

**June 2004 Edition**

This edition of the Subdivision Regulations replaces previous editions. It includes all text amendments adopted by the Owensboro Metropolitan Planning Commission for Owensboro, Whitesville, and Daviess County, Kentucky, through June 10, 2004. Beyond the formally adopted text, this edition includes a record of amendments at the beginning of each article, explanatory notes on policy, and special illustrations.

**PAGE DATES:** *The Contents of Articles and Articles 1 – 5 are dated 6/4 at top right of each page. The excerpts from Appendix A: Public Improvement Specifications are dated 8/02.*

**1**

**GENERAL PROVISIONS AND DEFINITIONS**

1.0 Purpose.....	1-1
1.1 Short Title.....	1-1
1.2 Authority and Administrative Agency.....	1-1
1.3 Area of Jurisdiction.....	1-1
1.4 Variances.....	1-1
1.41 Exceptional Hardship.....	1-1
1.42 Design Innovation and Large Scale Development.....	1-1
1.5 Amendments and Violations.....	1-1
1.6 Selling of Land Before Approval.....	1-1
1.7 Legal Status.....	1-2
1.71 Conformance with Zoning, Other Regulations.....	1-2
1.72 Separability.....	1-2
1.73 Previous Regulations.....	1-2
1.74 Effective Date.....	1-2
1.8 Definition of Words.....	1-2 +

+ *Definitions run through page 1-5*

**2**

**MINOR SUBDIVISION PLAT**

2.0 Purpose.....	2-1
2.1 Procedure for Minor Subdivision Plats.....	2-1
2.2 Content and Format of Minor Subdivision Plats.....	2-1
2.21 Title Block.....	2-1
2.22 Vicinity Map.....	2-1
2.23 Context.....	2-1
2.24 Lots, Streets and Easements.....	2-1
2.25 Certifications.....	2-1+

**3**

**MAJOR SUBDIVISION PLAT PROCEDURE**

3.0 Purpose.....	3-1
3.01 No Construction Prior to Preliminary Plat.....	3-1
3.02 Bypassing Preliminary Plat.....	3-1
3.1 Pre-Application.....	3-1
3.2 Preliminary Plat.....	3-1
3.21 Formal Application and Submission.....	3-1
3.22 Staff and Other Agency Review.....	3-1
3.23 OMPC Action.....	3-1
3.3 Construction Complete or Surety Required.....	3-2
3.31 Type of Surety.....	3-2
3.32 Release of Surety.....	3-2
3.33 Timely Completion of Improvements.....	3-2
3.34 Transfer of Surety.....	3-2

3.4 Final Plat.....	3-2
3.41 Formal Application and Submission.....	3-2
3.42 Staff Review.....	3-3
3.43 OMPC Action.....	3-3
3.44 Recording.....	3-3
3.5 Acceptance of Public Lands and Streets.....	3-3

**4**

**MAJOR SUBDIVISION PLAT CONTENT**

4.0 Purpose.....	4-1
4.1 Preliminary Plat Materials.....	4-1
4.11 Application Form.....	4-1
4.12 Vicinity Map.....	4-1
4.13 Land Subdivision Drawing.....	4-1
4.14 Public Improvement Plans.....	4-2
4.15 Restrictions on the Land.....	4-2
4.16 Certifications.....	4-2
4.17 Professional Engineer's Certificate.....	4-3
4.2 Final Plat Similar to Preliminary Plat.....	4-3
4.21 Dimensions.....	4-3
4.22 Changes Suggested by OMPC.....	4-3
4.23 Amended Preliminary Plat.....	4-3
4.3 Final Plat Materials.....	4-3
4.31 Application Form.....	4-3
4.32 Final Plat.....	4-3
4.33 Restrictions on the Land.....	4-4
4.34 Certifications.....	4-4
4.35 Public Improvements Checklist.....	4-4

**5**

**SUBDIVISION DESIGN STANDARDS / IMPROVEMENTS**

5.0 Purpose.....	5-1
5.1 General Provisions.....	5-1
5.11 Community Assets.....	5-1
5.12 Flood Hazards.....	5-1
5.13 Premature Development.....	5-1
5.14 Improvements.....	5-1
5.2 Streets.....	5-1
5.21 Improvements.....	5-1
5.22 Area System.....	5-2
5.221 Arterials and Major Collectors.....	5-2
5.221 Arterials and Major Collectors Illustration.....	5-3
5.222 Minor Collector System.....	5-2
5.223 Subdivision Must Have Access.....	5-2
5.224 Conflicting Traffic or Land Use.....	5-2
5.225 Half Streets.....	5-2
5.23 Specifications.....	5-2
5.231 Alleys.....	5-2
5.232 Private Streets.....	5-4
5.233 Other Streets.....	5-4
5.24 Names.....	5-4
5.241 Duplication.....	5-4
5.242 Prefix and Suffix Directions.....	5-4
5.243 Suffix Names.....	5-4
5.244 Unacceptable Names.....	5-4
5.25 Sidewalks.....	5-4

*Continued on next page*

*Continued from previous page*

5.3 Lots and Blocks.....	5-4
5.31 Blocks.....	5-4
5.32 Pedestrian Walkways.....	5-5
5.33 Corner Lots .....	5-5
5.34 Lot Lines and Building Numbers .....	5-5
5.35 Lot Shape.....	5-5
5.36 Double Frontage Lots.....	5-5
5.37 Lot Access.....	5-5
5.371 Townhouses.....	5-5
5.372 Planned Development Projects.....	5-5
5.373 Vehicular Access Requirements .....	5-6
5.38 Lot Area, Width, and Setback Line .....	5-6
5.381 R-1T Townhouses.....	5-6
5.4 Community Facilities.....	5-6
5.5 Monuments .....	5-6
5.51 Monuments .....	5-6
5.52 Lot Markers .....	5-6
5.6 Utilities.....	5-6
5.61 Easements .....	5-6
5.62 Telephone, Gas and Electric Supply.....	5-7
5.63 Water Supply.....	5-7
5.631 Layout .....	5-7
5.632 Specifications.....	5-7
5.633 Professional Engineer's Certification .....	5-7
5.64 Sewage Disposal .....	5-7
5.641 Septic Tanks .....	5-7
5.642 Sanitary Sewers.....	5-7
5.65 Storm Water Disposal .....	5-7
5.651 Drainage Easements.....	5-7
5.7 Landscape and Land Use Buffers.....	5-7
5.8 Example Neighborhood Design .....	5-8

## APPENDIX A

### OWENSBORO METROPOLITAN PUBLIC IMPROVEMENT SPECIFICATIONS

*Chapters 1 - 13 in separate document*

*Excerpts included in this document for  
reference:*

#### Chapter 3

##### STREETS [Exhibits Excerpt]

- Exhibit 3-1: Street Design Standards
- Exhibit 3-2: Street Design Standards
- Exhibit 3-3: Typical Street Cross Sections
- Exhibit 3-4: Classes of Streets (Applications)
- Exhibit 3-5: Classes of Streets (Cross-Sections)
- Exhibit 3-6: Intersection Design Standards

#### Chapter 4

##### SIDEWALKS, CURB & GUTTER [Exhibits Excerpt]

- Exhibit 4-1: Curb and Gutter Details
- Exhibit 4-2: Handicap Ramp Details
- Exhibit 4-3: Handicap Ramp Details

#### Chapter 6

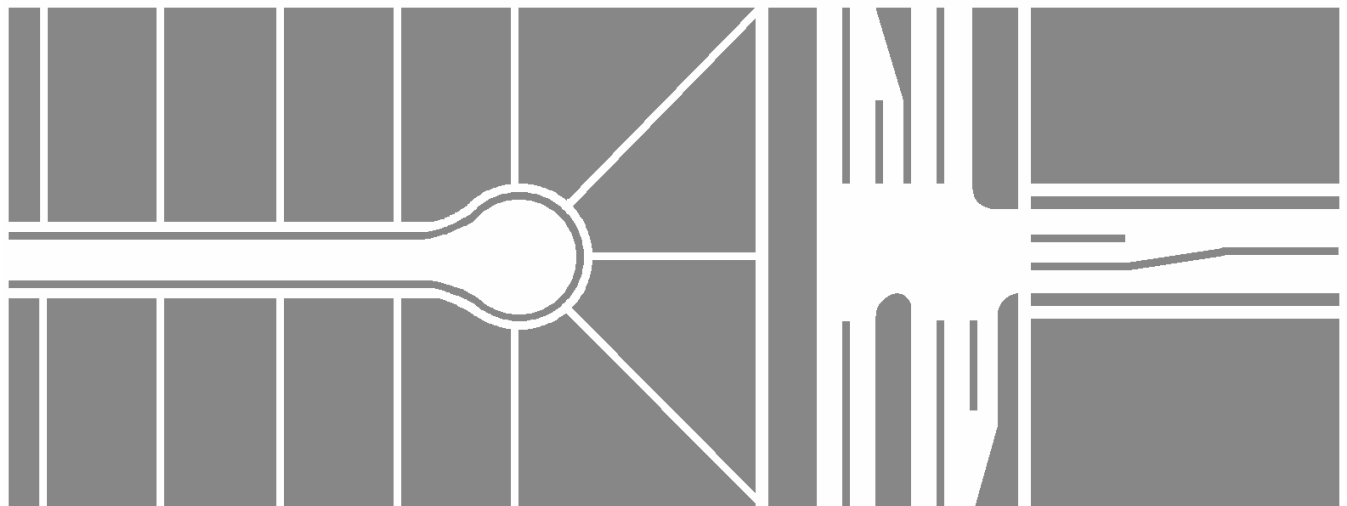
##### FIRE PROTECTION REQUIREMENTS

6.0 Purpose.....	6-1
6.1 New Residential Subdivision (includes Manufactured Housing Park Complexes & Subd.) .....	6-1
6.1.1 Water Supply.....	6-1
6.1.2 Fire Hydrant Installation .....	6-1
6.1.3 Fire Hydrant Type .....	6-1
6.2 Commercial and High Density Residential Development.....	6-2
6.2.1 Water Supply.....	6-2
6.2.2 Fire Hydrant Installation .....	6-2
6.2.3 Fire Hydrant Type .....	6-2
6.3 Administrative Enforcement Procedure .....	6-2
6.3.1 Surety.....	6-2

# THE SUBDIVISION REGULATIONS

## The Owensboro Metropolitan Subdivision Regulations

As adopted by the Owensboro Metropolitan Planning Commission  
For Owensboro, Whitesville, & Daviess County, KY



# Appendix A

Of The Owensboro Metropolitan Subdivision Regulations

# THE PUBLIC IMPROVEMENT SPECIFICATIONS

**The Owensboro Metropolitan Public Improvement Specifications**

As adopted by the Owensboro Metropolitan Planning Commission

For Owensboro, Whitesville, & Daviess County, KY

