land surveyor, or persons certified to perform tests by the Health Department. Where the approval of the county Department of Health is required, a copy of their report of investigations, and approval of the proposed sewage disposal system may be submitted in lieu of certification by an engineer.
 - (b) The results of such tests shall be accompanied by a description of sub-soil strata to a depth of four (4) feet greater than the proposed effluent disposal field or seepage pit. These data shall be obtained from test borings at or near the site of each percolation test hole.
 - (c) Where possible such tests shall be performed at or near the site of the proposed sewage disposal facility for each lot according to the specifications of the county Health Officer or as outlined in the Manual of Septic Tank Practice, U.S. Department of Health, Education and Welfare.
 - (d) The results of such tests shall be evaluated individually for each lot in the light of information from test borings and topographic features at each respective test hole location.
6. All lots in any new subdivision that cannot be connected to a public or

community sanitary sewer system at the time of building construction shall be provided with an on-site sewage disposal system consisting of a septic tank or tanks connected with one or both of the following

- (a) Tile disposal field - Wherever test results indicate that this is a desirable system.
- (b) The design of proposed on-site sewage disposal facilities shall as a minimum requirement meet the standards set up by the Department of Health for the conditions found at each individual site.

Section 506. Water.

1. All water mains and lines and required fire hydrants as indicated on the approved Preliminary Plat shall be installed from each lot in the subdivision to and connected with the public water system.
2. Where no public water is accessible, water must be furnished by the developer on an individual lot basis. If wells are installed on each lot and the lot also contains its own sewage disposal facilities, the well shall be of the drilled type cased and grout sealed into bedrock. The well will be required to have a production of not less than five (5) gallons per minute as established by bailer tests, certified by the well driller. Before being placed in consumer use it will be disinfected by the use of sodium hypochlorite, or other acceptable solution and a sample collected for bacteriologic examination by an approved State Laboratory. A copy of the analysis shall be submitted to the Planning Commission certifying that the water is safe for domestic use.

Section 507. Street Signs.

Street name signs conforming to city or county specifications shall be erected and painted in accordance with said specifications at all street intersections or junctions in all subdivisions at the expense of the subdivider.

Section 508. Street Lighting.

The subdivider shall install, or cause to be installed, at the subdivider's expense such street lighting facilities as may be deemed adequate by the Planning Commission and as may be prescribed at the time the subdivision plan is approved, and the subdivider shall pay the cost of operating said streetlights until such time as the street lighting facilities shall be accepted by resolution of the City or county or other appropriate public authority.

Section 509. Street Trees.

Wherever the site is not naturally wooded the subdivider may be required to plant street trees of not less than two (2) inches caliper as measured chest high above the ground and at not more than fifty (50) feet apart as measured along each side of the street.

Section 510. Stop Work Order.

Spencer County Road Department and/or Spencer County Engineer have the authority to stop work at any time of construction until a proper resolution is achieved. The Developer will be charged liquidated damages fee of \$2,000 per day if deemed necessary by the County Road Foreman, as outlined in Article 7 until resolution is achieved.

Section 511. Curbs, gutters, sidewalks and street lightings in all residential commercial and industrial developments within the city limits of the City of Taylorsville or regarding such developments outside the city before the property will be annexed.

All subdivision developments within the City of Taylorsville, whether residential, commercial or industrial shall have curbing, guttering, sidewalks, and street lighting as more particularly set forth in specifications established by the City.

All new residential developments with lots containing one (1) acre or less in size shall have curbing. All other new county roads shall have curbing or in lieu of curbing the width of the street be increased an additional two feet as stated in Article IV, Section 403(6).

Section 512. No subdivision, commercial or industrial development outside the City limits of Taylorsville, shall be accepted for Annexation unless it complies with Section 511 and all other Planning and Zoning Regulations.

It is the discretion of the Commission and/or the City, exceptions may be made for any existing subdivision which has completed infrastructure and it is determined by the Commission and/or the City it would not be economically feasible to redo the subdivision to comply with providing the infrastructure set forth in Section 511.