

Article amendments approved unless noted:	OMPC	Owensboro	Daviess Co.	Whitesville
Re-adoption of Subdivision Regulations	24-Mar-1977	01-Apr-1977	20-Apr-1977	?
Complete revision of Subdivision Regulations	18-Apr-1981	22-May-1981	26-May-1981	06-Jul-81
Eliminated Section 2.3 requiring percolation tests prior to plat approval	10-June-2004			
Added criteria for electronic submittals	8-Dec-2005			

2.0 PURPOSE. The purpose of this article is to establish procedure and content requirements which must be met by minor subdivision plats.

2.1 PROCEDURE FOR MINOR SUBDIVISION PLATS. The subdivider of a minor subdivision shall file a formal application and the minor subdivision plat materials with, and as required by, the OMPC:

2.11. The OMPC Director signs the plat if it conforms to these regulations;

2.12. The plat then must be recorded at the expense of the subdivider, within sixty (60) days of approval, in the office of the Daviess County Clerk. Otherwise, the plat is null and void.

2.2 CONTENT AND FORMAT OF MINOR SUBDIVISION PLATS. Each request for approval of a minor subdivision plat shall include one (1) copy of a completed OMPC application form, the original plat and two (2) copies drawn at a scale of one hundred (100) feet or less to the inch. The plat shall show:

2.21 Title Block. The name of the subdivision; north arrow; date; written and graphic scales; the names and addresses of the subdivider and land surveyor;

2.22 Vicinity Map. Relating the property to a sufficient number of streets and other landmarks to enable one to quickly recognize its Daviess County location;

2.23 Context.

2.231. Angles or true bearings and distances to the nearest established street line or existing official monuments, which shall be accurately described on the plat;

2.232. At least one corner of the land being subdivided must be referenced to a corner of any parent tracts, or durable physical object, or a control network (i.e., state plane south coordinates) where

such corner, durable physical object or geodetic station of a control network is within ½ mile of the property being surveyed ;

2.233. Location, type, material and size of all monuments and lot markers and a notation as to whether found or set;

2.24 Lots, Streets and Easements.

2.241. For street and alley rights-of-way, show the names, bearings, angles of intersections, and width;

2.242. For all arcs, show the length, radii, central angles, internal angles, points of curvature and tangency, and the length of all tangents;

2.243. For all easements, lands for joint use of property owners, or other rights-of-way, show the location, width, and the printed words "public easements", or other designation as appropriate;

2.244. For all lot lines, show dimensions in feet and hundredths, and bearings and angles to minutes;

2.245. For all lots, show lot numbers, building address number(s), building setback lines;

2.25 Certifications. The following certifications along with required signatures;

2.251 Owner's Certification. Shall be as per Section 4.161 herein;

2.252 Surveyor's Certification. Shall include as per Section 4.162 herein;

2.253 OMPC Certification. Shall leave space for signature upon approval:

OWENSBORO METROPOLITAN
PLANNING COMMISSION

APPROVED _____
Director

DATE _____

2.26 Digital Submittal required. Upon approval of a minor subdivision plat or a major/minor subdivision plat, the contents of the approved plat shall be submitted in electronic format to the Owensboro Metropolitan Planning office. The following criteria shall apply for digital submittals.

2.261 File shall be submitted in **.dxf , .dwg, .dgn** or other approved format.

2.262 File shall contain address and road or street name in file identification title.

2.263 File shall include a level or layer key to identify information contained in each layer or level.

2.264 At a minimum, the following information shall be contained in a segregated level or layer. Additional levels or layers may be included as necessary.

2.2641 Tract boundaries, locations, distances and bearing of lot lines, survey tied to Kentucky State Plane South coordinates beginning January 1, 2007 if property is within one-half (1/2) mile of two control monuments as measured along streets or roads from the survey site, addresses, graphic depictions of right-of-ways, sidewalks, railroads and other public ways adjacent to or within the subdivision, building setback lines, roadway buffers when required to be depicted, access points when required to be depicted, flood hazard areas.

2.2642 Existing and new utility easements.

2.2643 Water distribution systems, including location and size of existing and proposed water lines, valve and fire hydrants when applicable.