

ARTICLE V
FINAL PLAT REQUIREMENTS INCLUDING
IMPROVEMENT DRAWINGS AND SPECIFICATIONS

SECTION 5.0 SPECIFICATIONS FOR AND CONTENT OF THE FINAL PLAT: The subdivider shall file with the planning commission's duly authorized representative, two (2) copies of the Final Plat for review. Following review, the subdivider shall submit ten (10) copies of the Final Plat for disposition and two (2) sets of original reproducible mylars to the planning commission's duly authorized representative for record purposes. The Final Plat shall be drawn at a scale of one (1) inch to fifty (50) feet or greater (e.g., one (1) inch to thirty (30) feet). However, if the Final Plat will contain lots of one hundred (100) feet or greater, fronting along a street, then a scale of one (1) inch to one hundred (100) feet or greater may be used.

Where necessary, the Final Plat may be on several sheets accompanied by an index showing the entire subdivision. The particular number of the sheet, the total number of sheets, and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet. Each sheet of said plat shall show the north point, written and graphic scale and the date. The Final Plat shall contain a vicinity map showing the location of the subdivision with relation to at least one (1) east/west and one (1) north/ south major arterial. The Final Plat shall further show the following, including all mathematical information and data necessary to locate and retrace any of the required data thereon:

A. INFORMATION TO BE CONTAINED ON FINAL PLAT:

1. The boundary lines of the Final Plat shall be drawn in heavy solid lines with accurate lengths and bearings. These boundaries shall be determined by an accurate field survey, which shall be balanced and closed. All lines shown on the Plat which do not constitute a part of the subdivision shall be dashed. Any area enclosed by the subdivision, but not a part thereof, shall be labeled "Not A Part Of This Subdivision".
2. The exact location and the widths of all existing or recorded streets, intersecting or paralleling the boundaries of the subdivision at least within one hundred (100) feet.
3. The exact location and width of all abutting lot lines. Names of recorded owners of adjoining unplatted land and reference to subdivision plats of adjoining platted land by name, plat book, and page.
4. The boundary line of the proposed Final Plat shall be tied by bearings and distances to a selected point or points (described on the plat) on the nearest established centerline or right-of-way line of any street or highway or a previously established monument(s) in which case the location of said monument shall be identified and accurately described on the plat. In addition, the Final Plat shall be tied by bearings and distances to a point in the original parent tract.

5. Municipal and county boundaries lines, if applicable.
6. The exact layout of the subdivision showing:
 - a. Street and alley centerlines and right-of-way lines shall be graphically shown; street names and bearings and distances along centerlines;
 - b. Sufficient linear, angular, and curve data (at least Delta, Tangent, Radius, and Length of Curve) to readily determine the bearing and length of the boundary lines of every block, lot and tract which is a part of the subdivision.
 - c. All easements or other rights-of-way (the limitation of the easement rights shall be stated or referenced on the plat).
 - d. All lot lines with dimensions and bearings.
7. Identification of any waivers of the subdivision regulations granted by the planning commission, such as: sidewalks on one side of the street; width of street pavement; any need for additional off-street parking spaces; etc.
8. All blocks and lots numbered or lettered in a consecutive manner with no omissions or duplications. Ditto marks shall not be used for lot dimensions. Tracts offered for dedication, other than for streets or easements shall be designated by letter or number (further, the accurate outline of all such tracts shall be shown with the proposed use indicated thereon).
9. All permanent monuments set or to be set shall be shown on the Final Plat:
 - a. The location of all monuments placed in making the survey and if any points were reset, that fact shall be stated and attached to Final Plat for recording.
 - b. Monuments shall be set at intersections of street centerlines and curve points or offsets therefrom. The exact location of all such documents shall be shown on the Final Plat before approval is requested.
10. The accurate outline of all property (if applicable) which is to be reserved by deed restriction or protective covenant for the common use of the property owners in the subdivision.
11. Flood Hazard Information: Elevation and flood profiles shall be shown on the Final Plat if required (as determined as per Section 6.4 of these regulations).

12. All easements shall be shown by a fine dashed line and clearly labeled and identified on the plat. If an easement shown on the plat is already of record, its recorded reference must be given.
13. Name of the subdivision and name or number of the larger subdivision or tract of which the tract now being subdivided is a part.
14. North point (approximating true north), written and graphic scale, and date.
15. Total site data: including acreage, and, if applicable, number of square feet or acres in parks and other public uses.
16. Certification, acknowledgements and descriptions: The following certificates, acknowledgements, and descriptions shall appear on the title sheet of the Final Plat.
 - a. Dedication certificates: a notarized certificate shall be signed and acknowledged offering for dedication all parcels of land shown on the Final Plat which are intended for public dedication.
 - b. Surveyor's certificate: a certificate shall be signed in original ink and dated by a Registered Land Surveyor, in Kentucky, stating that he is responsible for the survey and that the Final Plat accurately depicts the subdivision and the survey. The original signature of such surveyor must be accompanied by his seal and registration number and date.
 - c. Reference of property from which the plat is taken: each reference in such description to any tract, development, or subdivision, shall show a complete reference to records of the county.
 - d. Other affidavits, etc.: the title sheet shall contain such other affidavits, certificates, acknowledgements, endorsements, and notarial seals as are required by law and by these regulations. If such documents are recorded elsewhere, then reference to such documents should be included on the Final Plat.
 - e. Certificate of approval by the chairman or other duly authorized officer of the planning commission.
 - f. Certificate of acceptance for recording by the county clerk.

B. ADDITIONAL INFORMATION TO BE SUBMITTED AT TIME OF FILING FINAL PLAT:

1. One (1) copy of an application for Final Plat approval provided by the commission.
2. Traverse calculations or other closure certification referenced on the plat, resulting from an accurate and complete boundary survey of the perimeter of the Final Plat. Traverse calculations when computed from field measurements, on the ground, shall close with an error of closure not to exceed 1:5000 for a class B survey and 1:10000 for a class A survey.
3. Improvement Drawings and Specifications: Improvement Drawings and Specifications will be required, if not submitted previously for processing, in accord with Section 3.5.
4. Record Copies of Improvement Drawings where applicable.
5. One (1) copy of all deed restrictions or protective covenants (may be either placed directly on the Final Plat, or if separately recorded, reference is made on the Final Plat).
6. Final Plat and construction review fees: Final Plat and construction review fees shall be submitted as established by the planning commission's By-laws.
7. Guarantee: a guarantee (if applicable) per Section 7.12.
8. Recording fees: the subdivider shall pay the recording fee, per requirements of the county clerk.