

ARTICLE 4

CONTENT REQUIREMENTS FOR SUBDIVISION PLATS & PLANS

SECTION 4.1 PURPOSE

The purpose of this Article is to describe the minimum content of plat and plan materials required before consideration by the Planning Commission.

SECTION 4.2 SKETCH PLAN REQUIREMENTS

- A. **TITLE BLOCK** - The title block shall contain the proposed name of the subdivision; the date and scale; north arrow; names and addresses of the owner(s); person preparing plans, and any other appropriate information.
- B. **VICINITY MAP** - The vicinity map shall show the area sufficient to locate the subdivision in all directions. The vicinity map shall be at an appropriate scale.
- C. **PURPOSE STATEMENT** - A purpose statement located directly below the vicinity map shall describe the type of plat and general intent of the plat being filed for review
- D. **BOUNDARY LINES** - The layout, names and widths of proposed streets, alleys, and any existing or proposed easements and the proposed lots. Also, the names of adjacent subdivisions or names of recorded owners of adjacent land shall be shown on the plan. Current zoning shall be shown.

SECTION 4.3 TOPOGRAPHIC SURVEY

- A. **AUTHORIZATION TO PREPARE PLANS** – Topographic Surveys shall be submitted either by a Kentucky Licensed Professional Land Surveyor, Licensed Professional Engineer, Registered Landscape Architect, or to a limited degree an Architect. The division of work to be performed by each profession shall be governed by state statutes and regulations, which regulate each profession. If a Topographic Survey cannot be performed, the Planning Commission will accept a copy of a USGS Topo Map, if necessary.
- B. **NUMBER AND TYPE OF COPIES** - Each application for the approval of subdivision shall be accompanied by two (2) sets of the Topographic Survey. The scale of drawings included shall be two hundred (200) feet to the inch or less.
- C. A Topographic Survey should include the following elements:

1. Contours of the project at a minimum ten-foot interval, including the source of the data.
2. Location and description of all existing drainage structures and related features.

SECTION 4.4 PRELIMINARY LOT LAYOUT REQUIREMENTS

The Preliminary Lot Layout for the subdivision shall meet the following requirements for approval:

- A. **AUTHORIZATION TO PREPARE PLANS** - Preliminary Lot layouts shall be prepared by a Kentucky Licensed Professional Land Surveyor. The division of work to be performed by each profession shall be governed by state statute and regulations, which regulate each profession.
- B. **EXPIRATION OF PRELIMINARY LOT LAYOUT** – A letter will be issued to the applicant stating that preliminary approval has been issued and that this approval will expire three (3) years from that date.
- C. **NUMBER AND TYPE OF COPIES** - Each application for the approval of subdivision shall be accompanied by the following:
 1. Two (2) sets of 18" X 24" drawings and two (2) sets of 11" x 17" size drawings
 2. The scale of these lot layouts shall be two hundred (200) feet to the inch or less.
- D. **TITLE BLOCK** - The title block shall contain the name of the subdivision; the date and scale; the names and addresses of the owner(s); name, address, and phone number of the person or firm preparing the plans; and, any other appropriate information.
- E. **VICINITY MAP** - The vicinity map shall show the area sufficient to locate the Subdivision in all directions. The vicinity map shall be at an appropriate scale.
- F. **PURPOSE STATEMENT** - A purpose statement located directly below the vicinity map shall describe the type of plat and general intent of the plat being filed for review
- G. **BOUNDARY LINES** - The layout, names and widths of proposed streets, alleys, and easements and the proposed lots, numbered and dimensioned with existing and proposed building setback lines, shall be shown. Also, the names of adjacent subdivisions or names of recorded owners of adjacent

land shall be shown on the Preliminary Lot Layout. Current zoning shall be shown.

- H. **UTILITIES** - The Preliminary Lot Layout shall show all existing utilities across or adjacent to the subdivision. The Preliminary Lot Layout shall show the following: location of gas lines; location of electrical distribution lines or transformer stations; location of public water supply; fire hydrants; and, location of any storm or sanitary sewers.
- I. **OPEN SPACE/COMMON RECREATIONAL SPACE/OPTIONAL PUBLIC PARKLAND** - All parcels to be dedicated to open space, common recreational space or optional public parkland use within the subdivision shall be shown on the Preliminary Lot Layout.
- J. **OTHER PERTINENT INFORMATION** - The Preliminary Lot Layout shall contain the names, location, and width of all existing platted streets or other public ways within or adjacent to the subdivision. The Preliminary Lot layout shall show any existing permanent buildings, railroad right-of-ways, existing utility easements, cemeteries and may include other important features, such as political subdivision, incorporation boundaries, within or adjacent to the tract to be subdivided.
- K. **RESTRICTIONS** - The Preliminary Lot Layout shall be accompanied by a copy of or made reference to all restrictions upon use of the land or type of construction that will be allowed by the owner and/or developer.
 - 1. **PRIVATE/ DEED** – Refer to and are included in the deed at the time of sale or transfer of the property or a restriction placed on a piece of property without a plat.
 - 2. **PLAT NOTE** – Refer to restrictions placed on a particular plat of land voluntarily by the owner and/or developer,
 - 3. **DEVELOPMENT CONDITIONS** – Refer to adopted land use restrictions that are agreed upon at the time of a zone change.
- L. **NORTH ARROW** - The Preliminary Lot Layout shall show the north arrow.
- M. **RECORDING OR FINAL PLAT** - The following information and terms required for the Recording/ Final Plat are listed in Item 4.5 (below).

SECTION 4.5 RECORDING PLAT

The following information and terms are required for the Recording/ Final Plat approval:

- A. **AUTHORIZATION TO PREPARE PLATS** - Plats shall be prepared only by a Kentucky Licensed Professional Land Surveyor.
- B. **TYPE OF COPIES** - The Plat shall measure the scale and be two hundred (200) feet to the inch or less. The Recording Plat shall be 100% Linen paper, Judd Board, or Mylar material.
1. Two (2) sets of 18" X 24" drawings and two (2) sets of 11" x 17" size drawings
 2. The scale of these Lot layouts shall be two hundred (200) feet to the inch or less
- C. **TITLE BLOCK** - The title block shall contain the name of the subdivision; the date and scale; the names and addresses of the owner(s); name, address, and phone number of surveyor(s); and any other appropriate information.
- D. **VICINITY MAP** - A vicinity map shall show the area sufficient to locate the Subdivision in all directions of the property. It shall be drawn at an appropriate scale.
- E. **PURPOSE STATEMENT** - A purpose statement located directly below the vicinity map shall describe the type of plat and general intent of the plat being filed for review.
- F. **LOTING SCHEME** - The lotting scheme shall be drawn two hundred (200) feet or less to the inch with north oriented to the top of the sheet, if possible, or at another scale and/or orientation that permits clear and legible presentation of the following information.
1. **BEARINGS AND DISTANCES** - The plat shall show the true bearings and distances to the nearest existing monument of the state plane coordinates (Kentucky South zoned NAD 1983, feet) and National Geodetic Vertical Datum of 1988 (NGVD 88) for horizontal and vertical control. The type of monumentation shall be accurately described on the plat.
 2. **BOUNDARY LINES** - The plat shall show the names of adjacent property owner(s) or lot number(s) and plat book and page number(s) and the footprint of all existing building(s) within the boundary area of the plat. The plat also shall have all corners marked and show the calls and distances.

3. **STREETS** - The plat shall show the right-of-way, pavement width of existing or proposed streets or roads and the locating distance to nearest centerline of streets, roads, or railroads.
 4. **LOT NUMBERING** - The plat shall show the address of lot(s), if applicable, the lot number(s), each building setback line, square footage or acreage of lot(s), and total acreage. The lot number(s) shall be shown in a systematic order.
 5. **SETBACKS** - The plat shall show each building setback line on all sides, square footage or acreage of lot(s), and total acreage. The lot number(s) shall be shown in a systematic order.
 6. **EASEMENTS** - The plat shall show the size and location and bearings and distances of cross-hatched drainage easements. All other easements shall be shown and clearly labeled as to their width and purpose.
 7. **CONTROL MONUMENTS** - The plat shall show the location and description of at least two (2) Control Monuments (or if no other controls can be established, the plat shall show controls to the state plane coordinates). The monuments shall be placed to the state plane coordinates (Kentucky South zoned NAD 1983, feet) and National Geodetic Vertical Datum of 1988 (NGVD 88) for horizontal and vertical control. The plat shall show the accurate location, description, and material of all permanent Control Monuments (See Article 7, for definition of Control Monument).
 8. **NORTH ARROW** - The plat shall show the north arrow.
 9. **OTHER INFORMATION** – The plat shall also show the following miscellaneous information:
 - a. Location and elevation of all benchmarks
 - b. Minimum FFE of proposed structures on all lots.
 - c. 100-year Flood elevation
 - d. Any non-buildable areas, (floodplain or non-engineered fill).
- F. **RECORDATION INFORMATION** - The plat shall show the previous recording book and page number(s), if applicable, the source of title (deed book and page number), and any recorded Binding Elements (book and page number).

- G. **SURVEYOR'S STAMP/SIGNATURE** - The plat shall show the surveyor's stamp and signature.
- H. **PRIVATE RESTRICTIONS** - The plat shall show all private restrictions placed on the land.
- I. **OPEN SPACE/Common Recreational Space/Optional Public Parkland** - The plat shall show all areas of land intended to be dedicated to open space, common recreational space or optional public parkland use within the subdivision.
- J. **FLOODPLAIN INFORMATION** - The plat shall show the floodplain areas clearly labeled, and where available, the actual computed elevation of the regulatory flood with the source of that information.
- K. **NOTES** - The plat shall include any informational or restrictive notes, and the notes shall be numbered in sequential order and grouped together as one list whenever possible.
- L. **MAINTENANCE NOTE** - The Plat shall include a note that notifies potential lot purchasers of their responsibilities for maintaining drainage and other easement areas.
1. The property owner shall be responsible for maintenance of any portion of a drainage easement that is on their property. This maintenance shall be defined as maintaining a substantial stand of grass, to a height no greater than ten (10) inches, repairing eroded areas, removing debris from inlets structures. The property owner is also responsible for maintenance of any drainage infrastructure (not accepted by the local government) contained within this easement.
 2. Maintenance of "Interpretative" items, including but not limited to, landscaping on right of way, islands, medians, entryways, subdivision signs, traffic control features, traffic circles, roundabouts shall not be the responsibility of the appropriate local government.
- M. **CERTIFICATIONS** - The following certifications shall be placed on the recording plat and shall be properly signed and executed (certification text may be revised, or additional text included as agreed upon by the Planning Commission):

LAND SURVEYOR'S CERTIFICATION - Shall be as follows:

I hereby certify that this plat depicts a survey, made by me, or under my direction, by the Standards of Practice per 201 KAR 18:150 or by the Global Positioning Systems Standards of Practice per 201 KAR 18:150. The bearings and distances shown hereon have been adjusted for closure. This survey and plat meets or exceeds the minimum standards of governing authorities and the Boyle County Subdivision Regulations.

(Signature of Land Surveyor, Professional Land Surveyor Number & Date)

EASEMENT AND DEDICATION - Shall be as follows:

The spaces outlined by dashed lines and designated as easements are hereby reserved for the purposes shown, including the right of ingress and egress over all lots to and from the easements and the right to cut down or trim any trees within or along the easements that may interfere with the installation or operation of infrastructure contained in or on the easement. The easements shall be kept free of all permanent obstructions.

(Signature of Owner(s) and Date)

CERTIFICATE OF OWNERSHIP AND DEDICATION - Shall be as follows:

I hereby certify that I am owner 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.

(Signature of Owner(s) and Date)

DRAINAGE EASEMENT - Shall be as follows:

All drainage easements are hereby established by recordation of this plat. All drainage shall be maintained by the respective owner(s) of the lot(s) over which said easements cross and no drainage easements shall be altered in any way by filling, changing the contour thereof, or by building any structure thereon, except upon prior written approval of the appropriate governmental authority. This restriction may be enforced by any owner of any lot affected by the drainage over said easement, or by the Planning Commission or appropriate governmental authority.

(Signature of Owner(s) and Date)

Additional Notes: _____

(City, County, or State Authorized Signature and Date)

ACCESS CERTIFICATION – Shall be as follows:

Entrance and/or driveways to lots shall be constructed to meet applicable City, County, or State requirements. Grading within the developed area shall be performed in such a manner that no excess water will be diverted to the road right-of-way without approval of appropriate governmental authority. The same authority certifies that the property has public access to a City, County or State Road but grants the right to make final access approval at the time of an access permit application.

Additional Notes: _____

(City, County, or State Authorized Signature and Date)

UTILITY CERTIFICATION - A representative of the applicable utility company must sign and date the plat. These utilities shall include applicable providers of water, sewer and electrical.

All Utility Easements are shown on this plat. All utility easements shall be maintained by the respective owner(s) of the infrastructure over which said easements cross and no easements shall be altered in any way, except upon prior written approval of the appropriate authority.

Additional Notes: _____

(Signature of Utility(s) and Date)

BOYLE COUNTY HEALTH DEPARTMENT - A representative of the County Health Department will certify the following:

_____ Public sewer connection may be required.

_____ On existing public sewer (if can be determined).

_____ Has existing private sewer or septic system.

_____ On-Site Septic system required.

_____ On-site sewage private disposal system to service any proposed construction/residence shall be pursuant to the current State Sub-Surface Sewage Disposal Regulations and shall be permitted through this office prior to installation of said system.

Additional Notes: _____

(Signature of Boyle County Health Department representative and Date).

CERTIFICATE OF APPROVAL OF RECORDING - The Planning Commission Chairman or Vice-Chairman and Director shall certify as follows:

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Danville-Boyle County Planning and Zoning Commission, Kentucky, and that it has been approved for recording in the office of the Boyle County Clerk.

(Signature Planning Commission Chairman or Vice-Chairman and Date).

(Signature Planning Commission Director's and Date).

SECTION 4.6 DRAINAGE PLAN

- A. **AUTHORIZATION TO PREPARE PLANS** – Drainage Plans shall be prepared by a Licensed Professional Engineer or, to a limited degree, an Architect or Landscape Architect. The division of work to be performed by each profession shall be governed by state statutes and regulations, which regulate each profession.
- B. **NUMBER AND TYPE OF COPIES** - Each application for the approval of Subdivision shall be accompanied by two (2) sets of the Drainage Plan. The scale of drawings included shall be one hundred (100) feet to the inch or less.
- C. **OTHER PERTINENT INFORMATION** - A Drainage Plan for all developments shall comply with federal, state, and local laws including:
1. Boyle County Fiscal Court Ordinances and Resolutions;
 2. City of Danville, Junction City or Perryville Code of Ordinance;
 3. Storm Water Management Manual, Storm Water Criteria in the applicable jurisdiction;
 4. Subdivision Regulations of Boyle County, Kentucky, as from time to time amended;
 5. Kentucky Building Code as from time to time amended;
 6. Kentucky Revised Statutes, Chapter 151, Geology and Water Resources; and,

7. Federal Flood Disaster Protection Act of 1963, or as from time to time amended.

D. DRAINAGE PLAN ELEMENTS - A Drainage Plan should include the following elements:

1. Contours of the project at a minimum one (1) foot interval, including the source of the data.
2. Street horizontal and vertical alignment and street names.
3. Typical street cross-sections, including street paving, pavement drainage, rights-of-way data, and proposed slopes.
4. Lot pattern with lot numbers.
5. Location of all drainage structures including stationing when connected to roadway structures or right-of-way or numbered in a logical pattern when not connected with the roadway.
6. Statement of the criteria used in the drainage design, including the following:
 - a. Rate of precipitation
 - b. Formulas used in sizing Drainage Structures
 - c. All constants or factors involved
7. Size, invert elevations and percent of Grade of all storm drains, catch basins, and inlets and indicate the pipe materials used.
8. Location of easements for access to drainage structures and details of access for maintenance of structures.
9. Total drainage area contributory to each drainage pipe, including off-site area.
10. Design and velocity of drainage ditches and method of erosion control to be used on banks and bottoms.
11. Address potential for surcharge from on-site and off-site areas. Note relation of the on-site area to potential recharge areas.
12. Maximum flood stage elevations on any stream flowing through or adjacent to the property, or whose proximity may affect drainage or access to the property.

13. Establish minimum finished floor elevations (FFE) on all building lots on plans with public improvements. Special consideration will be made in calculating the minimum FFE in relationship to utility requirements, site characteristics and 3-hour 100-year flood levels. For building lots adjacent to drainage basins or easements, minimum finished floor elevations (FFE) shall be set at 1.5' above the high-water elevation of the basin or easement. Elevations based on National Geodetic Vertical Datum of 1988 (NGVD 88).

SECTION 4.7 CONSTRUCTION PLANS

CONSTRUCTION PLAN REQUIREMENTS - The Construction Plans shall be sufficient to show the proposed locations, sizes, types, grades, and general design features of each facility. The plan shall be based upon reliable field data; use the number of sheets and sheet size as required; contain the title block information as for the Preliminary Lot Layout; and meet the following minimum requirements:

- A. **AUTHORIZATION TO PREPARE PLANS** - All Construction Plan materials shall be prepared by licensed Professional Engineer. The division of work to be performed by each profession shall be governed by state statute and regulations, which regulate each profession.
- B. **EXPIRATION OF CONSTRUCTION APPROVAL** – The construction plans should receive approval within 30 days after the receipt of drawings. A letter will be issued to the applicant stating whether or not approval has been issued. Once approval has been issued, it is valid for three (3) years from that date of the approval letter.
- C. **NUMBER AND TYPE OF COPIES** – Each application for the approval of subdivision shall be accompanied by two (2) sets of the construction plans.
- D. **PHASING** – If the improvements require completing in stages, the area and boundaries of each improvement shall be shown as a separate Phase on the preliminary plat. Phases shall be designated with numbers, i.e. Phase 1, 2, 3, 4, etc. If a phase is required to be separated even further, then section letters shall be assigned, i.e., Section A, B, C, D, etc.
- E. **STREET DESIGN** – The street design plans shall include the following information:
 1. **STREET PROFILES** - The plan and profile of each proposed street (with elevations and distances for the existing and proposed ground and street grade surface on, and one hundred (100) feet beyond the tract, or at the beginning of a vertical curve) shall be prepared at a horizontal scale the same as for the approved preliminary plat and a vertical scale of one-tenth (1/10) of the horizontal scale.

2. **STREET CROSS SECTIONS** - A typical cross section of each proposed street or other construction item, at a scale of ten (10) feet or less to the inch, showing the width and slope of pavement, the location, width and slope of sidewalks, curb and gutter, ditches, and rights-of-way shall be submitted.
 3. **STREET CONTINUITY** – All streets shall be designed so that they will create continuity with connecting streets.
 4. **TURN AROUNDS** – All turn-arounds shall be paved and located at the end of all stub streets.
 5. **SIGHT DISTANCE TRIANGLE** – The sight distance triangle at intersections shall be determined as a straight line on unobstructed view between two points.
 6. **STOPPING SIGHT DISTANCE** – Based on design speed, stopping sight distance is the distance needed for a vehicle traveling at or near the designed street speed to stop before reaching a stationary object in its path.
 7. **ACCESS ENVELOPES** – The Street Design Plans shall show all proposed Access Envelopes on all corner lots that designate areas where driveway entrances are to be located on each street frontage. The driveway edge must be no closer to an adjacent property line than five (5) feet and shall not be closer to the intersecting street (edge of pavement) than specified per applicable city or county standard.
- F. **EROSION PREVENTION AND SEDIMENT CONTROL PLAN (EPSC)** - Erosion Prevention and Sediment Control Plans shall be considered as a part of the required construction plan set.
- G. **STORM WATER DRAINAGE** - The plans and profiles of proposed storm water drainage system shall be prepared at a horizontal scale the same as the approved Preliminary Lot Layout, and at a vertical scale of one-tenth (1/10) of the horizontal scale, with grades and sizes indicated. If a piped system of sewers is not proposed, then an alternate system shall be properly illustrated.
- H. **UTILITIES** – The design plans shall include the following information:
1. **SEWER** - The plans and profiles of proposed sanitary sewer drainage system shall be prepared at a horizontal scale the same as the approved Preliminary Lot Layout, and at a vertical scale of one-tenth (1/10) of the horizontal scale, with Grades and sizes indicated.
 2. **WATER** - The plans and profiles of proposed water lines shall be submitted, along with adequate fire hydrants to provide fire protection as required by city or county ordinances. The local supplying utility and the Kentucky Division of Water shall approve the plans.

- 3. **GAS** - The plans and profiles of proposed gas lines shall be submitted, to provide natural gas as required by city or county ordinances. The plans shall show the proposed alignment and elevation at critical points such as ditches and pipe crossings to provide proper clearance and separation. The local supplying utility shall approve the plans.
- 4. **ELECTRICAL** - The plans and profiles of proposed lines shall be submitted, to provide electrical service as required by city or county ordinances. The plans shall show the proposed alignment and elevation at critical points such as ditches and pipe crossings to provide proper clearance and separation. The local supplying utility shall approve the plans.
- 5. **COMMUNICATION/ MEDIA** - The plans and profiles of proposed lines shall be submitted, to provide communication and/ or media services. The plans shall show the proposed alignment and elevation at critical points such as ditches and pipe crossings to provide proper clearance and separation. The local supplying utility shall approve the plans.

- I. **JOINT UTILITY PLAN** - A plan showing the location of all utilities and their relationship with streets and drainage shall be submitted. The locations of all appurtenances including street lighting shall be coordinated with all utilities to assure that no major conflicts will exist. Typical cross-sections will be shown for utility trenches and their relation to drainage and transportation structures. A note describing the intended land use should be included.
- J. **JOINT UTILITY CERTIFICATION** - A representative of the applicable utility company must sign and date the Joint Utility Plan. These utilities shall include applicable providers of: Water, Sewer, Gas, Electric, Communications/ Media

The Certification shall state the following:

The utility design represented on this Joint Utility Plan sheet has been developed concurrently with the utility companies and engineer of record for the Construction Plans. The undersigned utility representatives are in agreement with the general layout and concepts shown. All utility companies reserve the right to submit revisions to the engineer if changes in the design, or as a result of field conditions, make it necessary to deviate from what is shown on this Plan.

<u>Utility</u>	<u>Agent</u>	<u>Date</u>
_____	_____	_____
_____	_____	_____

- K. **CURB AND GUTTER** – Curb and gutter is required along some roadways to be accepted into the City/County road inventory system.
- L. **SIDEWALKS** – Sidewalks shall be shown and noted on the plan view and detail street sections. Sidewalks shall be constructed or bonded as outlined in Article 3 of these regulations. All sidewalks, drive entrances and handicap ramps shall comply with ADA standards as well as other City/ County standards. Grading for sidewalks as shown on typical sections shall occur as part of the subdivision construction.
- M. **CONSTRUCTION DETAILS** – The Construction Plans shall include detail sheets for all sinkhole/drywells, headwalls, curb or yard inlets, curbs, utilities, ADA ramps, pavement thickness and ditches.
- N. **CONSTRUCTION QUANTITIES** – Construction Plans shall include quantities for the following:
1. Grading in cubic yards for mass and final grading.
 2. Dense Grade Aggregate in tons
 3. Asphalt Base in tons
 4. Asphalt Surface in tons or concrete in cubic yards
 5. Linear feet of curbing
 6. Linear feet of sidewalk
 7. Linear feet of storm piping and type
 8. Sod, blankets and/or seeding in square yards
 9. Channel lining in tons
 10. Headwall/ concrete structure summary in cubic yards or each
 11. Signage as each
 12. Crosswalks in linear feet
 13. Landscape buffers in linear feet
 14. ADA ramps as each

SECTION 4.8 HORIZONTAL PROPERTY

- A. **PURPOSE** - The purpose, intent, and application of this Article is to implement and reaffirm the Horizontal Property Law of Kentucky. Encourage a variety and flexibility in land development and land use for basically residential areas, consistent with the Zoning Ordinance of Danville, Junction City, Perryville and Boyle County, Kentucky; and, to provide a framework within which an effective relationship of residential land use and related activities can be planned on a total basis.
- B. **GENERAL PROVISIONS** - All projects shall be subject to these regulations:
1. **ZONING COMPLIANCE** - All projects whether referred to as horizontal properties or condominium properties shall be in accord with the Zoning Ordinance of Boyle County, Danville, Junction or Perryville, Kentucky, and the elements thereof.
 2. **MASTER DEED /LEASE** - A master deed or lease that sets forth the particulars enumerated by KRS 381.835 shall not be recorded and established as a horizontal property regime without having first been reviewed and approved by the Planning Commission, including floor plans meeting the standards set forth in KRS 381.835(5). The maximum permitted overall densities and floor area ratios and the minimum outdoor area, living space, and recreation area ratios shall be controlled by the zoning district classification in which the project is located.
 3. **PERMITTED USES** - The permitted uses will be controlled by the zoning district classification in which the project is located.
- C. **ADMINISTRATIVE PROCEDURE** - The establishment, expansion, or diminution of a horizontal property regime shall be subject to review and approval by the Planning Commission. The review shall be in the same manner as approval as set forth in the Zoning Ordinance and the approved Site Development Plan as recorded by the Planning Commission.
- D. **CONFLICTS WITH OTHER SECTIONS OF REGULATIONS** - In a case where this Article conflicts with any other provision of the Subdivision Regulations, the provisions of this Article shall take precedence and shall be the controlling provision.