

ARTICLE VI
PLAT AND DATA

Section 600. General subdivision Information.

General subdivision information shall describe or outline the existing conditions of the site and the proposed developments as necessary to supplement the drawings required below. This information may include data on existing covenants, land characteristics, and available community facilities and utilities; and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, price range, business areas, playgrounds, park areas, and other public areas, protective covenants and proposed utilities and street improvements.

Section 601. Location Map.

The location map shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it. Include development name and location; main traffic arteries; public transportation lines; shopping centers; elementary and high schools; parks and playgrounds principal places of employment; other community features such as railroad stations; airports; hospitals and churches; title; graphic scale; north point; and date.

Section 602. Sketch Plan.

The Sketch Plan on topographic survey shall show in simple sketch form the proposed layout of streets, lots, and other features in relation to existing conditions. The sketch plan may be a freehand pencil sketch made directly on a print of the topographic survey. In any event the sketch plan shall include the existing topographic data listed in section 603 below or such of these data as the Planning commission determines is necessary for its consideration of the proposed sketch plan.

Section 603. Topographic Data.

1. Topographic data required as a basis for the Preliminary Plat, in Section 604 below, shall include existing conditions as follows except when otherwise specified by the Planning commission.

- (a) Boundary lines: bearings and distances.
- (b) Easements: location, width and purpose.

- (c) Streets on, adjacent to, and within four hundred (400) feet of any part of the tract: name and right-of-way width and location; type, width and elevation of surf acing; and legally established centerline elevation; walks, curbs, gutters, culverts, etc.
- (d) Utilities on and adjacent to the tract: Location, size, and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines; fire hydrants, electric and telephone poles, and street lights; if water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers.
- (e) Ground elevations on the tract, based on a datum plane approved by the City or County Engineer for land that slopes less than approximately two (2) percent show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions; for land that slopes more than approximately two (2) percent either show contours with an interval of not more than five (5) feet if ground slope is regular and such information is sufficient for planning purposes, or show contours with an interval of not more than two (2) feet if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings.
- (f) Subsurface conditions on the tract, if required by the Planning Commission location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five (5) feet; location and results of soil percolation tests if individual sewage disposal systems are proposed.
- (g) Other conditions on the tract: water courses, marshes, rock outcrop, wooded areas, isolated preservable trees one (1) foot or more in diameter, houses, barns, and other significant features and structures.
- (h) Key map showing location of the tract.
- (i) Title and certificates: present tract designation according to official records in the county Office for the recording of

deeds; title under which proposed subdivision is to be recorded, with names and addresses of owners, a list of all encumbrances, notation stating acreage, graphic scale, north arrow, datum, benchmarks, certification of registered civil engineer or surveyor, date of survey.

Section 604.

Preliminary Plat.

1. The Preliminary plat shall be at a scale of one hundred (100) feet to one (1) inch or larger. It shall show all existing conditions required above in Section 603, Topographic Data, and shall show all proposals including the following:
 - (a) Street names: right-of-way and roadway widths; approximate grades and gradients; length of new street proposed; similar data for alleys, if any.
 - (b) Other rights-of-way or easements; location, width and purpose.
 - (c) Location of utilities, if not shown on other exhibits.
 - (d) Lot lines, lot numbers and block numbers.
 - (e) Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses.
 - (f) Sites, if any, for multiple family dwellings, shopping center, churches, industry or other nonpublic uses exclusive of one-family dwellings.
 - (g) Minimum building setback lines based on the zoning ordinance.
 - (h) Site data, including number of residential lots, typical lot size, minimum lot size, and acres in parks, etc.
 - (i) Where the preliminary plan includes a portion of a tract of land in single and separate ownership, the prospective street layout for the entire tract shall be submitted.
 - (j) Proposed subdivision name or identifying title, scale, north point and date.
 - (k) Names of record owners of all adjoining parcels.

Section 605. Draft of Protective Covenants.

When required by the planning Commission, the Preliminary Plat shall be accompanied by drafts of protective covenants whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.

Section 606. Final Plat.

1. The Final Plat shall be drawn in ink on tracing cloth or equally durable material that is eighteen by twenty-two (18 x 22) inches or thirty-six by forty-four (36 x 44) inches and shall be at a scale of either fifty (50) feet to the inch or one hundred (100) feet to the inch. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the Final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission. The Final plat shall show the following:
 - (a) Primary control points, approved by the city or county Engineer, or descriptions and “ties” to such control points, to which all dimensions, angles, bearing, and similar data on the plat shall be referred.
 - (b) Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way and property lines of residential lots and other sites; with dimensions in feet and hundredths of a foot, bearings of deflection angles, and radii, arcs, and central angles of all curves.
 - (c) Location, size, and invert elevation of all sanitary, storm, and combined sewers and the location of all manholes, inlets, and culverts.
 - (d) Name and right-of-way width of each street or other right-of-way.
 - (e) Location, dimensions and purpose of any easements.
 - (f) Number to identify each lot or site.
 - (g) Purpose for which sites, other than residential lots, are dedicated or reserved.
 - (h) Minimum building setback line on all lots and other sites.
 - (i) Location and description of monuments: One to be placed at each corner and at each change in direction of the boundary two to

be placed at each street intersection; and one at the beginning and end of curves on one side of the street.

- (j) Names of record owners of adjoining unplatted land.
- (k) Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
- (l) Certification by surveyor or engineer certifying to accuracy of survey and plat.
- (m) Name and address of the owner; certification of title showing that applicant is the land Owner or his authorized agent.
- (n) Statement by Owner dedicating streets, right-of-way and any sites for public use.
- (o) Notation stating title, acreage, number of lots and key map showing the location of tract, graphic scale, north point and date.
- (p) Signature blocks for
 - (1) the City or county Engineer;
 - (2) Planning Commission Authorized Official
 - (3) Health Officer

Section 607. Cross Sections and Profiles.

Cross sections and profiles of streets, as approved by the City or County Engineer, including existing and proposed grades and culvert locations with invert elevations and sizes. The profiles shall be drawn to City or County standard scales and elevations, and shall be based on a datum approved by the City Engineer.

Section 608. A certificate by the City or County Engineer.

1. A certificate by the City or County Engineer certifying that the subdivider has complied with one of the following alternatives:
 - (a) all improvements have been installed in accord with the requirements of these Regulations, or
 - (b) A bond or certified check has been posted, which is available to the City or County, and in sufficient amount to assure such completion of all required improvements.

Section 609. Protective Covenants.

A copy of any protective covenants that will be imposed as a condition of sale by the present owner.

Section 610. Certification of Water and Sewer Facilities.

1. When connection to public water or sewer facilities is proposed, assurance of the availability of such service must be presented to the planning Commission before approval of the final plan. This assurance may be in the form of a letter, or a statement on the final plan, signed by a responsible officer or authority concerned indicating its ability and willingness to make such service available.
2. When on-lot sewage disposal facilities are proposed, a satisfactory County Health Department feasibility report from the County Health Officer must be received by the Planning Commission before approval of the final plan except as follows.
 - (a) When the subdivision contains no lots under two (2) acres in area.
 - (b) When on-lot sewage disposal systems are already installed and operating in a satisfactory manner on all lots under two (2) acres in area shown on the plan.

Section 611. Certification of Highway Entrances.

1. When an entrance on a public highway is proposed, assurance of the approval from Spencer County Highway Department and/or Kentucky Department of Transportation must be presented to the Planning Commission before approval of the final plat. This assurance must be placed on the plat and signed by a responsible officer or authority of the Spencer County Highway Department and/or the Kentucky Department of Transportation

Section 612. Other Data.

Such other certificates, affidavits, or endorsements as may be required by the Planning Commission in the enforcement of this Ordinance.