

ARTICLE VII

REQUIRED IMPROVEMENTS

700 General Requirements

Before obtaining approval of the Final Plat, the subdivider shall install the required improvements indicated below and comply with Section 350, Construction Guarantee Procedure. Minimum improvements and construction standards required for all subdivisions shall be as set forth in these regulations and in the applicable design standards of other public agencies.

710 Required Improvements

A. Monuments and Markers

Monuments shall be set in accordance with the standards of the Kentucky Land Surveyor's Code of Professional Practice and Conduct.

1. The subdivider shall bear the cost of replacing a disturbed monument until construction of the subdivision is completed and the Final Plat is recorded.

B. Public and Private Utilities

The Planning Commission may accept assurance from each public and private utility company whose facilities are proposed to be installed. Such assurance may be in the form of a letter addressed to the Planning Commission stating that such public utility company will make the necessary installations for furnishing its services within a specified time or may be in the form of a signature of approval on a plat.

The Planning Commission shall require placing electric, telephone and cable lines underground in new subdivisions unless unnecessary hardship can be demonstrated. Utility companies may require overhead facilities for feeder circuits and tree lines.

C. Public Water Supply

1. All subdivisions within the Urban Service Boundary of Versailles or Midway shall be connected to the public water system. The subdivision shall be provided with a complete water distribution system, including a connection for each lot and appropriately spaced fire hydrants. Such system shall be approved by the Natural Resources and Environmental Protection Cabinet (Division of Water) in accordance with the rules and regulations of the Division.
2. In areas outside the Urban Service Boundaries where public water supply is not available within a reasonable distance an alternate water supply, approved by the Woodford County Health Department is required. Reasonable distance shall be determined by the water provider and the Woodford County Health Department.

D. Sanitary Sewerage System

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

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

E. Storm Drainage

1. All storm runoff shall be collected and conducted to a point of discharge in a positive and suitable manner. Storm sewers, culverts, and related installations shall be provided where necessary to:
 - a. Permit unimpeded flow of natural watercourses;
 - b. Insure adequate drainage of all low points along streets; and
 - c. Intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained.
2. In determining the proper drainage of any subdivision, the Planning Commission, upon recommendation of the City or County Engineer shall take into consideration and, if possible, make provisions for, future problems which may arise, and shall not be restricted in imposing conditions or regulations respecting drainage problems to the particular subdivision under consideration.
3. The subdivider shall provide for the construction of all necessary structures and storm drainage facilities required beyond the immediate boundary of the subdivision in order to conduct runoff to acceptable point of disposal.
4. Lots shall be laid out and graded to provide positive drainage away from buildings.
5. In the design of storm sewerage installations, special consideration shall be given to avoidance of problems which may arise from concentration of storm water runoff over adjacent properties.
6. A Notice of Intent (NOI) for Storm Water Discharge is required on all construction activity greater than five (5) acres. This permit can be obtained from the National Resources and Environmental Protection Cabinet Division of Water.

F. Street Rights-of-Way

All required streets, sidewalks, curbs and gutters, rights-of-way and easements shall be provided for as described in Article VII of these regulations.